REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, July 6, 2015**
TIME:	**6:00 p.m.**
PLACE:	**Town Hall Commission Chambers**
	409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Rev. Michael Smith – North Lake Presbyterian Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]:

1. Minutes – June 15, 2015 – Regular Commission Meeting

2. Budget Amendment to Establish Budget for Guava Concession Stand from Parks and Recreation Impact Fees; and to Utilize Retained Earnings in Utilities to Establish a Budget for WWTP Aeration Improvement (Jeannine Michaud)

3. Budget Amendment to Increase Revenues Actually Received and Increase Corresponding Expense Line Items (Jeannine Michaud)

4. Consideration and Approval of Proposal from GIS Associates, Inc., in Association with Mannion Geosystems, LLC and Nikos Computer Engineering, LLC, for Geographic Information System (GIS) Continued Support (John Pearl)

5. Consideration of Renewal of the Lease Agreement for One (1) Harley Davidson Police Motorcycle (Chris McKinstry)

6. Acknowledgement of the Appointment of Leonard Cieciek to the Police Pension Board (Kris Kollgaard)

H. OLD BUSINESS:

I. NEW BUSINESS:

7. Consideration of the Second Amendment to the Agreement between the Town and Waste Management Inc. (Kris Kollgaard)

8. Village Center Service Area Wastewater Treatment Plant – Major Modification MJM 05/15-001 – Proposing for the Construction of Stormwater Management that Includes Swales and Detention Pond for the Wastewater Treatment Plant Facility – Located at 501 Sunbelt Road (Thad Carroll)

9. Green Key Villages Phase II Partial Replat - Preliminary Plat – Subdivision Recreation Center for the Green Key Village Single Family Residence Subdivision – Proposing an 1,800 Sq. Ft. Pickle Ball Court, a 7,200 Sq. Ft. Tennis Court, a 2,350 Sq. Ft. Half Basketball Court, an 8,906 Sq. Ft. Area for a Subdivision Community Pool with Concrete Deck and Two Pavilions (480 Sq. Ft. Each) – Located at 1257 Fiesta Key Circle (Thad Carroll)

10. Consideration of Application for the Pet Food Donation Program from Sam's Club/Wal-Mart (Chris McKinstry)

11. Consideration of Approval to Utilize Funds from the Infrastructure One-Cent Sales Surtax to Purchase One Fully Equipped Marked Vehicle (Chris McKinstry)

12. Consideration of Approval of the Wastewater Treatment Plan Capacity Reservation and Bulk Treatment Agreement between the Town and the City of Fruitland Park (Kris Kollgaard)

J. TOWN ATTORNEY'S REPORT:

13. Ordinance No. 2015-05 – First Reading – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

14. Ordinance No. 2015-06 – First Reading – Sawmill Holdings, LLC – Rezoning Application to Change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

15. Ordinance No. 2015-07 – First Reading – Sawmill Holdings, LLC – Special Exception Use Application to Incorporate Terms and Conditions for the Development and Operation of a 185 Unit RV Park Facility with a 4,500 Sq. Ft. Clubhouse, Bathhouse, Registration Building and Park – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

K. TOWN MANAGER'S REPORT:

L. MAYOR/COMMISSIONER'S REPORT:

M. PUBLIC COMMENTS[4]

N. ADJOURN

***Back up for agenda items is available on the Town's website at www.ladylake.org or contact the Town Clerk at (352) 751-1571.**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 07-06-2015

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[1] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

[2] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

[3] *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

[4] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

G-1

MINUTES OF THE REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA June 15, 2015

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[i]**:** Minister Matt Malott – New Life Christian Church

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Chief Chris McKinstry and Lt. Jason Brough, Police Department; Marsha Brinson, Director of Library Services; Pam Winegardner, Assistant Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

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

G. CONSENT[iii]**:**

Mayor Kussard asked if the Commissioners would like to pull any Consent items for discussion.

Commissioner Hannan requested that Item G-2 be pulled for discussion.

1. Minutes – June 15, 2015 – Regular Commission Meeting

3. Budget Amendment to Move Budget from Contingency to I.T. Capital Equipment Expense to Purchase a Remote Server; and to Library Repair Expense to Repair the Roof of the Youth Library (Jeannine Michaud)

The background summary for this agenda item is on file in the Town Clerk's office. It states that Amendment BT15-008 decreases Contingency and increases Capital Equipment in Information Technology in order to purchase a remote desktop server to isolate the ERP client and create a more secure environment; and increases Library Repair and Maintenance to repair the roof of the Youth Library which is leaking. There is currently $55,515 in Contingency. Both of these items were approved at the May 18, 2015 Commission Meeting.

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

2. Consideration of Job Classification Title Change (Chris McKinstry)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the organizational structure of the Lady Lake Police Department currently has two full-time staff members classified as the rank of lieutenant. Both lieutenants are operating in a command level position. At times, an outside agency or a resident will contact the police department and request to speak to a command level official. Since the lieutenant rank is generally considered as a line officer rank, whereas the rank of captain is generally considered an administrative or command position, confusion has sometimes resulted when a lieutenant responds. Add to this, the accreditation process and the contacts the department will have with outside assessors, the police department's current rank structure would be better suited with the rank of captain instead of lieutenant to alleviate any misconception.

This request for change is a request for title change only. In fact, only one word in the job description would be altered (lieutenant to captain). All other aspects of the job description, responsibilities, salary, and benefits would remain the same. This is not a request for additional positions, future positions, salary modification, nor is it a request for any additional layers of supervision. The Police Department's current staffing levels with the number of personnel currently employed are sufficient to meet all service and safety demands efficiently and effectively.

A salary comparison chart of local law enforcement agencies similarly sized as the Lady Lake Police Department, in addition to other Lake County agencies that currently have the rank of police captain, was included in the packet. The Lady Lake P.D. entry, highlighted in yellow, is the current police lieutenant salary range and it fits well within the parameters of all agencies with the rank of police captain, with the exception of the Clermont P.D., and therefore no modification is necessary.

Commissioner Hannan stated he wanted to clarify that the title change would not effect the salary range.

Town Manager Kris Kollgaard announced for the record that she distributed a hand-out showing that the proposed salary range for the new job title of captain is the same as the current salary range for the lieutenant position.

Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission approved Consent Item #G-2 by a vote of 5 to 0.

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

4. Consideration of the Law Enforcement Mutual Aid Agreement for Traffic Enforcement between the Lake County Sheriff's Office and the Lady Lake Police Department (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's office). He stated that Combined Law Enforcement Mutual Aid Agreements are accepted practice between law enforcement agencies in furtherance of their respective duties under law for the purpose of facilitating assistance as described within the agreement. This specific MOU allows the Lady Lake Police Department to enforce traffic laws within the confines of the unincorporated areas described within the agreement. Chief McKinstry stated that Town Attorney Derek Schroth has reviewed and approved the attached agreement.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved the Law Enforcement Mutual Aid Agreement for Traffic Enforcement between the Lake County Sheriff's Office and the Lady Lake Police Department by a vote of 5 to 0.

5. Consideration of Approval to Utilize Traffic and Criminal Software (TRACS) Data Collection and Reporting Tool, and Electronic License & Vehicle Information System (ELVIS) (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Lady Lake Police Department has operated with the current VisionMobile software for the last 15 years as the core of its records management system. At that time, additional components were purchased and added to fully accomplish the P.D.'s mission to include CAD for dispatch, when the department still had a dispatch center, and Mobile for field units to enable the officers on the street to communicate with dispatch and to access NCIC/FCIC. Since the transfer of dispatch services to the Lake County Sheriff's Office, the CAD function is provided within the Department's existing contract with the LCSO and is no longer being used by the P.D. In fact, the only component other than the core RMS being used currently is the mobile NCIC/FCIC query function. He stated the currently pays a service/support fee of $10,000 per year to maintain the functionality of that one feature.

Chief McKinstry stated that as technology advances and existing equipment becomes obsolete or inefficient, new programs and software are developed. Two of those available systems are being provided to all Florida law enforcement agencies free of charge by the FDOT. He stated that grant funding from the Florida Department of Transportation, in partnership with the FAMU-FSU College of Engineering, offers both TraCS and ELVIS free of charge to all law enforcement agencies in the state so that the ultimate goal of all agencies utilizing the same reporting software can be realized. Since the goal of FDOT is to mandate all agencies onto one platform, there are no plans to discontinue the grant funding. In fact, this grant funding has been in place for almost 10 years. The Lady Lake Police Department does not have to apply for this grant as it is provided directly from FDOT. Since the Town already owns the VisionMobile software and in the unlikely event the grant funding is ended, the only cost to the Town would be to re-establish its service support fee.

Chief McKinstry explained that ELVIS (Electronic License and Vehicle Information System) is a tool for running FCIC/NCIC queries from any device connected to the internet. ELVIS provides free access to FCIC/NCIC for the entire agency without any software to install. The P.D. can run queries, view results, access audit logs, and manage users from any agency computer that has access to the internet. He stated that as part of accreditation and CJIS (Criminal Justice Information

Systems) requirements, the P.D. must demonstrate that they are in compliance with all applicable standards and regulations. Chief McKinstry state that the built-in reports in ELVIS will help the P.D. get through its CJIS audits by providing easy access to the reports that the FDLE and FBI auditors want to see such as authentication logs, query logs, and user account audit trails.

Chief McKinstry reported that TraCS (Traffic and Criminal Software) is a data collection and reporting tool. He stated that the P.D. currently uses a third party vendor, iyeTek, for traffic crash reporting. At each crash, the officers have to hand write each and every traffic citation, and once they are written, they are submitted to the P.D.'s Records Division where they are each manually entered into the Records Management System (RMS). He stated that this is a time-consuming process, especially if the handwriting is not completely legible, and recently, the P.D. has had some difficulty with iyeTek providing a timely response to some technical issues. Chief McKinstry stated that the resolution of those issues have only been temporary, and the Town's IT Director, John Pearl, has become frustrated over the lack of urgency on the part of iyeTek.

Chief McKinstry stated that with TraCS, there is no need to hand write traffic citations at crash scenes or during enforcement activity, and Records will no longer need to manually enter every traffic citation from handwritten copies; all data is electronically reported directly into the Town's existing RMS. He stated that additionally, all data that is queried through the ELVIS system on traffic stops or traffic crashes is electronically populated into both the crash report and citation, eliminating the need to hand write anything. Chief McKinstry stated that as an added benefit, TraCS allows a driver exchange of information form containing all the essential data needed for an insurance claim to be electronically printed at the scene of a crash and can immediately be provided to the crash victims. He reported that Fruitland Park and Mascotte are the only other Lake County law enforcement agencies not currently using TraCS at this time.

Chief McKinstry stated that by utilizing TraCS and ELVIS, the Town can discontinue the use of VisionMobile and cancel the support services agreement currently funded at $9,483.00 per year, and the savings from the discontinued support service would be utilized to purchase inexpensive printers for all patrol cars to enable printed crash reports and traffic citations at a cost not to exceed $4,600.00.

Commissioner Hannan asked about the proposed printer purchases.

Chief McKinstry replied that they had been looking at printers costing approximately $150.00 each.

The Commissioners commented that they liked this idea and complimented the Chief and his staff on the savings involved with this item.

Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved the consideration to utilize Traffic and Criminal Software (TRACS) Data Collection and Reporting Tool, and Electronic License & Vehicle Information System (ELVIS) by a vote of 5 to 0.

J. TOWN ATTORNEY'S REPORT:

6. Ordinance No. 2015-02 – Second/Final Reading (Tabled from 6/1/15) – Phillip and Donna Willman Center – Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use – Located at 917 Teague Trail/CR 25, North of Allstor Commerce (Thad Carroll)

Mayor Kussard reported that it has been requested that the second/final reading of this item be tabled to the July 20, 2015 Commission meeting. (A copy of the e-mail request sent by the applicant is on file in the Clerk's Office.)

Town Manager Kris Kollgaard clarified that this is for Ordinance No. 2015-02.

Commissioner Richards commented that he may not be able to attend the July 20th meeting as he will most likely be in rehab after a surgical procedure. He asked that the applicants be notified.

Ms. Kollgaard stated she will make sure the applicants are aware that only four Commissioners are likely to be at the July 20th meeting.

Commissioner Hannan asked the town attorney if Commissioner Richards could send a memo in to be read in public on this issue.

Mr. Schroth replied that he could send a memo, but that it could not be a vote; a Commissioner must be in person to vote on an item. He stated that given the nature of the request, a full Commission may be a good idea.

Commissioner Hannan stated this item may need to be pushed back to the first meeting in August.

Ms. Kollgaard stated they will notify the applicant and find out what they would like to do.

K. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard stated that she has no report this evening.

L. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan announced that he has heard f Joe Quinn is not doing well after his surgery, according to his wife. He asked that everyone offer a few prayers for him.

The Commissioners stated they were sorry to hear about this.

Commissioner Richards commented that he is happy to have another son relocating to this area.

Commissioner Vincent expressed his concern about the number of trees being taken down in Water Oak. He asked the attorney if there was some way the Commission could increase the fees for taking out historic oak trees, and if there could be a different rate for corporations versus individuals.

Town Attorney Derek Schroth replied that the Commission could have increased penalties if it is intentional, but that they must be able to prove that.

Town Manager Kris Kollgaard remarked that the people cutting down the trees in Water Oak have contacted the Town and gone through the proper procedure for taking down the trees.

Commissioner Vincent stated that he would like to see the trees saved and that money is not stopping them.

Ms. Kollgaard asked the town attorney if the amount of trees being cut down could be limited.

Mr. Schroth replied that it could as long as it applies across the board.

Commissioner Hannan commented that trees in The Villages are being cut down and hat-racked every weekend. He asked what the fine is for cutting down a historic tree.

Ms. Kollgaard replied that she believes it is $500.

Growth Management Director Thad Carroll confirmed that the fee for historic tree removal is $500 for residential lots and that commercial lots must obtain a variance through the Commission and then pay a fee of $100 per caliper inch, or a minimum of $3,600. He explained that staff looks at the matrix for residential lot sizes and there is a minimum number of trees required with historical trees being the priority to save. He stated that the tree regulations and fees for residential lots were changed a couple of years ago. Mr. Carroll stated that they have been following the Town's process and paying the fees for the trees in Water Oak.

After further discussion, the Commissioners stated they would be in favor of looking into this issue again and perhaps changing the fees.

Ms. Kollgaard stated that staff will look into it and do a comparison on what other municipalities are doing.

M. PUBLIC COMMENTS[iv]

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 6:22 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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DRAFT

TOWN COMMISSION AGENDA ITEM

G-2

REQUESTED REGULAR COMMISSION MEETING DATE July 6, 2015

SUBJECT: Budget Amendment to establish budget for Guava Concession Stand from Parks & Rec Impact Fees; and to utilize Retained Earnings in Utilities to establish a budget for WWTP Aeration Improvement.

DEPARTMENT: Finance Department

RECOMMENDED MOTION: Staff recommends approval of BT15-010 to establish Guava Concession Stand Preliminary Engineering budget for $34,864 in FY2015 and to establish a budget for WWTP Aeration Improvement Project Engineering Services from Utility Retained Earnings for $69,500.

SUMMARY: Amendment BT15-010 appropriates a budget for the Guava Concession Stand Preliminary Engineering. This amendment will increase the expense line item for P&R Building Expense funded by Parks & Rec Impact Fees. Commission approved preliminary engineering at the July 21, 2014 Commission meeting and an increase at the April 20, 2015 Commission meeting. At the end of FY2014, there was $353,486 in P&R Impact Fees.

Amendment BT15-010 also appropriates a budget for the WWTP Aeration Improvement Project Engineering Services increasing the expense line item for Sewer Improvement Other Than Building. Commission approved the engineering services at the March 16, 2015 Commission meeting. At the end of FY2014, there is $2,365,504 in Utility Retained Earnings (Unrestricted Reserves).

FISCAL IMPACT: GF $34,864
Utility $69,500

[ ] Personal Budget
[ ] Operating Budget
[X] Other Capital Outlay 001-7201-572-6200
401-3503-535-6310

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

[X] Other (Budget Transaction BT15-010)

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

DEPARTMENT HEAD JRM Submitted 6/23/2015 Date 7/6/2015

FINANCE DEPARTMENT JRM Approved as to Budget Requirements Date 6/23/201

TOWN MANAGER KO Approved Agenda Item for: Date 7/6/15

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Reviewed by: DS

TOWN OF LADY LAKE
BUDGET TRANSACTION FORM FY2015

TO: Town Manager **DATE:** 6/23/2015

FROM: Finance **TRANS NO :** BT15-010

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001	0000-389-2600	Tx In	Transfer from Park/Rec Impact Fees	$34,864	
401	0000-389-9000	Tx In	Transfer from Retained Earnigs	$69,500	
EXP					
001	7201-572-6200	P&Rec	Buildings	$34,864	
401	3503-535-6310	Sewer	Improvement Other Than Bldg	$69,500	

JUSTIFICATION: Appropriate budget for WWTP Aeration Improvement Engineering Services from Retained Earnings.

Appropriate budget for Guava Concession Stand for Preliminary Engineering from Parks/Rec Impact Fees

Retained Earnings = $2,365,504 Parks/Rec Impact Fees = $353,4869

Required Authorization/Approval

(●) **Town Commission Action Required**
From Fund Balance
Transfer of Budget Between Funds
Transfer of Budget Between Departments - Anything
Within Department - Capital
Increasing total revenue and expenditure bottom-line budget

TOWN COMMISSION ACTION:
☐ Approved
☐ Disapproved **DATE:** _____
Agenda Item #

( ) **Town Manager**
Transfer of Budget Within Department
- Operating & Personal Services

( ) **Department Heads**
Transfer of Budget Within Operating
- Not Capital or Personal Services
- With Town Manager Approval

Jeannine Michaud 6/23/2015
Department Head Signature and Date

Town Manager Signature and Date

Finance Dept. Action:
☐ **Amendatory Required**
☐ Disapproved
☐ Approved
Finance Director Date

DATA ENTRY ACTION:
Accounting Period: _____
Posted by: _____
Data Entry Date: _____

15M.

Aeration Improvement

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 16, 2015

SUBJECT: Consideration of Proposal from Mittauer and Associates, Inc. to perform design, permitting, and construction administration services related to WWTP Aeration Improvements identified within the Town's 2014 Wastewater & Reuse System Master Plan.

DEPARTMENT: Public Works- Utilities- Sewer

STAFF RECOMMENDED MOTION: Approve the proposal from Mittauer and Associates for Engineering Services for the WWTP Aeration Improvement Project.

SUMMARY: The Town identified a number of projects within the 2014 Wastewater & Reuse Master Plan. Within Section VII(D)(1), 'Wastewater Treatment System Recommendations - Near-term Improvements', WWTP aeration improvements were recommended for completion in 2015 to provide interim means of efficiently treating the wastewater until such time that flows exceed 0.50 million gallons per day (MGD). Current flows are around 0.24 MGD, and current growth as well as potential delivery of bulk wastewater from Fruitland Park are necessitating completion of this capital project. The enclosed proposal will provide the Town with engineering design, permitting, bidding, and construction administration services. The construction improvements are estimated to cost between $500,000 to $600,000, and a specific number will be known after the bidding phase is complete. The project will be brought back before the Commission for approval related to bidding and awarding of a construction contract.

FISCAL IMPACT: $69,500
(Town presently has $1.56M in Utilities Retained Earnings – eligible for non-impact fee projects)

[X] **Capital Budget** Improvements Other Than Bldg 401-3503-535-6310
[ ] **Operating**
[ ] **Other** 401 0000 389 9000 Tx fm Retained Earnings

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

[X] **Other- Proposal from Mittauer & Associates, Inc.** [ ] **Support Documents**

FY2014 Retained Earnings = $2,365,504

DEPARTMENT HEAD **Submitted** **Date** 3/4/15

FINANCE DEPARTMENT JRM **Approved as to Budget Requirements** **Date** 3/5/15

TOWN MANAGER **Approved Agenda Item for:** 3-16-15 **Date** 3-9-15

COMMISSION ACTION:

[X] **Approved as Recommended** RO/HOL 5-0
[ ] **Disapproved**
[ ] **Tabled Indefinitely**
[ ] **Continued to Date Certain**
[ ] **Approved with Modification**

cc: C.T. - P.W. Fin.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 20, 2015

SUBJECT: Consideration of Approval for the Supplemental Agreement with Neel-Schaffer Engineering for the Additional Engineering for a South Driveway, Fire Lane and Parking Lot at the Guava Street Park Concession Stand Area

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval of the Supplemental Agreement with Neel-Schaffer Engineering for the Additional Engineering for a South Driveway, Fire Lane and Parking Lot at the Guava Street Park Concession Stand Area

SUMMARY: As shown in the contract, the additional engineering is for the building of a fire lane to the concession stand as required by our code. The fire lane will be at the site of a parking lot constructed with recycled asphalt millings which also has drainage issues. This additional engineering will designate this area as a formal fire lane and enhance the parking lot to also assist in the erosion and water runoff. The additional engineering, including the survey, will cost $6,588.75. Please read over the proposal from March 24, 2015 and the opinion of probable costs to see how this will effect the project. This project is utilizing Parks and Recreation Impact fees with a balance of $388,038.00. The Parks, Recreation & Tree Advisory Committee voted 5-0 to forward this to the Town Commission with a recommendation of approval at their meeting on April 8, 2015.

FISCAL IMPACT: An additional $6,588.75 for engineering. The original cost of engineering was $28,275.00.

001-0000-389-2600 Tx Fm PARK/REC IMPACT FEES [ ] **Capital Budget**

[ ] **Operating**

001-7201-572-6200 Buildings [X] **Other** 28,275.00 +
6,588.75 +
34,863.75 *

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

[] **Other** [X] **Support Documents**

DEPARTMENT HEAD		**Submitted** 04/13/15	**Date** 04/20/15
FINANCE DEPARTMENT	JCM	**Approved as to Budget Requirements**	**Date** 4/13/15
HR		**Approved as to Form**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 4/20/15	**Date** 4/13/15

COMMISSION ACTION:

[✓] **Approved as Recommended** HOL/RIC 5-0 [ ] **Disapproved** [ ] **Tabled Indefinitely**

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

cc: MIKE-PAR
FIN.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 21, 2014

SUBJECT: Consideration of Approval to Begin the Preliminary Engineering/Architecture for a New Guava Street Athletic Complex Concession Stand

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Begin the Preliminary Engineering/Architecture for a New Guava Street Athletic Complex Concession Stand

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SUMMARY: The Town of Lady Lake has collected $334,650.00 in Parks and Recreation impact fees. One project that was discussed by the Parks and Recreation Advisory Board was the construction of a new concession stand at the Guava Street Athletic Complex. The current building was constructed in the late 80's or early 90's and is in need of replacement.

The estimated total project cost as shown in the packet is $228,775.00. I am asking for your approval this evening to begin the preliminary engineering/architecture for a new concession stand for the initial cost of $28,275.00. The concept design in the packet will be the base of the project, and the engineers and architects will work with the Little League for a workable design from these drawings. The goal is to give the Little League a new building which will be usable for at least 25 years, if not more. This is one reason for the size of the proposed project. The Parks Recreation and Tree Board voted for approval on this project 4-0.

FISCAL IMPACT: $28,275.00 at this time (total estimated project cost of $228,775.00)

[ ] Capital Budget
[ ] Operating
[x] Other – Impact Fees

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

[ ] Other **[ ] Support Documents**

DEPARTMENT HEAD MDS	**Submitted** July 14, 14	**Date** July 21, 14
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date** 7/14/2014
TOWN MANAGER KL	**Approved Agenda Item for:** 7/21/14	**Date** 7/15/14

COMMISSION ACTION:

7/14/14

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

HAYVIN 5-0

CC: MIKE-P&R; FIN.

TOWN COMMISSION AGENDA ITEM

G-3

REQUESTED REGULAR COMMISSION MEETING DATE July 6, 2015

SUBJECT: Budget Amendment to increase revenues actually received and increase corresponding expense line items.

DEPARTMENT: Finance Department

RECOMMENDED MOTION: Staff recommends approval of BT15-013 to increase revenue in Building Permits, Police Safety Donations, SKILL (Safe Kids in Lady Lake) Grant, Police 2nd Dollar, and CDBG Grant and increase expense in Building Other Contractual Services, PD Safety Donations, PD SKILL, Police 2nd Dollar, and Roads & Streets CDBG to accurately reflect current revenues and expenses in the budget.

SUMMARY: Amendment BT15-013 increases revenues $134,724 and increases expenses $134,724 to properly reflect expenses with corresponding reviews. The revenues have only been increased by what we have actually received to date. The expense line items currently reflect that they are over budget. This amendment will correct this situation. This budget amendment will increase the bottom line of the budget.

FISCAL IMPACT: $134,724

[ ] Personal Budget
[X] Operating Budget
[ ] Other Capital Outlay

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

[X] Other (Budget Transaction FT15-013)

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

DEPARTMENT HEAD JRM Submitted 7/6/2015 Date 6/29/2015

FINANCE DEPARTMENT JRM Approved as to Budget Requirements Date 6/29/2015

TOWN MANAGER Approved Agenda Item for: Date 7/6/15

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Reviewed by: _____

TOWN OF LADY LAKE
BUDGET TRANSACTION FORM FY2015

TO: Town Manager **DATE:** 6/25/2015

FROM: Finance **TRANS NO :** BT15-013

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001	0000-322-1000	Bldg	Building Permits	$89,048	
001	0000-366-3000	PD	Police Safety Donations	$1,917	
001	0000-331-2500	PD	Grant-SKILL Safe Kids in LL	$5,065	
001	0000-359-1000	PD	Police Ed 2nd Dollar	$815	
001	0000-331-9200	R&S	Grant - CDBG	$37,879	
EXP					
001	2401-524-340	Bldg	Other Contractual Services	$89,048	
001	2101-521-4995	PD	Safety Donations Expense	$1,917	
001	2101-521-5246	PD	SKILL-Safe Kids in LL Expense	$5,065	
001	2101-521-5420	PD	Police En 2nd Dollar Expense	$815	
001	4102-541-6121	R&S	CDBG Expense	$37,879	
001					

JUSTIFICATION: Increase over budget expense items based on revenue already received

Required Authorization/Approval

(●) **Town Commission Action Required**
From Fund Balance
Transfer of Budget Between Funds
Transfer of Budget Between Departments - Anything
Within Department - Capital
Increasing total revenue and expenditure bottom-line budget

TOWN COMMISSION ACTION:
☐ Approved
☐ Disapproved **DATE:** _____
Agenda Item #

( ) **Town Manager**
Transfer of Budget Within Department
- Operating & Personal Services

( ) **Department Heads**
Transfer of Budget Within Operating
- Not Capital or Personal Services
- With Town Manager Approval

Jeannine Michaud 6/25/2015
Department Head Signature and Date

Town Manager Signature and Date

Finance Dept. Action:
☐ **Amendatory Required**
☐ Disapproved
☐ Approved
Finance Director **Date**

DATA ENTRY ACTION:
Accounting Period: _____
Posted by: _____
Data Entry Date: _____

ACCOUNT	ACCOUNT DESCRIPTION	FY2015 BUDGET	FY2015 ACTUAL	CURRENT ENCUMB	UNPOSTED	FY2015 EXPENSES	BUDGET VARIANCE	% OF SPENT
	BUILDING							
2401-12-00	REGULAR PAY	31,595	10,213	0	1,920	10,213	21,382	32.32
2401-21-00	FICA TAXES	2,426	782	0	147	782	1,644	32.23
2401-22-20	GE ICMA 401 CONTRIBUTIONS	1,896	613	0	115	613	1,283	32.33
2401-23-10	TERM LIFE	80	26	0	5	26	54	32.50
2401-23-20	HEALTH INSURANCE	6,441	2,684	0	537	2,684	3,757	41.67
2401-23-25	DENTAL INSURANCE	279	152	0	23	152	127	54.48
2401-23-75	L/T DISABILITY	117	39	0	8	39	78	33.33
2401-24-00	WORKERS COMPENSATION	63	55	0	0	55	8	87.30
*	PERSONAL SERVICES	42,897	14,563	0	2,755	14,563	28,334	33.95
2401-31-10	OTHER PROFESSIONAL SERVIC	0	41	0	0	41	41-	.00
2401-34-10	OTHER CONTRACT. SVC.	169,300	178,384	3,762	773	182,146	12,846-	107.59
2401-41-00	TELEPHONE, CELL, PAGERS	708	412	0	51	412	296	58.19
2401-44-00	RENTALS & LEASES	1,347	1,249	786	0	2,035	688-	151.08
2401-47-00	PRINTING & BINDING	1,290	51	0	0	51	1,239	3.95
2401-51-00	OFFICE SUPPLIES	770	275	0	0	275	495	35.71
2401-52-10	GENERAL OPERATING	235	29	0	0	29	206	12.34
2401-52-51	CONVENIENCE FEE COSTS	0	279	0	37	279	279-	.00
2401-54-10	BKS,PUB,SUB,MEM	100	0	0	0	0	100	.00
2401-55-00	TRAINING	100	0	0	0	0	100	.00
*	OPERATING EXPEND/EXPENSES	173,850	180,719	4,548	861	185,267	11,417-	106.57
**	BUILDING	216,747	195,282	4,548	3,616	199,830	16,917	92.20

322-1000
Revenues
267,432

Need BA **

Equipment Service
$ 172/mth

Online Permit Fees

Need Budget Amendment **

267,432.00 +
178,384.00 -
002
89,048.00 *

TOWN OF LADY LAKE
EXPENDITURE DETAIL
MAY 2015 66.67% OF BUDGET YEAR

ACCOUNT	ACCOUNT DESCRIPTION	FY2015 BUDGET	FY2015 ACTUAL	CURRENT ENCUMB	UNPOSTED	FY2015 EXPENSES	BUDGET VARIANCE	% OF SPENT	
2101-46-10	VEHICLE REPAIRS	38,720	22,761	2,073	4,467	24,834	13,886	64.14	
2101-46-20	REPAIRS & MAINTENANCE	50,377	41,554	1,569	1,200	43,123	7,254	85.60	
2101-47-00	PRINTING & BINDING	3,000	1,361	166	83	1,527	1,473	50.90	
2101-49-10	OTHER CUR. CHG.	630	133	0	138	133	497	21.11	
2101-49-15	ADVERTISING	100	0	0	0	0	100	.00	
2101-49-20	RECORDING FEES	50	0	0	0	0	50	.00	
2101-49-90	FOFEITURE EXPENSE	2,239	2,427	0	0	2,427	188-	108.40	OK
2101-49-95	PD SAFETY DONATIONS EXP	0	1,710	0	30-	1,710	1,710-	.00	
2101-51-00	OFFICE SUPPLIES	4,000	2,137	0	74	2,137	1,863	53.43	
2101-52-10	GENERAL OPERATING	37,875	8,982	9,186	3,149	18,168	19,707	47.97	
2101-52-46	SKILL-SAFE KIDS IN LL JAG	0	5,065	0	0	5,065	5,065-	.00	
2101-52-60	GAS & DIESEL EXPENSE	111,000	63,778	0	0	63,778	47,222	57.46	
2101-52-70	UNIFORM EXPENSE	16,580	6,206	9,729	793	15,935	645	96.11	
2101-54-10	BKS,PUB,SUB,MEM	3,040	1,095	0	875	1,095	1,945	36.02	
2101-54-20	POLICE ED 2ND DOLLAR	0	815	0	300	815	815-	.00	
2101-55-00	TRAINING	6,200	1,466	0	295	1,466	4,734	23.65	
*	OPERATING EXPEND/EXPENSES	585,754	368,379	30,100	18,229	398,479	187,275	68.03	
2101-64-20	VEHICLES	89,500	88,496	382	0	88,878	622	99.31	OK
*	CAPITAL OUTLAY	89,500	88,496	382	0	88,878	622	99.31	
**	POLICE DEPARTMENT	3,103,264	1,867,332	30,482	188,364	1,897,814	1,205,450	61.16	

Revenue
366-3000
$ 1917

Revenue
331-2560
$ 5065

Revenue
359-1000
$ 1987

ACCOUNT	ACCOUNT DESCRIPTION	FY2015 BUDGET	FY2015 ACTUAL	CURRENT ENCUMB	UNPOSTED	FY2015 EXPENSES	BUDGET VARIANCE	% OF SPENT
4102-47-00	PRINTING & BINDING	200	0	0	0	0	200	.00
4102-49-10	OTHER CURRENT CHARGE	250	0	0	25	0	250	.00
4102-49-15	ADVERTISING	50	0	0	0	0	50	.00
4102-51-00	OFFICE SUPPLIES	200	9	0	0	9	191	4.50
4102-52-10	GENERAL OPERATING	37,925	14,850	7,498	4,516	22,348	15,577	58.93
4102-52-60	GAS & DIESEL EXPENSE	30,000	17,327	0	882	17,327	12,673	57.76
4102-52-70	UNIFORM EXPENSE	4,232	2,332	0	399	2,332	1,900	55.10
4102-53-00	ROAD MATERIALS & SUPPLIES	20,000	6,129	750	2,735	6,879	13,121	34.40
4102-54-10	BKS,PUB,SUB,MEM	320	90	0	0	90	230	28.13
4102-55-00	TRAINING	1,125	355	0	0	355	770	31.56
*	OPERATING EXPEND/EXPENSES	597,452	211,477	15,248	29,805	226,725	370,727	37.95
4102-61-21	CDBG SMALL CITIES GR. EXP	0	37,879	0	0	37,879	37,879-	.00
4102-64-10	EQUIPMENT	19,800	19,785	0	0	19,785	15	99.92
*	CAPITAL OUTLAY	19,800	57,664	0	0	57,664	37,864-	291.23
**	ROAD & STREET MAINTENANCE	1,197,644	653,234	15,248	74,343	668,482	529,162	55.82

Need BA

331-9200
Revenue

$108,039

FUND 001 GENERAL FUND

ACCOUNT	DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE
0000-314.11-00	UTILITY SERVICE TAX / ELECTRIC SECO		146,546.21
0000-314.30-00	UTILITY SERVICE TAX / WTR - VCCDD		64,158.99
0000-314.31-00	UTILITY SERVICE TAX / WATER- WATER OAK		6,145.29
0000-314.32-00	UTILITY SERVICE TAX / WATER - LADY LAKE		39,298.55
0000-314.40-00	UTILITY SERVICE TAX / GAS - UTILITY TAX		14,472.14
0000-315.10-00	COMMUNICATION SVCS TAX / TELEPHONE, CABLE, COMMUNI		455,291.65
0000-316.10-00	LOCAL GENERAL / BUSINESS TAX RECEIPTS		48,223.70
0000-316.11-00	LOCAL GENERAL / BUSINESS TAX REC-PENALTY		706.60
0000-322.10-00	BUILDING PERMITS / BUILDING PERMITS		267,432.34
0000-322.11-00	BUILDING PERMITS / RE-INSPECTION FEES		2,500.00
0000-323.10-00	FRANCHISE FEES / ELECTRICITY-DUKE ENERGY		541,558.88
0000-323.11-00	FRANCHISE FEES / ELECTRICITY-SECO		205,490.30
0000-323.40-00	FRANCHISE FEES / GAS		20,280.19
0000-323.70-00	FRANCHISE FEES / SOLID WASTE		118,003.90
0000-324.61-10	CULTURE/RECREATION / LIBRARY IMPACT FEES		14,076.00
0000-324.61-20	CULTURE/RECREATION / PARKS & REC. IMPACT. FEE		83,952.00
0000-324.71-10	OTHER IMPACT FEES / SUPPLEMENTAL ED. IMPACT		8,250.00
0000-325.22-00	SPECIAL ASSESSMENTS / VILLAGES FIRE ASSESSMENTS		731,613.43
0000-329.05-00	OTHER LIC, PERMITS, FEES / BLDG PLAN REVIEW FEES		32,475.14
0000-329.06-00	OTHER LIC, PERMITS, FEES / FIRE INSP/REV/PLAN FEE		26,179.90
0000-329.12-00	OTHER LIC, PERMITS, FEES / BLDG. PERMIT ADMIN FEE		3,620.00
0000-329.15-00	OTHER LIC, PERMITS, FEES / TREE PERMIT FEES		3,575.00
0000-329.20-00	OTHER LIC, PERMITS, FEES / SIGN PERMIT FEES		5,288.44
0000-329.30-00	OTHER LIC, PERMITS, FEES / SITE PLAN REVIEW FEES		750.00
0000-329.35-00	OTHER LIC, PERMITS, FEES / SUBDIVISION FEES		51,390.00

FUND 001 GENERAL FUND

ACCOUNT	DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE
0000-329.45-00	OTHER LIC, PERMITS, FEES / ZONING FEES		18,020.00
0000-329.55-00	OTHER LIC, PERMITS, FEES / SOLICITATION PERMITS		10.00
0000-329.65-00	OTHER LIC, PERMITS, FEES / COMPR PLAN AMENDMENT FEES		2,000.00
0000-331.25-00	FEDERAL GRANTS / SKILL-SAFE KIDS IN LL JAG		5,065.00
0000-331.49-10	OTHER TRANSPORTATION / SAFE ROUTES TO SCHOOL		168,229.41
0000-331.92-00	FEDERAL GRANTS / CDBG SMALL CITIES STATE G		108,039.51
0000-335.12-00	STATE SHARED REVENUE / REVENUE SHARING-SALES/USE		208,789.56
0000-335.13-00	STATE SHARED REVENUE / REVENUE SHARING - FUEL TAX		69,114.79
0000-335.14-00	STATE SHARED REVENUE / MOBILE HOME LICENSES		38,844.58
0000-335.15-00	STATE SHARED REVENUE / ALCOHOL BEVERAGE LICENSES		7,981.37
0000-335.18-00	STATE SHARED REVENUE / LOC GOV-HALF CENT SALE TA		456,583.75
0000-335.49-00	STATE SHARED REVENUE / OTHER TRANSPORTATION		34,211.00
0000-337.70-00	GRANTS OTHER LOCAL UNITS / LAKE CTY LIBRARY GRANT		88,749.72
0000-338.20-00	SHRD REV-OTHER LOCAL UNIT / COUNTY-BUSINESS. TAX REC		13,121.75
0000-342.10-00	PUBLIC SAFETY / VILLAGES POLICE SVCS CONT		75,000.00
0000-342.11-00	PUBLIC SAFETY / POLICE SVC-PRIVATE DETAIL		5,404.35
0000-342.12-00	PUBLIC SAFETY / ANIMAL PICK UP FEES		125.00
0000-342.13-00	PUBLIC SAFETY / POLICE FALSE ALARM FEE		250.00
0000-342.70-00	PUBLIC SAFETY / FORECLOSED PROP. REG FEE		9,900.00
0000-342.90-00	PUBLIC SAFETY / OTHER PUBLIC SAFETY CHGS		12,634.50
0000-344.90-00	ROADS AND STREETS / OTHER RD & ST. REVENUE		35,562.00
0000-347.10-00	CULTURE/RECREATION / LIBRARY FEES-OCC		3,020.00
0000-347.11-00	CULTURE/RECREATION / LIBRARY OTHER REVENUE		2,815.10
0000-347.20-00	CULTURE/RECREATION / PARKS & REC-REC FEES		910.00
0000-349.10-00	OTHER CHARGES FOR SERVICE / COPIES & CERTIFICATIONS		1,317.15
0000-349.20-00	OTHER CHARGES FOR SERVICE / SALE OF TOWN LIC PLATES		10.08

FUND 001 GENERAL FUND

ACCOUNT	DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE
0000-351.10-00	JUDGEMENTS & FINES / COURT FINES		19,019.66
0000-351.12-00	JUDGEMENTS & FINES / CONFISCATED PROPERTY		2,879.03
0000-352.10-00	LIBRARY FINES / LIBRARY FINES		2,905.54
0000-354.10-00	VIOLATIONS OF LOCAL ORDIN / ANIMAL CONTROL CITATIONS		1,030.00
0000-354.20-00	VIOLATIONS OF LOCAL ORDIN / CODE ENFORCE-FINES/FEES		2,057.00
0000-359.10-00	OTHER FINES &/OR FORFEITS / POLICE ED-2ND DOLLAR		1,987.40
0000-361.10-00	INTEREST & OTHER EARNINGS / POOLED CASH		842.34
0000-361.11-00	INTEREST & OTHER EARNINGS / STATE BOARD ACCOUNTS		451.19
0000-361.12-00	INTEREST & OTHER EARNINGS / ASSESSMENT INTEREST		450.00
0000-361.15-00	INTEREST & OTHER EARNINGS / SUNTRUST MONEY MK. INTERE		84.17
0000-361.19-00	INTEREST & OTHER EARNINGS / INT. EARNED-ABATEMENTS		157.56
0000-361.30-00	INTEREST & OTHER EARNINGS / NET INC(DEC) IN FAIR VALU		76,118.65
0000-362.10-00	RENTS AND ROYALTIES / COMMUNITY BUILDING		4,645.00
0000-362.11-00	RENTS AND ROYALTIES / LIBRARY MEETING ROOMS		1,770.00
0000-362.20-00	RENTS AND ROYALTIES / RENTALS-HERITAGE PARK		45.00
0000-362.31-00	RENTS AND ROYALTIES / TOWER RENTAL		20,891.70
0000-365.10-00	SALE OF SURPLUS MAT & SCR / PROCEEDS MATERIAL & SCRAP		22,038.90
0000-366.10-00	CONTRIBUTIONS/DONATIONS / POLICE ACO DONATIONS		160.00
0000-366.20-00	CONTRIBUTIONS/DONATIONS / LIBRARY DONATIONS		6,284.68
0000-366.30-00	CONTRIBUTIONS/DONATIONS / POLICE SAFETY DONATIONS		1,917.55
0000-366.40-00	CONTRIBUTIONS/DONATIONS / PARKS AND RECREATION		2,200.10
0000-366.55-00	CONTRIBUTIONS/DONATIONS / TREE & BEAUTICATION DONAT		3,900.00
0000-369.05-00	OTHER MISC REVENUES / FUEL TAX REFUND		5,653.36
0000-369.40-00	OTHER MISC REVENUES / OTHER MISC REVENUES		11,161.05
0000-369.45-00	OTHER MISC REVENUES / INSURANCE CLAIMS		7,600.62

G-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Consideration and Approval of proposal from GIS Associates, Inc. in association with Mannion Geosystems, LLC, and Nikos Computer Engineering, LLC, for Geographic Information System (GIS) continued support.

DEPARTMENTS: Information Technology

STAFF RECOMMENDED MOTION: Approval of the June 3, 2015 proposal from GIS Associates, Inc., for GIS support services for a not to exceed amount of $10,000.00.

SUMMARY: This project is in support of the continued development and maintenance of our general purpose GIS infrastructure, for both internal staff and the citizens of the Town of Lady Lake. This project is a continuation of previous year's implementations and scopes of work. This proposed scope of work was originally budgeted for in the previous fiscal year but was postponed due to the Communication Services Tax issue.

This is a budgeted item.

FISCAL IMPACT: $10,000

[ ] **Capital Budget**
401-3301-533.34-10
[X] **Operating**
[ ] **Other**

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

[ ] **Other**

[X] **Support Documents**

DEPARTMENT HEAD **Submitted** Date 6/18/15

FINANCE DEPARTMENT Approved as to Budget Requirements Date 6/18/15

TOWN MANAGER Approved Agenda Item for: 7/6/15 Date 6/18/15

COMMISSION ACTION:

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

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

GIS ASSOCIATES, INC.
CONTRACT FOR PROFESSIONAL SERVICES

Title: GIS Support for the Town of Lady Lake

This Agreement, made and entered into on the date last executed below, by and between GIS ASSOCIATES, INC. (GISA) and the TOWN OF LADY LAKE (TOWN) is for the services described under item 2 of this Agreement.

GIS ASSOCIATES, INC.	Contact:	Richard L. Doty, Vice-President
	Address:	GIS Associates, Inc. 806 NW 16th Avenue, Suite A Gainesville, FL 32601
	Phone No.	(352) 384-1465 ext. 302
TOWN OF LADY LAKE	Contact:	John Pearl, IT Director
	Address:	Town of Lady Lake 409 Fennell Boulevard Lady Lake, FL 32159
	Phone No.	(352) 751-1539

1. **PROJECT:** General Nature of Project – GISA, along with subcontractors Mannion Geosystems, LLC, and Nikos Computer Engineering, LLC, will provide GIS and related support to the Town of Lady Lake on a time and materials basis.

2. **SCOPE OF SERVICES:** Attachment A presents the scope of services.

3. **TIME OF COMPLETION:** This contract will expire on September 30, 2015.

4. **COMPENSATION:** The compensation to be paid GISA for providing the services called for herein shall be (if additional pages are necessary, they are identified as Attachment A):

   _____A. A Lump-Sum charge of $_____.

   ✓ B. Unit Cost/Time Charges in Attachment A plus reimbursable expenses for a not-to-exceed cost of $ 10,000 .

5. **DURATION:** This Agreement shall remain in effect until completion of the project and any additional services authorized in accordance with Section 9, unless terminated as provided herein, or extended by mutual agreement in writing.

6. **INVOICE PROCEDURE:** GISA shall submit monthly invoices to TOWN requesting payment for work accomplished during each calendar month. Payment of invoices will be made by TOWN within 30 days of receipt of invoice. Invoices for lump sum contracts will represent percentage work completed during each calendar month. Invoices for time and materials contracts will include hours billed and billable rates by task.

7. **INSURANCE:** GISA shall procure and maintain throughout the term of this Agreement the following insurance with the limits set forth herein, and shall, if requested by TOWN upon executing this Agreement, provide to TOWN certificates of insurance evidencing same, and showing TOWN as an additional insured:

   A. Worker's Compensation Insurance as required by law.

   B. Unless otherwise provided for herein, Commercial General Liability Insurance with General Aggregate Limits of $2,000,000 and $1,000,000 per occurrence.

   C. Unless otherwise provided for herein, Errors and Omissions Liability Insurance with a limit of $1,000,000 per claim and aggregate.

8. **TERMINATION:** This Agreement may be terminated by either party by seven (7) days written notice in the event of substantial failure to perform in accordance with the terms herein by the other party through no fault of the terminating party. If this Agreement is so terminated, TOWN shall pay GISA compensation for work satisfactorily completed up to date of termination.

9. **ADDITIONAL SERVICES:** Additional services may be performed under this Agreement if agreed to by both parties in writing.

10. **ENTIRETY OF AGREEMENT:** This writing embodies the entire agreement and understanding between the parties hereto, and there are no other agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change or modification of the terms of the Agreement shall be valid unless made in writing, signed by both parties hereto.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth.

For GIS ASSOCIATES:	***For the Town of Lady Lake:***
SIGNED: Richard L. Doty	SIGNED: _____
TYPED NAME: Richard L. Doty	TYPED NAME: _____
TITLE: Vice-President	TITLE: _____
DATE: June 3, 2015	DATE: _____

GIS Support for the Town of Lady Lake

SCOPE OF SERVICES

PREPARED FOR

John Pearl
IT Director
409 Fennell Boulevard
Lady Lake, FL 32159

PREPARED BY

GIS Associates, Inc.
2158 NW 16th Avenue, Suite A
Gainesville, Florida 32601-4012

IN ASSOCIATION WITH

Mannion Geosystems, LLC
2 Knight Hill Road
Falmouth, ME 04105-1890

Nikos Computer Engineering, LLC
5877 Wind Cave Lane
Jacksonville, FL 32258

June 3, 2015

1.1 PROJECT BACKGROUND

The Town of Lady Lake (the Town) is in the process of building an enterprise geographic information system (GIS). As described in the GIS assessment report (*Town of Lady Lake GIS Business Requirements, Infrastructure, and Data Sources Assessment*), the goal of this effort is to establish a general-purpose GIS infrastructure for both internal staff and the Citizens of the Town of Lady Lake, but also to build specific capabilities for the Public Works Department to aid in managing the Town's water utility assets. This scope was requested by Town staff to further the development of the enterprise GIS.

The GISA Team has an extensive history of providing outsourced GIS staffing and coordination, including several long-term clients. GISA's Project Manager and primary point of contact on this contract will be:

Rich Doty, Vice-President
GIS Associates, Inc.
806 NW 16th Avenue, Suite A
Gainesville, FL 32601
Email: rdoty@gis-associates.com
Phone: 352-246-8028

1.2 SCOPE OF SERVICES

The GISA Team proposes to provide the following services as a continuation of the FY 2012-2013 services:

1. Support for upgrading the Town's GIS database server and migrating/updating the Town's enterprise geodatabases.
2. Support to Town staff collecting GPS data of public works infrastructure.
3. Updates to the Town's GIS Web Portal.
4. GIS Support and knowledge transfer to Town staff.

1.2.1 SUPPORT FOR UPGRADING THE TOWN'S GIS DATABASE SERVER AND MIGRATING/UPDATING THE TOWN'S ENTERPRISE GEODATABASES

As the Town has purchased new server hardware to house its GIS databases, the GISA Team will assist Town staff with configuring and deploying the enterprise GIS databases on the new hardware. Because Town staff wishes to revisit and/or better understand the format, structure, schema, and workflows regarding these databases, the GISA Team will work with staff to modify and/or explain and document the enterprise GIS databases to optimize them for Town staff. Special attention will be given to database quality control, versioning and archiving to ensure the integrity of the enterprise databases.

1.2.2 SUPPORT TO TOWN STAFF COLLECTING GPS DATA OF PUBLIC WORKS INFRASTRUCTURE

As Town staff endeavors to utilize the Town's GPS unit and TerraSync software to continue population of

the database of utility assets and attributes, the GISA Team will provide support for staff for collecting these data and then safely and efficiently loading them into the Town's enterprise geodatabase. Special attention will be given to workflow optimization and database quality control.

1.2.3 Updates to the Town's GIS Web Portal

The GISA Team has created a themed GIS Web Portal for the Town using Esri's ArcGIS for Server solution hosted by the Town. GISA Team members will assist the Town to update the data served by this portal and stand up the current application.

1.2.4 GIS Support and Knowledge Transfer to Town Staff

The GISA Team will provide additional GIS support and coordination services, as requested by the Town's Project Manager. GISA Team members will also provide training/knowledge transfer to Town staff. The intent of this effort is to make Town staff more self-sufficient regarding its own GIS. This includes the development of standard operating procedures for Town staff to follow to perform repetitive tasks correctly and efficiently.

1.3 Schedule

This scope of work will end on September 30, 2015.

1.4 Cost

The GISA Team will provide support services to the Town of Lady Lake on a time-and-materials basis, not to exceed $10,000 (including all labor, and any travel and other expenses). We will submit detailed monthly invoices with the descriptions of the work performed by task and by staff member. The staff grade will be appropriate to the tasks requested to maximize value to the Town.

A breakdown of our billable rates by project role is included in Table 1 below.

Table 1: Billable Rates for GISA Team by Project Role

Project Role	Staff	Hourly Rate
Project Manager	Rich Doty	$ 151.00
GIS Instructor/Field Applications Developer	Suzanne Doty	$ 151.00
Database/ArcSDE Lead Developer	Michael Mannion[1]	$ 167.95
ArcGIS Server Developer	Tim Clark[2]	$ 122.89

[1] Mr. Michael Mannion is with Mannion Geosystems, LLC.

[2] Mr. Tim Clark is with Nikos Computer Engineering, LLC.

Reasonable travel expenses will be submitted for reimbursement in accordance with Federal Travel Regulations (FTR) as they apply to mileage, lodging and per diem rates for the 32159 zip code. If an overnight stay is necessary, lodging would be reimbursed at a maximum of $83/night (http://www.gsa.gov/portal/category/100120), meals/incidental expenses are reimbursed at a maximum of $46/day (http://www.gsa.gov/portal/category/100120), and mileage is reimbursed at $0.58/mile (http://www.gsa.gov/portal/content/100715).

Thank you for the opportunity to submit this proposal, and we look forward to working with you. Please note that we are a State-certified Minority Business Enterprise. If you have any questions, please let me know.

Sincerely,

Suzanne Roulston-Doty

Suzanne Roulston-Doty
President

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 19, 2012

SUBJECT: Consideration of Proposal from GIS Associates, Inc. in association with Mannion Geosystems, LLC, and Nikos Computer Engineering, LLC, for the geographic information system (GIS) continued support for the Town of Lady Lake.

DEPARTMENT: Public Works- Utilities

STAFF RECOMMENDED MOTION: Approve the proposal from GIS Associates, Inc, for GIS support services for a not to exceed amount of $10,000.00.

SUMMARY: The proposed scope of work is in support of ongoing GIS implementation and maintenance. The goal of this effort is to establish a general-purpose GIS computerized infrastructure for both internal staff and the citizens of the Town of Lady Lake, but also to build specific capabilities for the Public Works Department to aid in managing the Town's water utility assets. This work will be a continuation of previous year's implementations and contract agreements. This is a budgeted item.

FISCAL IMPACT: $10,000.00
(Total Budgeted Amount = $10,000.00)

[X] Capital Budget
401-3301-533.34-10
[ ] Operating
[ ] Other

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

[X] Other- Proposal from GIS Associates, Inc.
[ ] Support Documents

DEPARTMENT HEAD **Submitted** **Date** 11/7/12

FINANCE DEPARTMENT K Oster **Approved as to Budget Requirements** **Date** 11-13-12

TOWN MANAGER **Approved Agenda Item for:** 11/19/12 **Date** 11/13/12

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**
HAN/KUS 5-0
[ ] Continued to Date Certain **[ ] Approved with Modification**

cc: C.T. - P.W.
FIN.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3rd, 2011

SUBJECT: Consideration of Proposal from GIS Associates, Inc. in association with Mannion Geosystems, LLC, and Nikos Computer Engineering, LLC, for the geographic information system (GIS) continued support for the Town of Lady Lake.

DEPARTMENT: Public Works- Utilities

STAFF RECOMMENDED MOTION: Approve the proposal from GIS Associates, Inc, for GIS support services for a not to exceed amount of $40,000.00.

SUMMARY: The proposed scope of work is in support of ongoing GIS implementation and maintenance. The goal of this effort is to establish and maintain a general-purpose GIS computerized infrastructure for both internal staff and the citizens of the Town of Lady Lake, but also to build specific capabilities for the Public Works Department to aid in managing the Town's water utility assets. This work will be a continuation of previous year's implementations and contract agreements. This is a budgeted item.

FISCAL IMPACT: $40,000.00
(Total Budgeted Amount = $40,000.00)

[X] Capital Budget
401-3301-533.34-10
[ ] Operating
[ ] Other

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

[X] Other- Proposal from GIS Associates, Inc.
[ ] Support Documents

DEPARTMENT HEAD Submitted **Date** 9/8/11

FINANCE DEPARTMENT Approved as to Budget Requirements **Date** 9/27/11

TOWN MANAGER Approved Agenda Item for: 10/3/11 **Date**

COMMISSION ACTION:

[√] Approved as Recommended Hannan/Holden 4-0 **[ ] Disapproved** **[ ] Tabled Indefinitely**

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

cc: C.T.
Karen

TOWN COMMISSION AGENDA ITEM G-5

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Renewal of lease agreement for one (1) Harley Davidson police motorcycle.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of a lease agreement with Gator Harley Davidson for one (1) 2016 Harley Davidson police motorcycle for a two (2) year period commencing October 1, 2015.

SUMMARY: To maintain the current fleet configuration, the Police Department requests to renew the lease agreement with Gator Harley Davidson of Leesburg for one (1) Harley Davidson police motorcycle for a period of two (2) years commencing on October 1, 2015 and terminating on September 30, 2017. This lease contains the exact same terms as our previous lease with no increase in price.

FISCAL IMPACT: $6,000
($3000 FY 15-16, $3000 FY 16-17)

[ ] Capital Budget
[X] Operating 001-2101-521-4400
[ ] Other

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

[ ] Other

[X] Support Documents - Lease Agreement w/ Gator Harley Davidson

DEPARTMENT HEAD	Submitted	Date 06/29/2015
HR	Approved as to Form	Date
FINANCE DEPARTMENT YRM	Approved as to Budget Requirements	Date 6/29/2015
TOWN MANAGER	Approved Agenda Item for: 7/6/15	Date 6/30/15

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

2016 -2018 LEASE AGREEMENT FOR HARLEY-DAVIDSON MOTORCYCLES - POLICE MODELS

This agreement made and entered into between GATOR HARLEY-DAVIDSON, INC. (Lessor), and the LADY LAKE POLICE DEPARTMENT Lessee), made this 1st day of October, 2015 for the purpose of leasing to the Lessee One (1) 2016 Harley Davidson police motorcycle under the following terms and conditions:

1. EQUIPMENT

One (1) HARLEY-DAVIDSON Black FLHP with the following VIN# police solo motorcycles.

2. AGREEMENT TERM

This Agreement shall be effective as of the last date of execution by all parties subject to approval by the LADY LAKE POLICE DEPARTMENT or designee. However the term of this Agreement shall commence as of the date of delivery of the aforesaid police motorcycles and thereafter for a period of Twenty-Four (24) months. At the end of the Agreement Term, the LADY LAKE POLICE DEPARTMENT shall have the option of leasing 2018 models with terms and conditions to be determined. At the conclusion of the lease year, the Lessee must return the motorcycles to Gator Harley-Davidson, Inc. in Leesburg. Motorcycles leased under this Agreement are to be used for police and related activities; off-duty details; funeral escorts; and parades only. Any other use shall require the prior written consent of Lessor.

3. PAYMENT PERIOD

The terms of this Agreement are such that the Lessee shall pay $3,000.00 per bike per year, for a total of $6,000.00 for this 2 year Lease. The payments will be made monthly in the amount of $250.00 per month. The Payments will be due on the 1st of each month.

4. INSURANCE

Lessee will insure all motorcycles, which are the subject matter of this Agreement. Each motorcycle shall be insured for casualty in the amount of $100,000/$300,000 with respect to each incident the motorcycle may be involved in/with and insured for Public Liability and Property Damage sufficient to protect the full value of the equipment and to protect the Lessor from liability in all events.

5. LIENS

Lessee shall not directly or indirectly create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim or with respect to the respective rights of Lessor herein provided. Lessee shall promptly at its own expense, remove any mortgage, pledge, lien, charge, encumbrance or claim not expected above if the same shall arise at any time due to Lessee's action or inaction.

6. TAXES AND FEES

Lessee shall pay any necessary taxes or fees, including but not limited to sales and use tax, excise tax, personal property tax, assessments, penalties, licenses, fees, registration fees, permits and any similar charges imposed on the ownership, possession or use of the motorcycles during the term of this Agreement.

7. CARE AND USE OF EQUIPMENT

Said motorcycles are covered by the manufacturer's Twenty-Four (24) month standard warranty: Lessee shall also have any and all benefits covered by said warranty. All repairs shall be made at Gator Harley-Davidson, Inc., 1745 U.S. Hwy 441, Leesburg, Fl., 34748, or any authorized Harley Davidson Dealer. Regular maintenance shall be the moral and financial responsibility of the Lessee and required by Lessor in accordance with the Service Schedule recommended in the Owner's Manual. Lessor represents that it will give priority service to the repair of police motorcycles.

Lessee shall protect the motorcycles from deterioration, other than normal wear and tear, and shall use the motorcycles for police related activities only, and shall not make modification, alterations or additions to the motorcycles (other than normal operating accessories or police required accessories or controls) without the prior written consent of Lessor, which shall not be unreasonably withheld.

Lessor shall have the right during regular business hours, upon prior 24-hour notification to Lessee or its designated representative, to enter upon the premises where the motorcycles are located, in order to inspect, observe or otherwise protect the Lessor's interest, and Lessee shall afford Lessor reasonable opportunity to do so.

8. DAMAGE OR DETERIORATION OF MOTORCYCLES

In the event the motorcycles are partially damaged while in possession of Lessee, prior to the end of the term of this Agreement, Lessee will promptly have the motorcycles repaired at Gator Harley-Davidson or any authorized Harley Davidson Dealer and restored to their original condition and working order at Lessee's expense.

Any damage done to the motorcycles during Lessee's officer training, as a result of Lessee's negligence, will be repaired as soon as the training is completed at Lessee's expense. This includes damage done to engine, transmission, clutch, brakes, paint and body parts. All repairs must be done at Lessor's repair facilities. Should Lessor find that a certain police rider is abusing or has shown a pattern of negligence with the handling of the motorcycle, Lessor shall provide in writing a detailed list of the acts of abuse and/or pattern of negligence of that rider. If said acts continue after notification, further acts shall constitute a material breach of this Agreement and this Agreement may be partially terminated as to the specific motorcycle by Lessor upon written notice.

In case of theft or total loss of any of the motorcycles, the parties agree that the replacement value of each motorcycle shall be $15,800.00, for each motorcycle

9. ONE DESIGNATED RIDER

Any Certified Officer for the Lady Lake Police Department.

10. RIDER RESPONSIBILITY AND PRIVILEGES

Lessee will be responsible for keeping or causing to be kept, the motorcycle clean and will report any defects or abnormalities. The police officer assigned to each motorcycle shall be allowed to use that motorcycle to go back and forth to work, provided that it is fully insured by the Lessee under its insurance program, and the distance is no more than forty (40) miles each way.

11. EVENTS OF DEFAULT AND REMEDIES

Lessee shall be deemed to be in default hereunder upon the happening of any of the following events of default:

A. Lessee shall fail to make any periodic rental payment, (if applicable), or to pay any other payments required hereunder, or

B. Lessee shall fail to comply with any such other terms, covenants or conditions contained herein.

Upon the occurrence of any event of default, as specified above, and if Lessee fails to remedy such event of default within thirty (30) days after written notification by the Lessor to the Lessee via certified mail, Lessor shall have the right as its option without further demand or notice to pursue any of the following remedies:

A. Any action at law or in equity as may appear necessary to collect monies due from Lessor to Lessee.

B. To enforce performance and observance of any obligation, agreement or covenant of Lessee under this Agreement, or

C. To terminate this Agreement in part or whole and to retake the motorcycle(s) by appropriate order or writ of court.

12. MAINTENANCE AND EQUIPMENT

All maintenance and/or repairs shall be done at GATOR HARLEY-DAVIDSON, INC. 1745 U.S. Hwy 441, LEESBURG, FL. 34748 or any authorized Harley Davidson Dealer. Service required by Harley Davidson may be performed by the LADY LAKE POLICE DEPARTMENT providing proper records are maintained.

13. SUBLEASE OR ASSIGNMENT

This lease may not be assigned by either the Lessor or Lessee. Neither the Lessor nor Lessee may affect the subleasing of the motorcycles.

14. LITIGATION JURISDICTION/VENUE

This Agreement shall be enforceable in Lake County and if legal action is necessary by either party with respect to the enforcement of any and all of the terms and conditions exclusive venue for the enforcement of same shall lie in Lake County, Florida.

15. LIMITATION OF LIABILITY

The LADY LAKE POLICE DEPARTMENT desires to enter this Agreement only if in so doing the Police Department can place a limit on its liability for any cause of action for money damages due to an alleged breach by the Lady Lake Police Department of this Agreement, so that its liability for any such breach never exceeds the total amount due under this Agreement. Lessor hereby expresses its willingness to enter this Agreement with Lessor's recovery from the Lady Lake Police Department for any damage action for breach of contract to be limited to our maximum rental amount, less the amount of all funds actually paid by the Lady Lake Police Department to Lessor pursuant to the Agreement.

Accordingly, and notwithstanding any other term or condition of this Agreement, Lessor hereby agrees the LADY LAKE POLICE DEPARTMENT shall not be liable to Lessor for damages in an amount in excess of the total rental under the Agreement for any action or claim for breach of contract arising out of the performance or non-performance of any obligations imposed upon the Sumter County Sheriff's Office by this Agreement. Nothing contained in this subparagraph or elsewhere in this Agreement is any way intended to be a waiver of the limitation placed upon the LADY LAKE POLICE DEPARTMENT liability as set forth in Section 768.28 Florida Statutes.

16, This Agreement is subject to an annual appropriation by the LADY LAKE POLICE DEPARTMENT. The Lady Lake Police Department may at its sole discretion terminate the Agreement.

In witness whereof, the parties hereto have caused this Agreement to be executed as of this 1st of October 2015.

LADY LAKE POLICE DEPARTMENT

BY_____
(Chief Chris McKinstry or Designee)

GATOR HARLEY DAVIDSON, INC.

BY_____
JOHN P. MALIK, JR. OWNER

G-6

Mr. Christiansen agreed, stating that the Commissioner was bothered by the fact that they were so much invested in bonds. He suggested that perhaps a Town Commission workshop or meeting can be held if he drafts an ordinance and Mr. West could attend to explain the reasoning for the changes.

After further discussion, Mr. Christiansen stated that even if the Town agrees to change the ordinance to allow the Board leeway to invest in other areas, the Board will still make the decision as to whether they want to or not.

Members of the Board agreed with Mr. Christiansen's suggestion that the language of the new ordinance should be conservative enough to allow for the suggested changes in asset allocation, which could be the basis for discussion at a workshop and the proposed revisions to the Investment Policy Statement.

Upon a motion by Member Schmied and a second by Member Lt. Brough, the Board authorized Mr. Christiansen, Board Attorney, to draft an ordinance based on the recommended changes to the Investment Policy Statement regarding asset allocations, by a vote of 4-0.

As an addendum to this motion, the Board agreed that a workshop may need to be scheduled for the Town Commission to review the newly drafted ordinance and that Mr. West may need to be in attendance to discuss the ordinance revision (at no additional cost to the Town).

D. NEW BUSINESS

Board Attorney Scott Christiansen stated that outgoing members Officer Vernon Wherry and Dee Dee Rountree are present at this meeting. He thanked them for their many years of service on the Board and stated he enjoyed working with them, as did the members of the Board.

3. Introduction of New Commission Appointed Board Member – Pete Chiasson

Member Lt. Tempesta introduced Pete Chiasson as a new Police Pension Board member appointed by the Town Commission at their meeting of May 18, 2015 to replace Member Van Reynolds who resigned in May. He asked Mr. Chiasson to tell the Board a little about himself.

Member Chiasson stated his business expertise has largely been in the marketing and management areas, and that he has some experience in investing on a personal level. He commented that he is glad to be on the Board and looks forward to working with everyone.

4. Acknowledgement of the Police Officer Reappointment of Member Lt. Robert Tempesta and the Police Officer Appointment of Lt. Jason Brough

Board Attorney Scott Christiansen stated that every two years, two board positions for the Town of Lady Lake Police Pension Board are up for renewal. He stated that these positions were filled by Officer Wherry and Lt. Robert Tempesta, and since Officer Wherry relinquished his position, the membership elected Lt. Robert Tempesta and Lt. Jason Brough. They have agreed to serve on this board for the next two years.

5. Consideration of a Board Selected Appointment to the Police Pension Board to Replace Member Rountree

Mr. Christiansen reminded the Board that the make-up of the Board is two members elected by the police officers, two members appointed by the Town Commission, and a fifth member selected by the other four Board members. He reported that Board appointed Member Dee Dee Rountree had decided not to serve another term after having served since 2005 and the Board needs to elect a new member. Two applicants, Phil Mathias and Leonard Cieciek, have expressed interest in being on the Police Pension Board although they were unable to attend today's meeting.

Member Schmied stated that he knew Mr. Cieciek and feels he would be a good Board member.

Upon a motion by Member Schmied and a second by Member Lt. Brough, the Board selected Leonard Cieciek to serve as the Board appointed member in place of Member Rountree by a vote of 4-0.

Mr. Christiansen stated that the Town Commission will need to confirm the selection of Mr. Cieciek by the Board. He asked if the new trustees have been provided a copy of the Summary Plan Description, the operating rules, and the Investment Policy Statement.

The Deputy Town Clerk commented that the Clerk's Office routinely mails out a welcome packet to new Board members, but has not included Police Pension specific documents other than the ordinance governing the trustees. She stated she and/or the Finance Director will make sure the new members receive these documents.

6. Selection of Chairperson

Member Lt. Tempesta commented that Lt. Brough has past experience as the Chairperson of the Police Pension Board at Brooksville.

Upon a motion by Member Lt. Tempesta and a second by Member Schmied, the Board selected Lt. Brough to serve as Chairperson by a vote of 4-0.

7. Quarterly Report from The Bogdahn Group

David West of The Bogdahn Group reviewed the quarterly report for the first quarter ending March 31, 2015. He commented that the investments were close to target on the asset allocation for the quarter and that foreign equities performed well during the quarter.

Member Chiasson asked for clarification on the comparative performance ratings reviewed on page 17.

Mr. West agreed that it was based on the peer group median, not averages. He reviewed cash flow on page 16, which showed the plan's market value to be at $6,629,848 as of March 31, 2015, and stated that there has been a nice improvement fiscal year to date.

8. Report by Christiansen & Dehner

a) Update on Officer Disability Claim for Rita Boice

TOWN COMMISSION AGENDA ITEM

I-7

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Second Amendment to the Agreement between the Town and Waste Management Inc.; Extending the Agreement through September 30, 2024, and Including Residential Units Located in the Town that are Currently Being Serviced by Waste Management under their Contract with The Villages

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval of the Second Amendment to the Agreement between the Town of Lady Lake and Waste Management Inc. of Florida; Extending the Agreement through September 30, 2024, and Approval of Adding the Residential Units Located in the Town that are Currently Serviced by Waste Management under their Contract with the Villages

SUMMARY: By the adoption of Ordinance 92-08, the Town established a solid waste collection program, and on September 20, 2007, executed an agreement with Waste Management Inc. (WMI), giving them the exclusive right to furnish solid waste collection services to the Town. On June 18, 2012, the Town approved the First Amendment to the original contract, which extended the contract through September 30, 2019.

With this proposed Second Amendment, the Town is also including residential units located within the Town limits and currently controlled by The Villages (serviced by WMI under its contract with The Villages of Lake-Sumter, Inc.). These residential units will be transferred to the control of the Town and serviced by WMI under this amended agreement beginning October 1, 2015. The second amendment also extends the contract through September 30, 2024. Derek Schroth, Town Attorney, has reviewed and approved the Second Amendment to the contract.

WMI will continue providing current service levels to these residences (garbage/yard waste twice a week with resident supplied bags, bulk pick up and curbside recycling once weekly with resident supplied clear bags) at the residential rates applicable to the Town. These additional units (approximately 5,079) will be placed on the Town's tax roll and WMI is paid by the Town for these units. There are some residences that are still under a previous arrangement with The Villages where their solid waste collection is paid by The Villages. I have attached an example of the letter and form that The Villages sends out to the residents eligible for reimbursement.

The cost to residents will be $162.00 yearly; noted on their tax bill as a non-ad valorem assessment (or $13.50 monthly).

FISCAL IMPACT: Increase to General Fund from Solid Waste of $58, 207.00

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other [X] Support Documents—A list of the additional units is available in the TM Office

DEPARTMENT HEAD	**Submitted** 6/29/15	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 6/29/2015
TOWN MANAGER	**Approved Agenda Item for:** 7/16/15	**Date** 10/29/15

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

SECOND AMENDMENT TO AGREEMENT BETWEEN THE TOWN OF LADY LAKE AND WASTE MANAGEMENT INC. OF FLORIDA

The Town of Lady Lake, a municipal in the State of Florida, 409 Fennell Boulevard, Lady Lake, Florida, 32159 (the "Town"), and Waste Management Inc. of Florida (the Collector"), 8708 N.E. 44th Drive, Wildwood, Florida 34785, hereby enter into this Amendment for the purpose of amending that certain Agreement Between the Town and the Collector dated January 16, 1992 (the "Agreement").

RECITALS

WHEREAS, pursuant to Ordinance 92-08, the Town of Lady Lake established a solid waste collection program, and on September 20, 2007, executed an agreement with Collector granting said company the exclusive right to furnish solid waste collection services within the Town of Lady Lake; and

WHEREAS, the Agreement was amended by the First Amendment to Agreement Between the Town of Lady Lake and Waste Management Inc. of Florida dated September 5, 2012 (the "First Amendment"); and

WHEREAS, Town of Lady Lake and Collector have reached agreement to renew and extend the term of the Agreement and make other modifications.

NOW THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, receipt of which is hereby acknowledged, it is agreed between the Town and Collector as follows:

1. Section B is hereby amended to read:

TERM

1. The term of this agreement shall be through September 30, 2024, provided, however, the Town reserves the right to terminate the same prior thereto if Collector defaults in any one of the terms and conditions herein specified.

2. The term of this contract may be extended for additional five (5) year terms if the Town and Collector consent in writing not less than ninety (90) days prior to the expiration of each term.

2. Exhibit B is deleted and replaced with Exhibit B attached hereto and made a part hereof.

3. Pursuant to Section 7 of the First Amendment the Town agreed that on October 1, 2015, residential units located in the Town and currently controlled by the Villages (currently serviced by Collector under its contract with the Villages of Lake-Sumter, Inc.) shall be transferred to the control of the Town and serviced by Collector under this Agreement. Collector will continue providing current service levels to these residences at the residential rates applicable to the Town provided that these units are placed on the

Town's tax roll and Collector is paid by the Town for these units. The Town will take all steps to place these units on the tax roll. Service by Collector will begin October 1, 2015.

4. All other terms and conditions not specifically modified herein shall remain unchanged.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____ 2015.

WASTE MANAGEMENT INC. OF FLORIDA

By:_____

Name:_____

Title:_____

Date:_____

TOWN OF LADY LAKE

By:_____
Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

Town of Lady Lake
"Exhibit B"

Commercial Dumpsters (Rate/month)

		FY 2015 Rates				FY 2016 Rates Effective October 2015 - September 2016			
		Collection	Disposal	Franchise Fees	Total	Collection	Disposal	Franchise Fees	Total
Commercial Handload		$33.26	$4.33	$6.01	$43.60	$33.16	$4.33	$6.00	$43.49
Dumpsters Size	Frequency								
2	1	$67.97	$16.47	$13.51	$97.95	$67.77	$16.47	$13.48	$97.72
2	2	$137.46	$32.93	$27.26	$197.65	$137.05	$32.93	$27.20	$197.18
2	3	$198.04	$49.40	$39.59	$287.03	$197.45	$49.40	$39.50	$286.35
2	4	$256.67	$65.86	$51.60	$374.13	$255.90	$65.86	$51.48	$373.24
2	5	$312.30	$82.33	$63.14	$457.77	$311.36	$82.33	$62.99	$456.68
2	6	$368.01	$98.79	$74.69	$541.49	$366.91	$98.79	$74.51	$540.21
4	1	$124.64	$32.93	$25.21	$182.78	$124.27	$32.93	$25.15	$182.35
4	2	$250.78	$65.86	$50.66	$367.30	$250.03	$65.86	$50.54	$366.43
4	3	$371.91	$98.79	$75.31	$546.01	$370.79	$98.79	$75.13	$544.71
4	4	$488.18	$131.72	$99.18	$719.08	$486.72	$131.72	$98.95	$717.39
4	5	$604.34	$164.65	$123.04	$892.03	$602.53	$164.65	$122.75	$889.93
4	6	$720.61	$197.58	$146.91	$1,065.10	$718.45	$197.58	$146.56	$1,062.59
6	1	$174.95	$49.40	$35.90	$260.25	$174.43	$49.40	$35.81	$259.64
6	2	$352.16	$98.79	$72.15	$523.10	$351.10	$98.79	$71.98	$521.87
6	3	$524.09	$148.19	$107.56	$779.84	$522.52	$148.19	$107.31	$778.02
6	4	$691.09	$197.58	$142.19	$1,030.86	$689.02	$197.58	$141.86	$1,028.46
6	5	$857.87	$246.98	$176.78	$1,281.63	$855.30	$246.98	$176.36	$1,278.64
6	6	$1,024.80	$296.38	$211.39	$1,532.57	$1,021.73	$296.38	$210.90	$1,529.01
8	1	$232.99	$65.86	$47.82	$346.67	$232.29	$65.86	$47.70	$345.85
8	2	$467.40	$131.72	$95.86	$694.98	$466.00	$131.72	$95.64	$693.36
8	3	$680.05	$197.58	$140.42	$1,018.05	$678.01	$197.58	$140.09	$1,015.68
8	4	$882.87	$263.45	$183.41	$1,329.73	$880.22	$263.45	$182.99	$1,326.66
8	5	$1,085.73	$329.31	$223.84	$1,638.88	$1,082.47	$329.31	$223.84	$1,635.62
8	6	$1,288.53	$395.17	$269.39	$1,953.09	$1,284.66	$395.17	$268.77	$1,948.60
10	1	$291.17	$82.33	$59.76	$433.26	$290.30	$82.33	$59.62	$432.25

Surcharges	Gates, roll-outs, push-outs, unlocking	$6.18	per service
		$6.16	per service
Installation(s)	Lock(s)	$6.18/ Mo.	per container
		$6.16/ Mo.	per container
	Caster(s)	$61.83	per container
		$61.64	per container

Extra Pick-ups	Coll./Disp	Franchise Fees	Total	Coll./Disp	Franchise Fees	Total
	2 yd	$34.02	$5.44	$39.46	$33.92	$5.43	$39.35
	4 yd	$61.22	$9.80	$71.02	$61.04	$9.77	$70.81
	6 yd	$74.84	$11.97	$86.81	$74.62	$11.94	$86.56
	8 yd	$95.24	$15.24	$110.48	$94.95	$15.19	$110.14
	10 yd	$113.84	$18.21	$132.05	$113.50	$18.16	$131.66

Rolloff Rates	2015			2016		
	Collection	Franchise Fees	Collection	Collection	Franchise Fees	Total
	$ 217.23	$34.76	$ 251.99	$ 216.58	$34.65	$ 251.23
	Plus Actual Disposal Cost			Plus Actual Disposal Cost		

Town of Lady Lake Solid Waste and Recycling Collection Rates

Residential Rates effective 10/1/2015-09/30/2016

Garbage/Yard waste 2X week with 96 gallon Toters and Curbside Recycling 1X week with 18 gallon bins			Bulk Pickup		Rate per Month
	$ 6.18	$ 3.33	$ 1.85	$ 0.33	$ 11.69
Rate includes disposal costs of $40 per ton		Disposal		Disposal	

Rate Increase Based on BLS change in CPI of -0.3% as attached.

Residential Rates effective 10/1/2014-09/30/2015

Garbage/Yard waste 2X week with 96 gallon Toters and Curbside Recycling 1X week with 18 gallon bins			Bulk Pickup		Rate per Month
	$ 6.20	$ 3.33	$ 1.86	$ 0.33	$ 11.72
Rate includes disposal costs of $40 per ton		Disposal		Disposal	

Rate Increase Based on BLS change in CPI of 1.5% as attached.

Residential Rates effective 10/1/2011-09/30/2012

Garbage/Yard waste 2X week with 96 gallon Toters and Curbside Recycling 1X week with 18 gallon bins			Bulk Pickup		Rate per Month
	$ 6.11	$ 3.33	$ 1.83	$ 0.33	$ 11.60
Rate Includes disposal costs of $40 per ton		Disposal		Disposal	

Rate Increase Based on BLS change in CPI of 2.8% as attached

Residential Rates effective 10/1/2010-09.30/2011

Garbage/Yard waste 2X week with 96 gallon Toters and Curbside Recycling 1X week with 18 gallon bins			Bulk Pickup		Rate per Month
	$ 5.94	$ 3.33	$ 1.78	$ 0.33	$ 11.38
Rate Includes disposal costs of $40 per ton		Disposal		Disposal	

Rate Increase Based on BLS change in CPI of 2.5% as attached.

Bureau of Labor Statistics

Consumer Price Index - All Urban Consumers
Original Data Value

For Lady Lake

Series Id: CUUR0300SA0
Not Seasonally Adjusted
Area: South urban
Item: All items
Base Period: 1982-84=100
Years: 2005 to 2015

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2005	183.6	184.7	185.9	187.3	187.3	187.8	188.5	189.4	192.0	192.5	190.7	190.1	186.1	190.5
2006	191.5	191.8	192.8	194.7	195.5	196.3	197.0	197.1	195.8	194.7	194.3	194.8	193.8	195.6
2007	195.021	195.950	197.904	199.618	200.804	201.675	201.571	201.041	201.697	202.155	203.437	203.457	198.495	202.226
2008	204.510	205.060	206.676	208.085	210.006	212.324	213.304	212.387	212.650	210.108	205.559	203.501	207.777	209.585
2009	204.288	205.343	206.001	206.657	207.265	209.343	208.819	209.000	208.912	209.292	209.738	209.476	206.483	209.206
2010	210.056	210.020	211.216	211.528	211.423	211.232	210.988	211.308	211.775	212.026	211.996	212.488	210.913	211.764
2011	213.589	214.735	217.214	218.820	219.820	219.318	219.682	220.471	220.371	219.969	219.961	219.469	217.249	219.987
2012	220.497	221.802	223.314	224.275	223.356	223.004	222.667	223.919	225.052	224.504	223.404	223.109	222.708	223.776
2013	223.933	225.874	226.628	226.202	226.289	227.148	227.548	227.837	227.876	227.420	226.811	227.082	226.012	227.429
2014	227.673	228.664	230.095	231.346	231.762	232.269	232.013	231.611	231.762	231.131	229.845	228.451	230.302	230.802
2015	226.855	227.944	229.337	229.957										

Index Change '14-'15 -0.758

CPI Change '14-'15 **-0.30%**

Source: Bureau of Labor Statistics

Generated on: May 22, 2015 (09:38:25 AM)

Example

FINANCE

Dear Villages Resident:

Per the Settlement Agreement dated February 4, 1991, enclosed is your reimbursement of the Non-Ad Valorem Assessment charges for Solid Waste Services incurred on the 201 Lake County Tax bill.

Please accept this check in the amount of $ which reflects a 4% discount taken for payment of the Lake County Tax bill by November 30, 201 . The $ is an offset to the charge on your tax bill.

If you choose to pay your tax bill after November 30, 201 and desire reimbursement for the discounted difference, you may do so by filing a claim with the District office listed below:

Village Center Community Development District
Attention: Finance Department
984 Old Mill Run
The Villages, FL 32162

Proof of payment (paid tax bill receipt) will be required to substantiate the refund payment. Attached is a form to be completed and used to request your refund payment.

Thank you and if you have any questions, please feel free to contact our Accounts Payable Supervisor, Cindy Fechter, of my office at (352) 751-3904.

Sincerely,

David R. Miles, CGFO
Finance Director

DRM:cf
Enclosure: as stated

Example

FINANCE

Name: _____

Address: _____

Phone #: _____

Unit/Lot #: _____

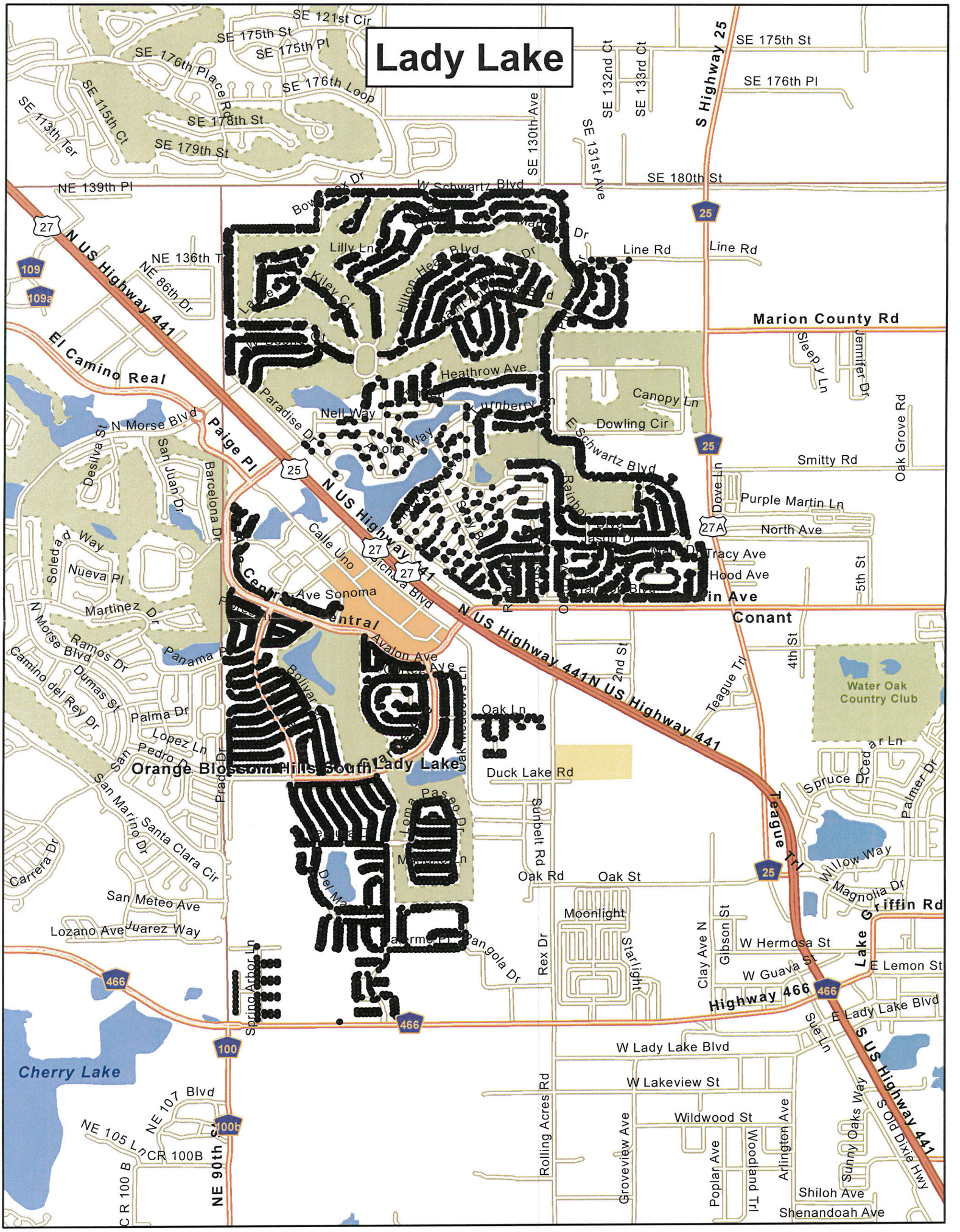
Listed below is a refund chart according to payment dates. Please check the appropriate box next to the amount you would like to request payment of.

Please mail or hand-deliver to Village Center Community Development District with proof of payment. (Example: Paid tax bill receipt)

		Amount	Refund	Check
If Paid By	**Discount**	**Paid**	**Requested**	**Box**
12/31/201	3%	$	$	
1/31/201	2%	$	$	
2/28/201	1%	$	$	
3/31/201	None	$	$	

**** All refund checks will be processed the first Friday of the following month.**

Village Community Development Districts
3201 Wedgewood Lane, The Villages, FL 32162
Business Telephone (352) 753-0421 Business Fax (352) 751-3901


Lady Lake
SE 121st Cir
SE 175th St
SE 175th Pl
SE 176th Place Rd
SE 176th Loop
SE 115th Ct
SE 113th Ter
SE 178th St
SE 179th St
NE 139th Pl
SE 130th Ave
SE 131st Ave
SE 132nd Ct
SE 133rd Ct
S Highway 25
SE 175th St
SE 176th Pl
SE 180th St
W Schwartz Blvd
Lilly Ln
Kiley Ct
Hilton Head Blvd
Line Rd
Marion County Rd
NE 136th T
NE 86th Dr
N US Highway 441
El Camino Real
Heathrow Ave
Canopy Ln
Dowling Cir
Sleepy Ln
Jennifer Dr
Oak Grove Rd
Smitty Rd
Purple Martin Ln
North Ave
Tracy Ave
Hood Ave
5th St
Conant
Nell Way
Paradise Dr
N Morse Blvd
Paige Pl
Desilva St
San Juan Dr
Barcelona Dr
Calle Uno
Avalon Ave Sonoma
Central
Soledad Way
Nueva Pl
Martinez Dr
Ramos Dr
Panama Pl
Dumas St
Camino del Rey Dr
Palma Dr
Lopez Ln
San Pedro Dr
Orange Blossom Hills South
Lady Lake
Duck Lake Rd
Oak Ln
Oak Meadows Ln
Bolivar St
Prado Dr
San Marino Dr
Santa Clara Cir
Carrera Dr
San Meteo Ave
Lozano Ave
Juarez Way
Loma Paseo Dr
Del Mar Ln
Oak Rd
Oak St
Sunbelt Rd
Moonlight
Starlight
Rex Dr
Pangola Dr
Clay Ave N
Gibson St
W Hermosa St
W Guava St
E Lemon St
Lake Griffin Rd
Highway 466
E Lady Lake Blvd
S US Highway 441
Sue Ln
Spring Arbor Ln
Cherry Lake
NE 107 Blvd
NE 105 Ln
CR 100B
NE 90th St
CR 100 B
W Lady Lake Blvd
W Lakeview St
Wildwood St
Rolling Acres Rd
Groveview Ave
Poplar Ave
Woodland Trl
Arlington Ave
Sunny Oaks Way
S Old Dixie Hwy
Shiloh Ave
Shenandoah Ave
Water Oak Country Club
Teague Trl
Willow Way
Magnolia Dr
Spruce Dr
Palmer Dr
Dove Ln
Oak Ln
2nd St
4th St
Raintree Dr
Rainbow Dr
Jason Dr
Mary Dr
Richard Blvd
E Schwartz Blvd

I-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: **Village Center Service Area-Wastewater Treatment Plant - Major Modification MJM 05/15-001-Proposing for the construction of Stormwater management that includes swales and detention pond for the wastewater treatment plan facility located at 501 Sunbelt Road, within the Villages area, identified by Alternate Key Number 3635493.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Major Modification to the Major Site Plan for the Village Center Service Area-Wastewater Treatment Plant- MJM 05/15-001

SUMMARY:

Janet Tutt, in representation of the Village Center Community Development District, property owner, has submitted a Major Modification to the Site Plan as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b.1, where a 10% or more change in the project acreage or square footage requires the submittal and approval of a Major Modification application. The project proposes the construction of Stormwater management that includes swales and detention pond for the wastewater treatment plan facility located at 501 Sunbelt Road, within the Villages area, identified by alternate key number 3635493. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including engineering and environmental protection regulations.

The property is zoned Public Facilities District (PFD) and the Future Land Use Map designation for the site is Government Facilities (GF); which is consistent with directives of the Comprehensive Plan. The site plan modification engineering plans have been drawn and certified by Wesley D. Barraw, Professional Engineer with Farner Barley and Associates, Inc., dated May 6, 2015.

Reviews were completed for the Town by Town staff and The Villages Fire Department. Attached are following items in the packet:

1. Response to comments by applicant dated 04/28/2014 addressing outstanding site plan comments completed by Town Engineer, dated 06/8/2015 (Satisfied).
2. Fire Review comments for the general site development completed by the Villages Fire Department, dated 06/08/2015 (Satisfied).

All outstanding engineering comments have been properly satisfied by the applicant.

The Village Center Service Area Wastewater Treatment Plant- Stormwater Improvement project received an Environmental Resource Permit by St. John's River Water Management District (SJRWMD) for the proposed improvements under Permit No. ERP35-0332683-001-EI; for the swales and detention pond improvements. The improvements do not require a permit or authorization from the U.S. Army Corps of Engineer nor a State-owned submerged lands authorization.

Applicant has met all requirements of the Land Development Regulations (LDRs) for site plan submittal per Chapter 7 of the Land Development Regulations.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the Major Modification application and determined the application to be complete and ready for transmittal to the Town Commission.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance [ ] Resolution [ ] Budget Resolution**
[X] Other – Site Plan Modification

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

---

DEPARTMENT HEAD	**Submitted**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for: 7/6/15**	**Date**

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

June 8, 2015

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

REFERENCE: VILLAGE CENTER SERVICE AREA WWTP STORMWATER IMPROVEMENTS – SECOND REVIEW

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Farner, Barley and Associates, Inc. received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on General plan details, Traffic/Transportation, Drainage and Stormwater, Landscaping and Environmental protection based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the additional information provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. We do request, however, that you forward to us a copy of any SJRWMD permit correspondence for our records. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

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

Villages Public Safety

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

Date: June 8, 2015

VCCDD Water Treatment Parking Lot Project.

The Villages Public Safety has no comments on this project.

Capt. Daniel Hickey.
Fire Safety Inspector II
117980

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

June 8, 2015

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

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Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

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

RECEIVED
MAY 13 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
APPLICATION FOR MAJOR SITE PLAN MODIFICATION

1. Applicant's Name: Village Center Comm. Dev. District, Janet Tutt, District Manager

   Address: 984 Old Mill Run (c/o) Jennifer McQueary

   Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org

   Applicant is: Owner __x__ Developer __x__ Lessee ___ Agent ___ Optionee ____

2. Owner's Name: Village Center Comm. Dev. District, Janet Tutt, District Manager

   Address: 984 Old Mill Run (c/o) Jennifer McQueary

   Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org

3. Project Name: VCCDD-VCSA WWTP STORMWATER IMPROVEMENTS

   Physical Location/Address: 501 Sunbelt Road, The Villages, Fl 32159

4. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form: see attached plans for site location.

5. The property is currently zoned: Utilities

6. Briefly describe the proposed modification construction of stormwater management that includes swales & detention pond.

   If for storage, what type of material will be stored? N/A

7. Have any development reviews and/or approvals been granted to this property? Yes ___ No __X__ If yes, list the type, date and result: _____

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH MANAGEMENT DEPARTMENT ACCOMPANIED BY TEN (10) COPIES OF THE SITE PLAN AND ONE (3) 11 X 17 (SIGNED AND SEALED REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT RGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 05-13-15 Received by: WTHOU

Major Site Plan Modification -Major $2,495.00
Major Site Plan Modification -Minor
Fees Paid: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Janet Tutt, who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for:
VCCDD-VCSA WWTP STORMWATER IMPROVEMENTS

(3) That he has appointed Wesley D. Barraw, P.E. to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 4th day of Mar, 2015, by Janet Y Tutt, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JENNIFER MCQUEARY
Notary Public - State of Florida
My Comm. Expires Nov 1, 2017
Commission # FF 036923
Bonded Through National Notary Assn.

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Janet Tutt, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:
VCCDD-VCSA WWTP STORMWATER IMPROVEMENTS

(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 7th day of May, 2015, by Janet Y Tutt, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JENNIFER MCQUEARY
Notary Public - State of Florida
My Comm. Expires Nov 1, 2017
Commission # FF 036923
Bonded Through National Notary Assn.

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	**Alternate Key:**	3635493
Mailing Address:	3201 WEDGEWOOD LN THE VILLAGES, FL 32162-7116 *Update Mailing Address*	**Parcel Number:**	18-18-24-000100003700
		Millage Group and City:	F0LL (Lady Lake)
		Total Millage Rate:	18.57630
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	FROM SE COR OF NE 1/4 RUN S 89DEG 54MIN 47SEC W 332.05 FT | FOR POB, CONT S 89DEG 54MIN 47SEC W 396.64 FT, N 01DEG 00MIN| 30SEC E 262.51 FT, S 89DEG 41MIN 59SEC W 501.50 FT, N 00DEG | 08MIN 49SEC E 394.77 FT, S 88DEG 51MIN 47SEC E 35.64 FT, N | 03DEG 46MIN 30SEC W 189.34 FT, N 88DEG 58MIN 23SEC W 59.63 | FT, N 00DEG 06MIN 28SEC E 650.90 FT, S 89DEG 53MIN 03SEC E |		

801.13 FT, S 00DEG 11MIN 23SEC E 339.94 FT, S 89DEG 34MIN | 43SEC E 124.88 FT, S 00DEG 02MIN 59SEC E 1151.27 FT TO POB | ORB 1261 PG 2195 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	UTILITIES (9100)	0	0		27.03	AC	$0.00	$202,725.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	(MMX)	1	UT	1996	$2,593,877.00
0002	(MMX)	1	UT	2000	$1,748,444.00
0003	(MMX)	1	UT	2002	$88,400.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1261 / 2195	11/1/1993	WD	M	V	$257,700.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$4,633,446	$4,633,446	$0	5.38560	$0.00
LAKE COUNTY MSTU AMBULANCE	$4,633,446	$4,633,446	$0	0.46290	$0.00
SCHOOL BOARD STATE	$4,633,446	$4,633,446	$0	5.74600	$0.00
SCHOOL BOARD LOCAL	$4,633,446	$4,633,446	$0	1.50000	$0.00

TOWN OF LADY LAKE	$4,633,446	$4,633,446	$0	3.75000	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$4,633,446	$4,633,446	$0	0.31640	$0.00
LAKE COUNTY VOTED DEBT SERVICE	$4,633,446	$4,633,446	$0	0.16000	$0.00
LAKE COUNTY WATER AUTHORITY	$4,633,446	$4,633,446	$0	0.25540	$0.00
NORTH LAKE HOSPITAL DIST	$4,633,446	$4,633,446	$0	1.00000	$0.00
				Total: 18.5763	**Total:** $0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	*Learn More* *View the Law*
Additional Homestead Exemption (up to an additional $25,000)	*Learn More* *View the Law*
Limited Income Senior Exemption (applied to county millage - up to $50,000)	*Learn More* *View the Law*
Limited Income Senior Exemption (applied to city millage - up to $25,000)	*Learn More* *View the Law*
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	*Learn More* *View the Law*
Widow / Widower Exemption (up to $500)	*Learn More* *View the Law*
Blind Exemption (up to $500)	*Learn More* *View the Law*
Disability Exemption (up to $500)	*Learn More* *View the Law*
Total Disability Exemption (amount varies)	*Learn More* *View the Law*
Veteran's Disability Exemption ($5000)	*Learn More* *View the Law*

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

VIA HAND DELIVERY
May 14, 2015

Ms. Wendy Then
Municipal Complex
409 Fennell Boulevard
Lady Lake, Florida 32159

RE: **VCCDD -VCSA WWTP STORMWATER IMPROVEMENTS - MAJOR SITE PLAN MODIFICATION SUBMITTAL (FBA #921141.3545)**

Dear Ms. Then:

Enclosed please find the following items with regards to the above-referenced project submittal:

1. Three (3) full size sets of Construction plans (signed, sealed and dated).
2. Three (3) 11x17 sets of Construction plans (signed, sealed and dated).
3. Three (3) sets of Stormwater Calculations (signed, sealed and dated).
4. One (1) copy of FDEP permit # ERP35-0332683-001-EI.
5. One (1) Application for Major Site Plan Modification.
6. One (1) Check in the amount of $2,495.00 for plan review fee.

Should you have any questions, please feel free to contact our office.

Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.

Wesley D. Barraw, P.E.
WDB/tr

Enclosures
cc: Ms. Janet Tutt, VCCDD (w/encl.)
File

H:\01 LAKE\SITE PLANS\VCSA WWTP PARKING and COMPLLIANCE(paperless)\06 PERMITTING\TOLL\SUBMIT\submittal ltr.wpd

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

MODIFICATION
OF
A MAJOR SITE PLAN REQUIREMENTS
Growth Management Department

When the proposed modifications represent a major or fundamental change in the overall impact and intent of the original development order, the resubmittal shall follow the same approval process as required for the original submittal. Major modifications shall include one or more of the following:

1) A 10% or more change in the project acreage or square footage, number or mix of units or improvements onsite.

2) Any proposed major change to the water or sewer systems.

3) Any proposed major change to the drainage system and/or any change which requires a Permit Modification per SJRWMD.

Minor Modifications to development orders may be approved by the Town Manager, when such modifications are consistent with the requirements of the Code and do not have a substantial impact on the overall intent of the development order or Memorandum of Agreement (in the case of a PUD, PFD, or CP) such as:

1) Dimensional changes to accommodate field conditions, including connecting to existing facilities and the preservation of existing vegetation.

2) Changes of landscape or construction materials that are deemed to be similar or equivalent to those approved.

3) Technical changes to construction details.

The above requirements are intended to provide a general overview of the site planning process. Site planning requirements for parking, landscaping, and the other technical components are specified in Lady Lake Ordinance 94-08, Land Development Regulations, adopted August 15, 1994 and are available at Town Hall for your information.

For further information please contact the Growth Management Department at 751-1582.

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803-3767

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

JONATHAN P. STEVERSON
SECRETARY

Permittee/Authorized Entity:
Village Center Community Development District
984 Old Mill Run
The Villages, Florida 32162

Villages VCSA WWTP Parking Addition

Authorized Agent:
Janet Y. Tutt, District Manager
(janet.tutt@districtgov.org)
984 Old Mill Run
The Villages, Florida 32162

Environmental Resource Permit – Individual

State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Not Required

Permit No.: ERP35-0332683-001-EI

Permit Issuance Date: April 10, 2015
Permit Construction Phase Expiration Date: April 9, 2020

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803-3767

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

JONATHAN P. STEVERSON
SECRETARY

Environmental Resource Permit

Permittee: Village Center Community Development District
Attention: Janet Y. Tutt, District Manager
Permit No: ERP35-0332683-001-EI

PROJECT LOCATION

The activities authorized by this permit are located northwest of the intersection of Oak Road and Rolling Acres Road in Section 18, Township 18 South, Range 24 East in Lady Lake, Lake County. The latitude and longitude of the facility are 28° 55' 31.89" and 81° 56' 20.50", respectively. The parcel identification numbers are 18-18-24-000100003700 and 18-18-24-000100004200.

PROJECT DESCRIPTION

The permittee is authorized to construct a stormwater management system serving a parking addition and the existing Villages VCSA wastewater treatment facility. Historic improvements at the facility were constructed without obtaining the required environmental resource permit(s). As such, the applicant has included the entire wastewater facility in the design of the stormwater management system. Stormwater runoff will be collected by a swale and conveyed to a dry retention system for water quality treatment.

Authorized activities are depicted on the attached 7 engineering drawings, Exhibit 1.

AUTHORIZATIONS

Villages VCSA WWTP Parking Addition

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings has been reviewed for compliance with the State Programmatic General Permit IV-R1 and it has been determined to not be within the jurisdiction of the Corps. No further permitting for these activities is required by the Corps.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification
This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

~~Other Authorizations~~
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT
The activities described herein must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION

1. Permittee must obtain a permit from the Department prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

2. Turbidity must be controlled to prevent violations of water quality pursuant to Rule 62-302.530(69), Florida Administrative Code. Turbidity shall not exceed 29 Nephelometric Turbidity Units above natural background conditions. Turbidity barriers shall be correctly installed at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the proposed work. It is understood that "receiving waterbody" shall not be construed to mean the permittee's settling pond, dredge lake, or other parts of the permittee's closed water system. Turbidity barriers shall remain in place at all locations until construction is completed, soils are stabilized, and vegetation has been established.

   Upon final completion of the project and upon reasonable assurance that the project is no longer a potential turbidity source, the permittee will be responsible for the removal of the barriers.

3. Copies of all turbidity monitoring reports shall be provided to the Department on a monthly basis. Reports shall be submitted to the letterhead address.

4. Unauthorized impacts to wetlands or surface waters as a result of the activities authorized by this permit shall be reported within 24 hours to the Department.

5. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to the adjacent wetlands shall be corrected by restoring pre-construction elevations and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas. The restoration shall be complete and the Department so notified within 30 days of completion of construction and shall be done to the satisfaction of the Department.

6. Before any offsite discharge from the stormwater management system occurs, the retention and detention storage must be excavated to rough grade prior to construction or placement of impervious surface within the area served by those systems.

7. Adequate measures must be taken to prevent siltation of these treatment systems and control structures during construction or siltation must be removed prior to final grading and stabilization.

8. All material used as fill shall be clean material and shall not be contaminated with vegetation, garbage, trash, tires, hazardous, toxic waste or other materials that are not suitable for road construction within waters of the State as so determined by the Department.

9. The following measures shall be taken to minimize erosion:

   A. Swales and dry ponds: sodding of all side slopes; seeding and mulching of flat-lying bottom areas;

   B. Berms and other disturbed flat-lying areas: seed and mulch.

   Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.

10. All wetland areas or water bodies, which are outside of the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity and dewatering.

11. All turbidity control devices shall be removed from the project area once the disturbed areas have been stabilized or revegetated so that erosion will not occur. The turbidity control devices shall be removed no later than one year from completion of the project. All turbidity control devices shall be disposed of in an upland disposal area.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

12. The following maintenance activities shall be performed as needed on

   A. All permitted systems:
      1) Removal of trash and debris;
      2) Inspection of inlets and outlets;
      3) Removal of sediments when the storage volume or conveyance capacity of the stormwater management system is below design levels; and
      4) Stabilization and restoration of eroded areas.

   B. Retention, swale, and underdrain systems:
      1) Mowing and removal of grass clippings;
      2) Aeration, tilling, or replacement of topsoil; and
      3) Re-establishment of vegetation on disturbed surfaces.

   C. Wet detention systems:
      1) Replanting of natural vegetation within the littoral zone; and

2) Control of nuisance and exotic vegetation.

13. If the system is not functioning as designed and permitted, operational maintenance must be performed immediately to restore the system. Within 30 days of any failure of a stormwater management system or deviation from the permit, a report shall be submitted electronically or in writing to the Department using the enclosed "Operation and Maintenance Inspection Certification" [Form 62-330.311(1)] describing the remedial actions taken to resolve the failure or deviation. If operational maintenance measures are insufficient to enable the system to meet the design and performance standards of this chapter, the permittee must either replace the system or construct an alternative design. A permit modification must be obtained from the Department prior to constructing such an alternate design pursuant to Rule 62-330.315, F.A.C.

SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS

14. Inspection reports for retention, underdrain, wet detention, swales, and wetland stormwater management systems shall be submitted to the Department two years after completion of construction and every two years thereafter on the enclosed form [DEP Form 62-330.311(1), F.A.C.]

SPECIFIC CONDITIONS – CONSTRUCTION DEWATERING

15. If dewatering is to occur during any phase of construction or thereafter and discharge is to on-site or off-site surface waters of the State, either directly or via a stormwater management system, a generic permit in accordance with Rule 62-621.300, F.A.C., will be required prior to any dewatering.

16. If dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells or facilities are capable of withdrawing 1 million gallons of water per day (MGD) or more, a consumptive use permit in accordance with Rule 40C-2.041, F.A.C., may be required from the St. Johns River Water Management District (SJRWMD) prior to beginning any dewatering.

17. A plan for routing of discharge water must be submitted to the DEP Central district Office for approval prior to commencement of dewatering.

SPECIFIC CONDITIONS – EARTH WORK

18. If during the progress of this project prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures are encountered at any time within the project site area, work should cease in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at 850/245-6333, or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.

19. In the event that any unmarked human remains are encountered anywhere on the subject property, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes. The permittee, or other designee, should contact the authority cited in this Section. Thereafter, project activities should not resume without verbal and/or written authorization from the designated official.

GENERAL CONDITIONS

The following general conditions are binding on all individual permits issued under Chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a) For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

   b) For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

   c) If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a) Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b) Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a) Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b) Convey to the permittee or create in the permittee any interest in real property;

c) Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d) Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

a) Immediately if any previously submitted information is discovered to be inaccurate; and

b) Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the

Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Orange County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Christianne C. Ferraro, P.E.
Administrator
Water Resource Permitting

Date: April 10, 2015

CCF/db

Attachments:
Exhibit 1: Engineering Drawings, 7 sheets
Exhibit 2: 62-330 Forms
Construction Commencement Notice/Form 62-330.350(1)
As-built Certification and Request for Conversion to Operational Phase/ Form 62-330.310(1)
Operation and Maintenance Inspection Certification/Form 62-330.311(1)
Request to Transfer Permit/Form 62-330.340(1)c

Copies furnished to:
Wesley Barraw, P.E., Farner Barley and Associates, Inc. (wbarraw@farnerbarley.com)
Dennise Judy, FDEP CD Domestic Wastewater (dennise.judy@dep.state.fl.us)
David Dewey, SJRWMD (ddewey@sjrwmd.com)
U.S. Army Corps of Engineers, (corpsjaxreg@usace.army.mil)
Lake County (sshort@lakecountyfl.gov)
File

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit, including all copies, was emailed before the close of business on **April 10, 2015**, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk — April 10, 2015 Date

IMPROVEMENT PLANS
FOR

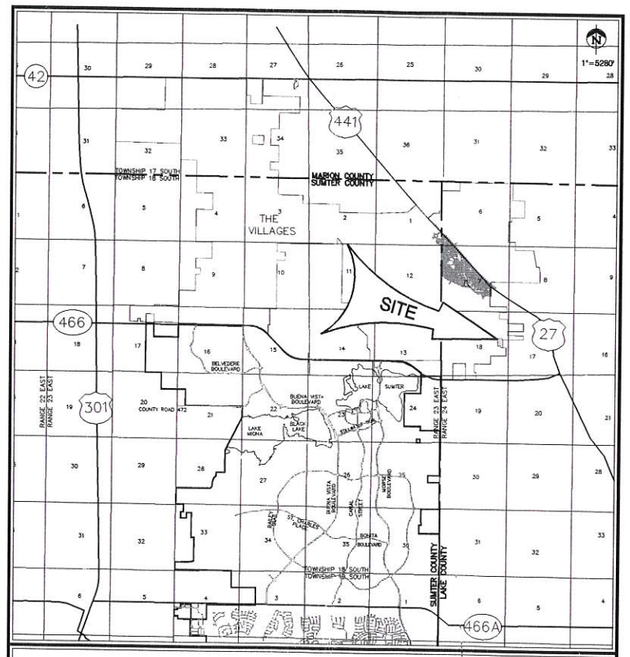
VILLAGE CENTER SERVICE AREA
WASTEWATER TREATMENT PLANT STORMWATER IMPROVEMENTS

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 RUN S89°54'47"W, 332.05 FEET TO THE SOUTHEAST CORNER OF LOT 72, BLOCK 60, OF ORANGE BLOSSOM HILLS, SOUTH UNIT NO. 6, AS RECORDED IN PLAT BOOK 15, PAGE 37–H; VACATED BY ORDINANCE NO. 84–15 (117), DATED OCTOBER 17, 1984; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF BLOCK 60 RUN N00°02'59"W, 1,313.99 FEET; THENCE N89°34'43"W, 124.88 FEET TO THE EAST RIGHT OF WAY LINE OF SIDNEY DRIVE, VACATED AS PER SAID ORDINANCE NO. 84–15 (117); THENCE ALONG SAID VACATED RIGHT OF WAY LINE RUN N00°11'23"W, 177.67 FEET; THENCE N89°53'03"W, 801.13 FEET; THENCE S00°06'28"W, 650.90 FEET; THENCE S88°58'23"E, 59.63 FEET; THENCE S03°46'30"E, 189.34 FEET; THENCE N88°51'47"W, 35.84 FEET; THENCE S00°08'49"W, 394.77 FEET; THENCE N89°41'59"E, 501.50 FEET; THENCE S01°00'30"W, 262.51 FEET TO A POINT ON AFORESAID SOUTH LINE OF NORTHEAST 1/4; THENCE N89°54'47"E, ALONG SAID SOUTH LINE A DISTANCE OF 396.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.50 ACRES, MORE OR LESS.



VICINITY MAP

SECTION 18; TOWNSHIP 18 SOUTH; RANGE 24 EAST
LAKE COUNTY, FLORIDA

INDEX OF SHEETS

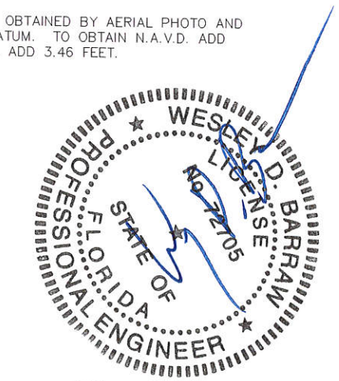
1. COVER
2. AERIAL MAP
3. MASTER PLAN
4. SITE PLAN (1)
5. SITE PLAN (2)
6. DETAIL SHEET

EC. EROSION CONTROL PLAN

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY AERIAL PHOTO AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.A.V.D. ADD 2.55 FEET OR TO OBTAIN N.G.V.D. ADD 3.46 FEET.

OWNER/DEVELOPER:
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
984 OLD MILL RUN
THE VILLAGES, FL 32162
JANET Y. TUTT, DISTRICT MANAGER

ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
WESLEY D. BARRAW, P.E., CFM
FL. LIC. NO. 72705



FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road Wildwood, Florida 34785 (352) 748-3129
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

ROLLING ACRES RD.

SUN BELT RD.

EXISTING EFFLUENT PERCOLATION POND APPROX. T.O.B. = 90.0

EXISTING EFFLUENT HOLDING BASIN

EXISTING EFFLUENT PERCOLATION POND APPROX. T.O.B. = 81.0

EXISTING R.I.B. APPROX. T.O.B. = 83.0

PAVING NOT BEING BUILT WDB

N

100 50 0 100 200 300

SCALE IN FEET
1" = 100'

BY	REVISIONS	DATE

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

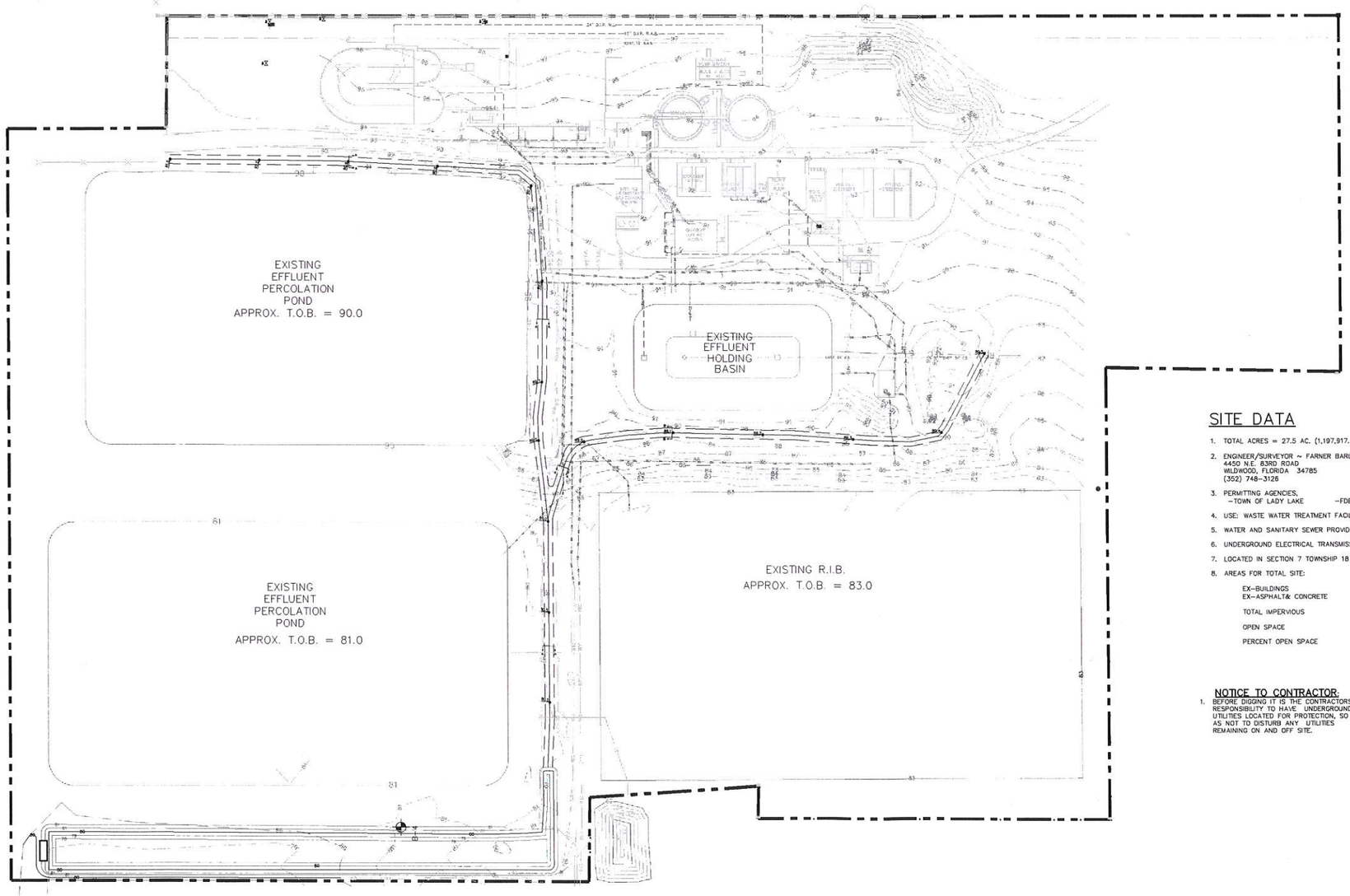
VCSA WWTP PARKING ADDITION

AERIAL

DATE 2/12/15
DRAWN BY WDB
CHKD BY WDB
FILE NAME
JOB NO.

WESLEY D. BARRAW
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ENGINEER:
DATE:

JUN 15 2015



N

60 30 0 60 120 180

SCALE IN FEET
1" = 60'

SITE DATA

1. TOTAL ACRES = 27.5 AC. (1,197,917.44 SQ. FT.)
2. ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
3. PERMITTING AGENCIES.
   -TOWN OF LADY LAKE -FDEP (Permit No.: ERP35-0332683-001-EI)
4. USE: WASTE WATER TREATMENT FACILITY
5. WATER AND SANITARY SEWER PROVIDED BY VILLAGES CENTER COMMUITY DEVELOPMENT DISTRICT.
6. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY FLORIDA POWER CORP.
7. LOCATED IN SECTION 7 TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
8. AREAS FOR TOTAL SITE:

EX-BUILDINGS	= 2,553 SQ. FT. (0.06 AC.)
EX-ASPHALT& CONCRETE	= 1388 SQ. FT. (0.03 AC.)
TOTAL IMPERVIOUS	= 3941 SQ. FT. (0.09 AC.)
OPEN SPACE	= 1,193,979 SQ. FT (27.41 AC.)
PERCENT OPEN SPACE	= 99%

NOTICE TO CONTRACTOR:

1. BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

BY	REVISIONS	DATE

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

VCSA WWTP IMPROVEMENTS

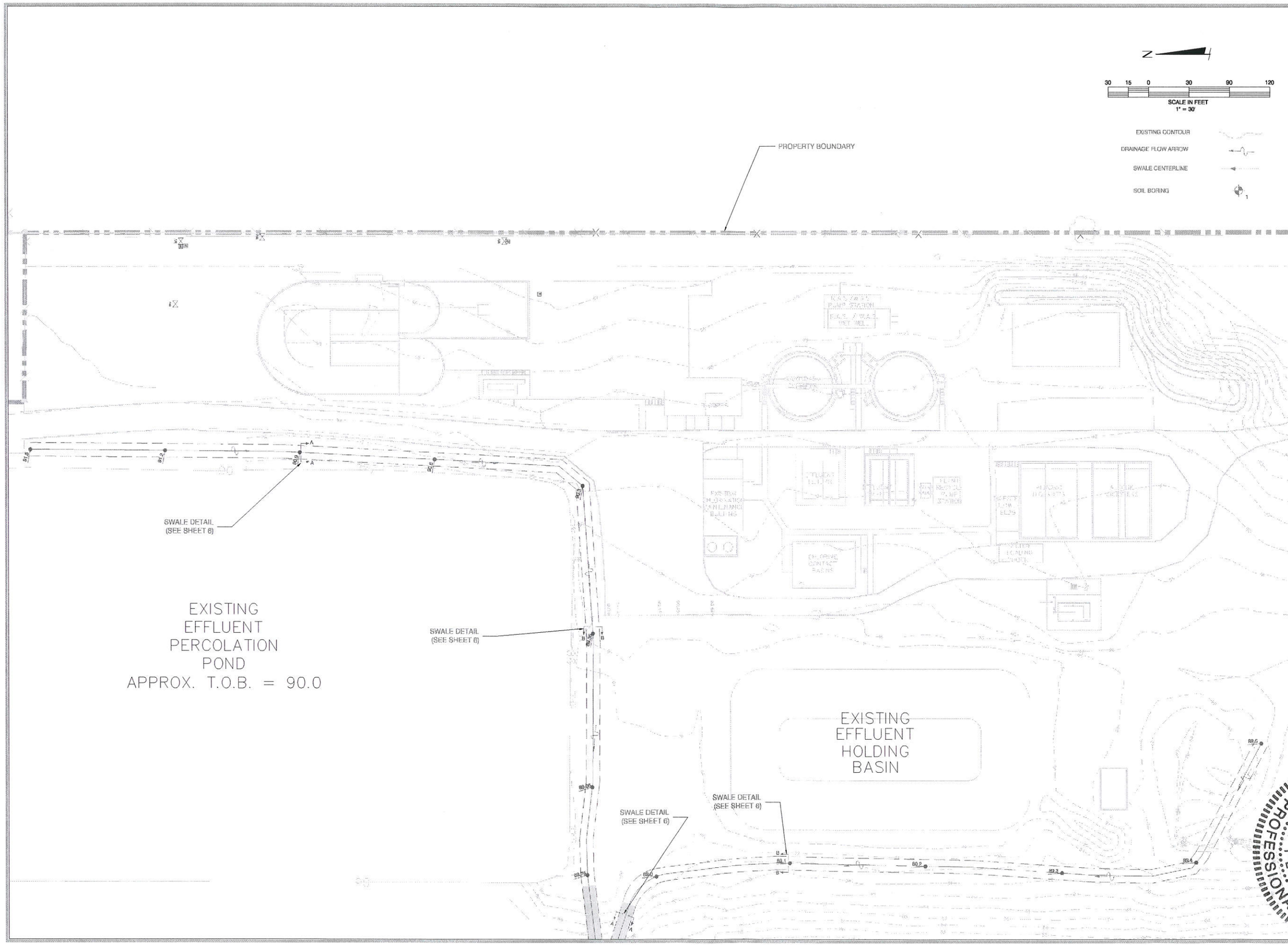
MASTER PLAN

DRN. BY: WSB
CHKD. BY: WSB
FILE NAME:
JOB NO. 12-05

WILLIAM S. BARRAW
LICENSE
No. 67805
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT. 3 OF 6

JUN 15 2015



DATE	REVISIONS	BY

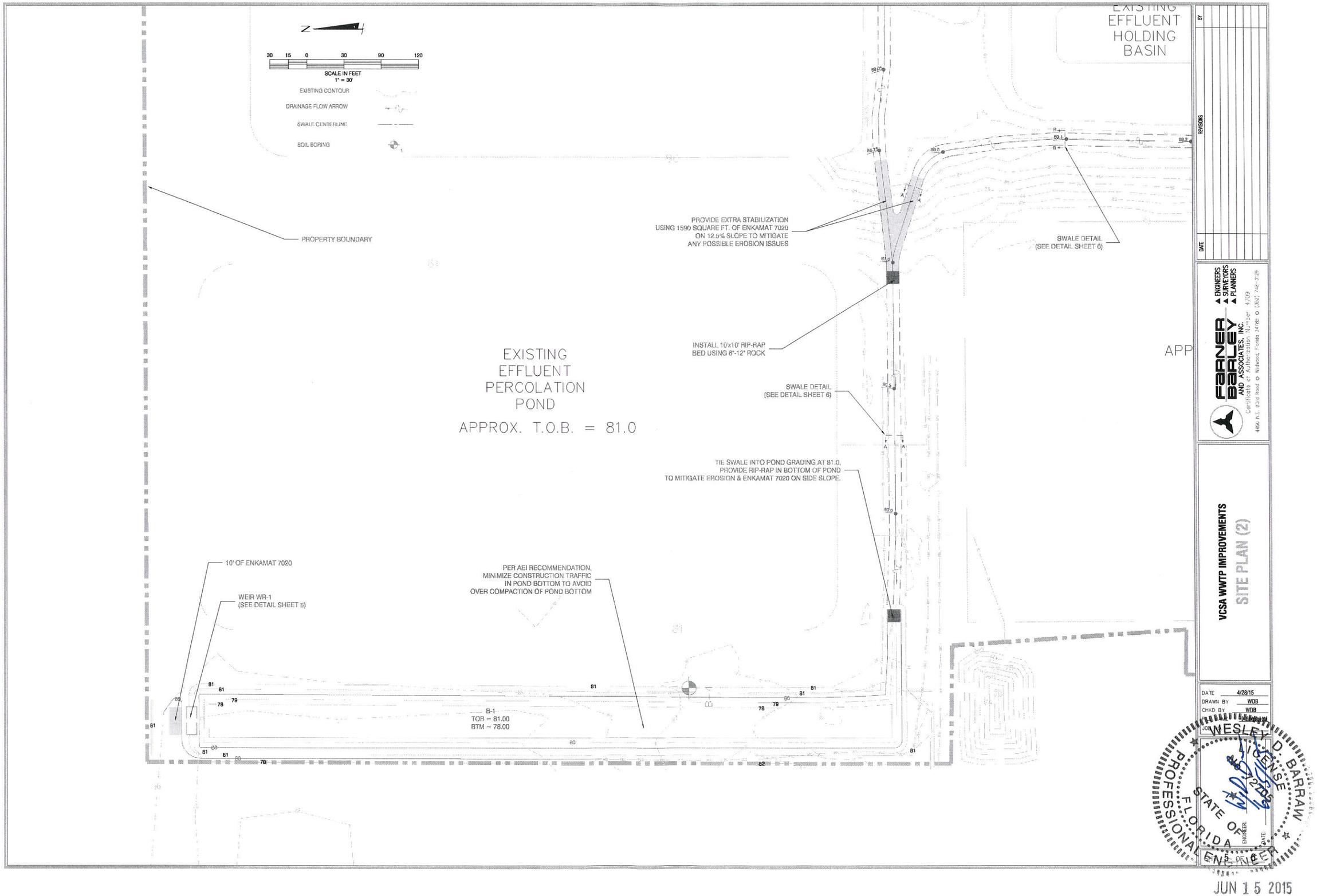
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3128

VCSA WWTP IMPROVEMENTS
SITE PLAN (1)

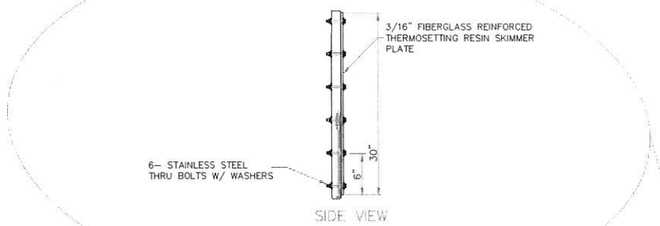
DATE 2/18/15
DRAWN BY WDB
CHECKED BY WDB
FILE NAME
JOB NO.
ENGINEER:
SHEET 4 OF 6

WESLEY D. BARRAW
LICENSE
No. 72765
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JUN 15 2015

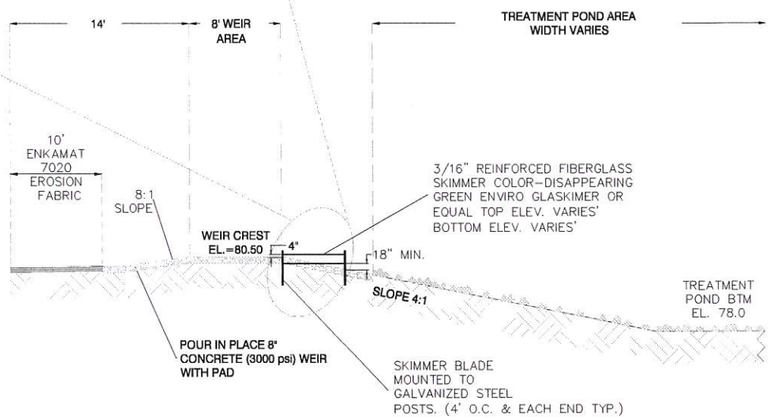

N
30 15 0 30 90 120
SCALE IN FEET
1" = 30'
EXISTING CONTOUR
DRAINAGE FLOW ARROW
SWALE CENTERLINE
SOIL BORING
PROPERTY BOUNDARY
EXISTING EFFLUENT PERCOLATION POND
APPROX. T.O.B. = 81.0
EXISTING EFFLUENT HOLDING BASIN
PROVIDE EXTRA STABILIZATION USING 1590 SQUARE FT. OF ENKAMAT 7020 ON 12.5% SLOPE TO MITIGATE ANY POSSIBLE EROSION ISSUES
SWALE DETAIL (SEE DETAIL SHEET 6)
INSTALL 10'x10' RIP-RAP BED USING 6"-12" ROCK
SWALE DETAIL (SEE DETAIL SHEET 6)
TIE SWALE INTO POND GRADING AT 81.0, PROVIDE RIP-RAP IN BOTTOM OF POND TO MITIGATE EROSION & ENKAMAT 7020 ON SIDE SLOPE.
10' OF ENKAMAT 7020
WEIR WR-1 (SEE DETAIL SHEET 5)
PER AEI RECOMMENDATION, MINIMIZE CONSTRUCTION TRAFFIC IN POND BOTTOM TO AVOID OVER COMPACTION OF POND BOTTOM
B-1
TOB = 81.00
BTM = 78.00
APP
BY
REVISIONS
DATE
FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
Certificate of Authorization Number 4709
4450 N.E. 83rd Road • Wellwood, Florida 34449 • (352) 748-3126
VCSA WWTP IMPROVEMENTS
SITE PLAN (2)
DATE 4/28/15
DRAWN BY WDB
CHKD BY WDB
JOB
WESLEY D. BARRAW
LICENSE
NUMBER
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ENGINEER:
DATE
SHEET 5 OF 6

JUN 15 2015

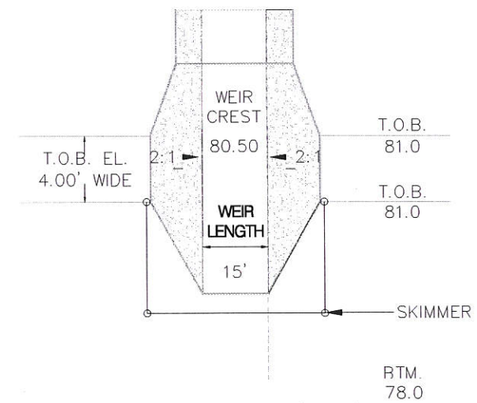


SKIMMER DETAIL
N.T.S.

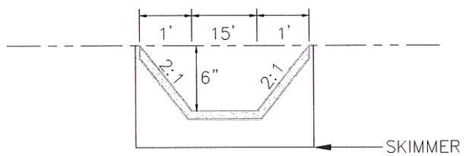
	WEIR CREST ELEV.	WEIR LENGTH
WR-1:	80.50'	15'



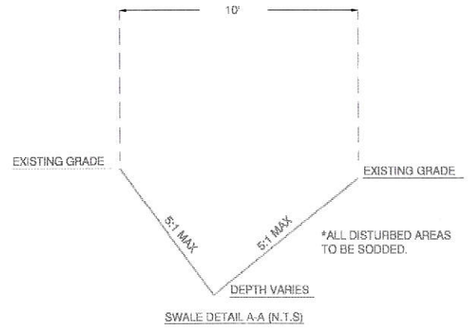
WEIR WR-1 DETAIL (N.T.S)



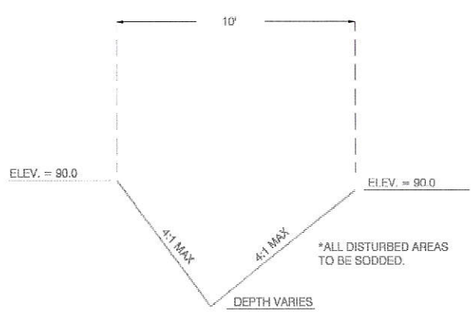
WEIR PLAN VIEW (N.T.S.)



WEIR SECTION VIEW (N.T.S.)



SWALE DETAIL A-A (N.T.S)



SWALE DETAIL B-B (N.T.S)

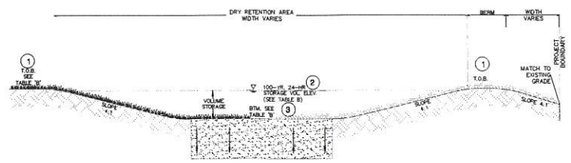


TABLE B

DRA #	① T.O.B. ELEV (FT)	② 100-YR,24-HR ELEV (FT)	③ BTM ELEV (FT)
B-1	81.00	80.87	78.00

TYPICAL SECTION DRY RETENTION AREA
N.T.S.

DATE	REVISIONS	BY

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

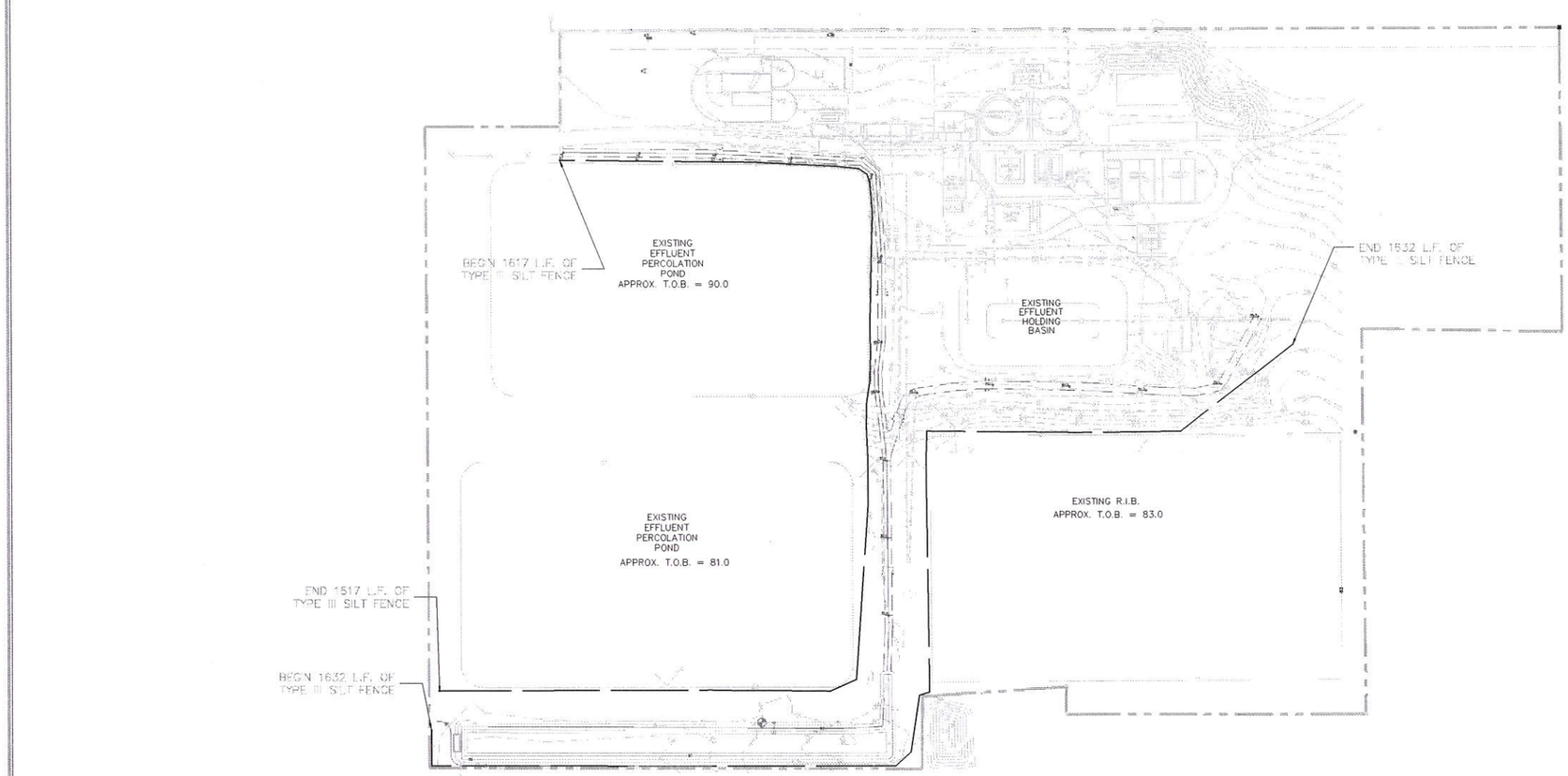
VCSA WWTP IMPROVEMENTS
DETAIL SHEET

DATE
DRAWN BY
CHKD BY
FILE NAME
JOB NO.

WESLEY D. BARRAW
LICENSE
No. 72705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/15/15

SHT. 6 OF 6

JUN 15 2015



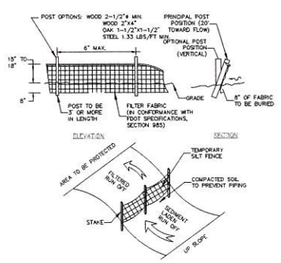
N

80 40 0 80 160 240

SCALE IN FEET
1" = 80'

NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS 50-26 & 50-27 OF THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, LATEST EDITION.



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

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

WESLEY D. BARRAW, P.E.
REGISTERED ENGINEER NO. 72705
STATE OF FLORIDA

WESLEY D. BARRAW
LICENSE
NO. 72705
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JUN 15 2015

BY

REVISIONS

DATE

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

VCSA WWTP IMPROVEMENTS

EROSION CONTROL PLAN

DATE 2/13/15
DESIGNED WDB
DRAWN WDB
CHECKED WDB
JOB NO. 14-0

SHT EC of EC

200 100 0 200 400 600

SCALE IN FEET
1" = 200'

N

SHT 1 OF 1

ENGINEER:

DATE:

DATE 8/4/15
DRAWN BY WDB
CHKD BY WDB
FILE NAME
JOB NO.

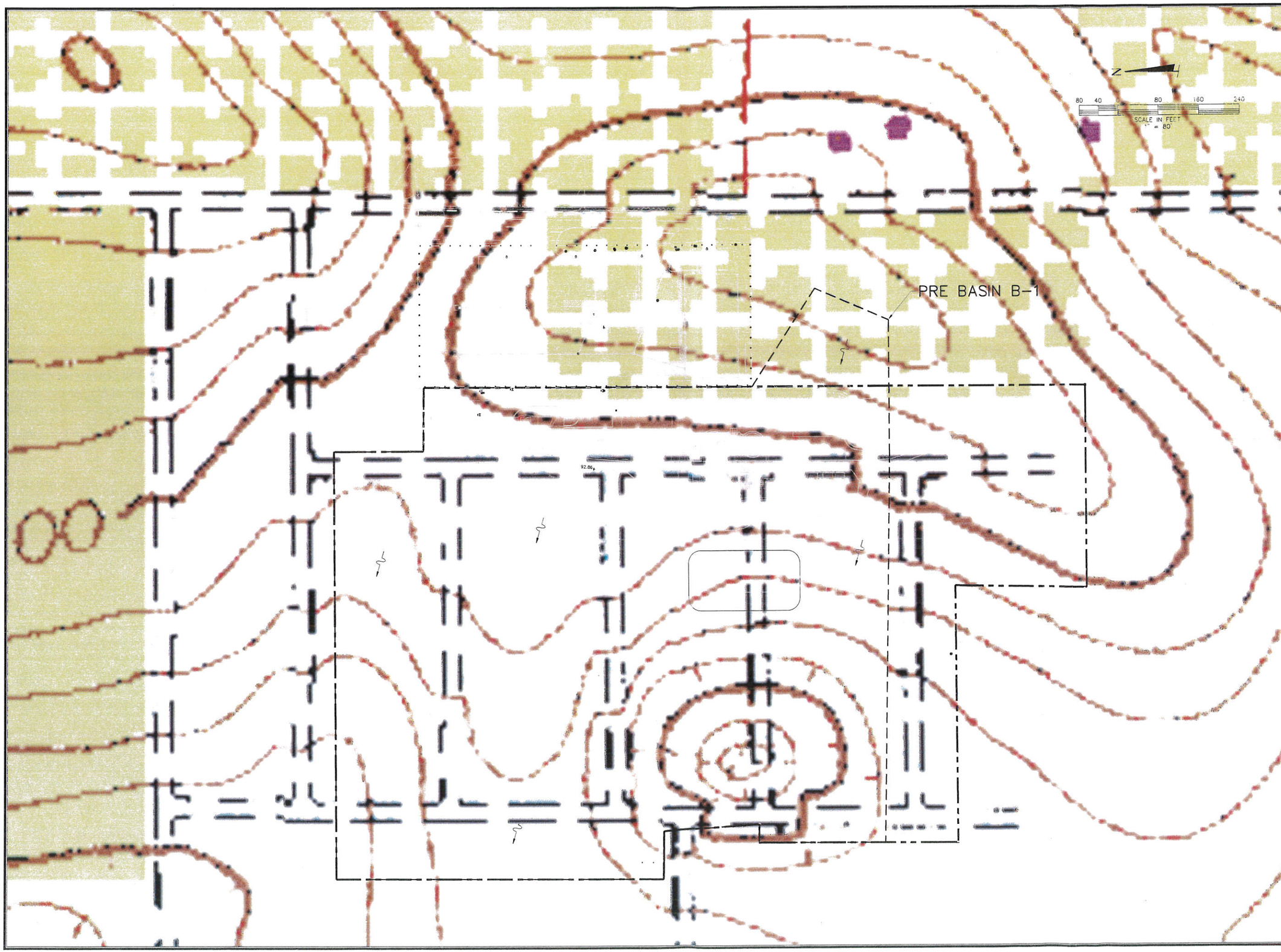
VCSA WWTP IMPROVEMENTS

ZONING MAP

FARNER BARLEY AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

DATE	REVISIONS	BY



DATE	REVISIONS	BY

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

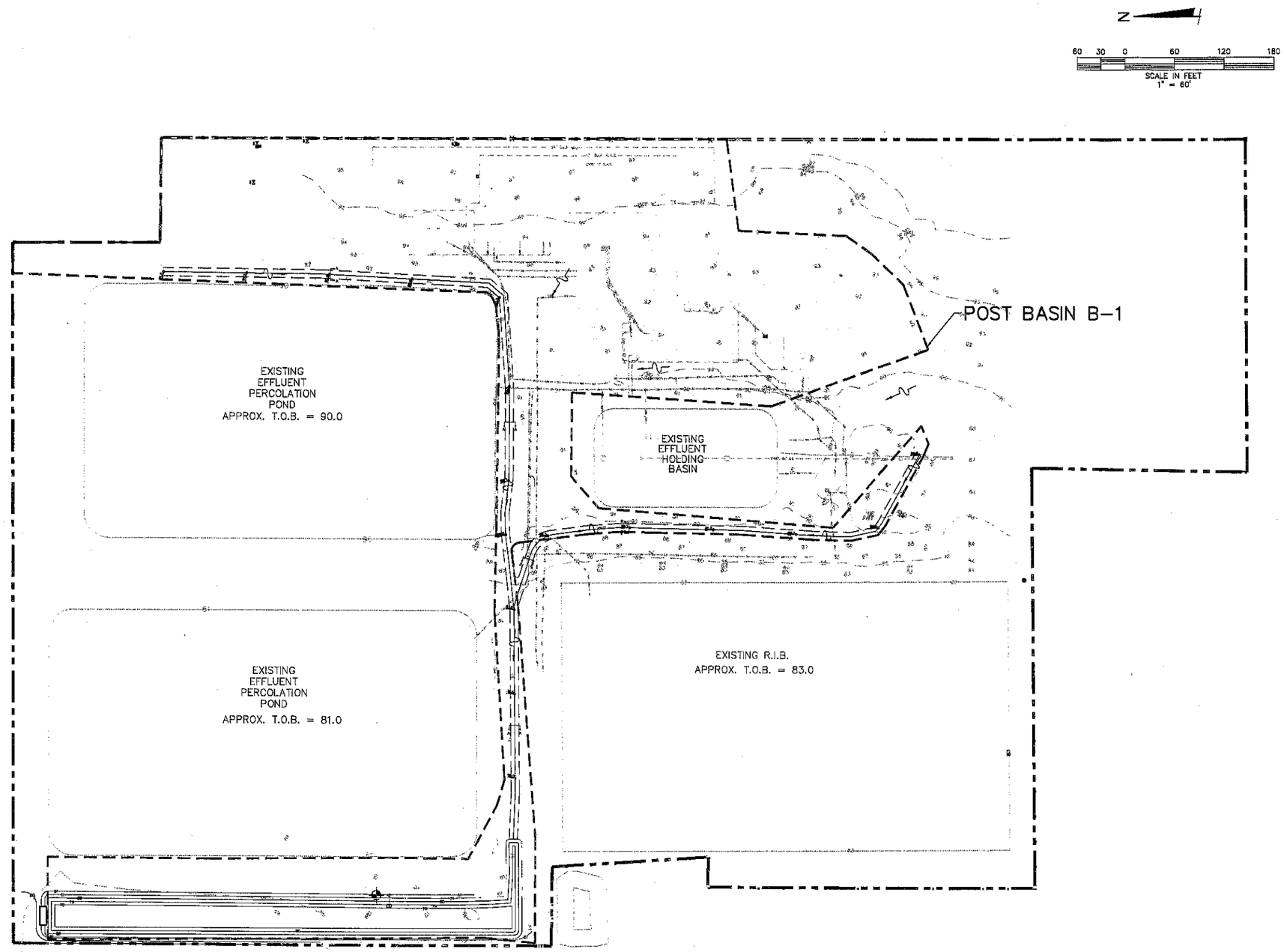
VCSA WWTP PARKING ADDITION

PRE-DEVELOPED BASIN MAP

DATE 1/7/15
DRAWN BY WDB
CHKD BY WDB
FILE NAME [illegible]
JOB NO.

ENGINEER:
DATE:

SHT. 1 OF 1



DATE	REVISIONS	BY

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

VCSA WWTP PARKING ADDITION

POST-DEVELOPED BASIN MAP

DATE 6/4/15
DRAWN BY WDB
CHKD BY WDB
FILE NAME twaipe
JOB NO.

ENGINEER:
DATE:

SHT. 1 OF 1

I-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: **Green Key Subdivision – Preliminary Plat Phase II, a partial replat of Green Key Village Subdivision and Chetwynd Land Company, to provide a Subdivision Recreation Center for the Green Key Village Single Family Residential Subdivision proposing a 1,800 square-foot Pickle Ball Court, a 7,200 square-foot Tennis Court, a 2,350 square-foot Half Basketball Court, an 8,906 square-foot area for a subdivision community pool with concrete deck and two (2) pavilions consisting on 480 Sq. Ft. each addressed as 1257 Fiesta Key Circle (Alternate Key 1771463).**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTION:

Staff recommends approval of the Preliminary Plat of Green Key Subdivision – Phase II, a partial replat of Green Key Village Subdivision and Chetwynd Land Company, to provide a Subdivision Recreation.

SUMMARY:

Applicant and owner, Greg Thomas of Mainsail Solutions, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes a Recreation Center for the Green Key Village Single Family Residence Subdivision proposing a 1,800 square-foot Pickle Ball Court, a 7,200 square-foot Tennis Court, a 2,350 square-foot Half Basketball Court, an 8,906 square-foot area for a subdivision community pool with concrete deck and two (2) pavilions consisting on 480 Sq. Ft. each.

The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated May 27, 2015.
2. Fire Review No. 2 for the Preliminary Plat completed by Kerry Barnett dated May 14, 2015 (Satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated June 2, 2015.

4. Lady Lake Building Official comments dated June 2, 2015.

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

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of nine (9) sheets, are drawn in 24"x36" pages and have been certified by Charles Cecil Hiott, Professional Engineer with Booth Ern Straughan Hiott, Inc. dated June 2, 2015.

All comments have been satisfied for the Preliminary Plat application.

To be submitted at the Time of Improvement Plans Submittal:

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

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

2) The applicant will be required to submit the Street Lighting Plan for that portion of the recreation center at the time of Improvement Plans submittal.

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

Note:

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

Past Action(s):

The **Technical Review Committee** members individually reviewed the application on Monday, June 1, 2015, and provided comments regarding the Preliminary Plat Plan application, those comments have been satisfied.

The **Planning and Zoning Board** heard the application for the Green Key Subdivision Phase II Replat Preliminary Plat at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Preliminary Plat

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

---

6-29-15 **DEPARTMENT HEAD** **Submitted** 6/29/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 7/6/15 **Date**

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

RECEIVED
APR 14 2015
GROWTH MANAGEMENT DEPT.
TOWN OF LADY LAKE

TOWN OF LADY LAKE
PRELIMINARY PLAT APPLICATION

Alternate Key Number 1771463

1. Owner's Name: Gregory O. Thomas

   Mailing Address: P. O. Box 939, Fruitland Park, FL 34731

   Telephone #: 352-314-0059

   Email Address: greg@mainsailsolutions.com

2. Applicant's Name: same as Owner

   Mailing Address: _____

   Telephone #: _____

   Email Address: _____

3. Applicant is: Owner_X_Agent___ Purchaser___ Lessee ___Optionee ___

4. Property Address/Location: none 1257 Fiesta Key Circle

5. Name of Subdivision for Preliminary Platting Green Key Village Recreation Center

6. Area of Property: 66,932 Square feet 1.54 Acres

7. Utilities: Central Water_X_ Central Sewer_X__ Well____ Septic Tank___

8. Zoning of property: PUD

9. Proposed number of lots/parcels: _1

10. Proposed use of the property: recreation area with pool, tennis courts, pickleball Court, basketball court

11. Have any land use applications been filed within the last year in connection with this property? ___Yes _X_No. If yes, briefly describe the nature of the request and date when this was done:

_____

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Gregory O. Thomas, who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for:
Green Key Village Recreation Center

(3) That he has appointed Charles C. Hiott to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 13 day of April, 2015, by Greg Thomas, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Christie Louise Gosnelgh
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF146804
Expires 8/9/2018

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.

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

Application fee for Preliminary Plat $1,900.00

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

Signature of Applicant
(Gregory O. Thomas)

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

Office Use:

Date Application Received: 04-14-2015 Received By: W Thom

Fees Paid: $1900.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Charles C. Hiott, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:
Green Key Village Recreation Center

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

CCH

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13 day of April, 2015, by Charles C. Hiott, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Amy S. Malone

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
AMY S. MALONE
MY COMMISSION # FF7711
EXPIRES: June 25, 2017

PRELIMINARY PLAT REQUIREMENTS
Growth Management Department

A subdivision plan shall receive its first official consideration as a "preliminary plat/plan." No plat of any subdivision shall have any validity until it has been approved in the manner prescribed by the Town of Lady Lake Land Development Regulations, Chapter 8. To cover the direct administrative costs of reviewing the plan, the developer shall pay an application fee at the time of submittal. All plans for new subdivisions and road rights-of-way must be submitted and processed through the following general procedures:

1) It is recommended that a pre-application conference be held with Town Staff by the developer or the developer's representatives, in order to verity the steps necessary for application and review and discuss potential issues regarding the proposed subdivision.
2) Submission and approval of preliminary plat/plan.
3) Concurrency Management.
4) Submission and approval of Improvement Plans and issuance of a development order.
5) Submission, approval and recording of final plat.
6) Issuance of certificate of completion.

The following information is required with the preliminary plat application submittal:

1) Ten (10) copies of the preliminary plat/plan and any required supplemental material and one (1) 11" x 17" copy of the plan shall be submitted to the Town at least thirty (30) days prior to the TRC meeting.

2) The preliminary plat/plan shall be at a minimum scale of one hundred (100) feet to the inch.

3) Proposed subdivision name or identifying title preceded by the words "Preliminary Plat/Plan of _____."

4) The section, township and range in which the property is located and legal description of the boundary survey.

5) The complete name and mailing address of the property owner, developer, engineer and other persons directly involved in the proposed subdivision.

6) Tract boundaries, with dimensions.

7) North arrow (with north being at the top of the map, when practical), date of preparation and any other pertinent legend data.

8) A sketch of "key map" at scale of not larger than twelve hundred (1200) feet to the inch showing the position of the subdivision with relation to surrounding streets and properties; also showing other important features such as zoning, railroads and corporate limits, etc.

9) Zoning, plat book and page number, typical lot size, streets and easements of adjacent land and subdivisions.

10) Topographic mapping of the tract based on NGVD elevations, in not less than one (1) foot intervals.

11) Conditions on tract, including all existing watercourses, drainage ditches, bodies of water, marshes, flood prone elevations and area, surrounding physical features affecting the site, isolated preservable trees and other significant features.

12) Existing property lines, buildings, transmission lines, sewers, bridges, culverts and drain pipes, water mains, town limit lines and utility easements on or adjacent to the tract.

13) Location, name and width of all proposed streets, alleys, rights-of-way, easements, lot lines with dimensions, lot numbers and block designations.

14) Typical section showing street type and width, storm drainage and designs of any proposed fences and entrance structures.

15) Statements concerning stormwater disposition and method of water supply and waste disposal, all conforming to town specifications.

16) Proposed public improvements, such as highways or other major improvements planned by public authorities for future construction on or near the tract to eliminate gridlock.

17) If the proposed subdivision is to be constructed in phases, the nature and extent of such phases shall be clearly delineated and shall meet the criteria specified below in a later section.

18) Sites and/or improvements to be dedicated or deeded for public use.

19) A delineation of the soils existing on the site to be developed.

20) A geological reference point on all plans.

21) A summary list containing the total acres, number of lots, minimum lot area, lineal feet in streets, zoning and a list of street names.

22) Drafts of protective covenants whereby the developer proposes to regulate land use in the subdivision and otherwise protect the proposed development.

23) Requirements of the following sections shall be adequately addressed and satisfied. The Technical Review Committee (TRC) may require information deemed necessary to demonstrate compliance with the regulations concerning:

a) Zoning
b) Buffering
c) Environmentally Sensitive Areas
d) Upland Habitat
e) Floodplain/Stormwater Management
f) Wellfield/Aquifer Protection
g) Historic and Archeological Preservation
h) Traffic
i) Concurrency Management

The preliminary plat/plan shall be reviewed initially by the TRC. Reasonable notice of that meeting shall be given to the applicant and his agent or any other interested person shall be entitled to attend the meeting. The TRC shall review the preliminary plat/plan for technical compliance with Chapter 8 of the Town's Land Development Regulations and with all other Town ordinances, zoning regulations and for compliance with the land use element of the Town's Comprehensive Plan. The TRC shall recommend in writing preliminary approval, conditional approval, postponement or disapproval. The Town Clerk shall furnish copies of its recommendations to the Commission, the applicant and the Planning and Zoning Board.

The Planning and Zoning Board shall review the preliminary plat/plan and the recommendations of the TRC at its next regular meeting. The owner or owner's agent shall be present at every public hearing. The Planning and Zoning Board shall recommend to the Commission preliminary approval, conditional approval, postponement or disapproval.

Final review of the preliminary plat/plan shall be made by the Town Commission at its next regular meeting. The owner or owner's agent shall be present at every public hearing. At that meeting the Commission shall consider the recommendations of the TRC and the Planning and Zoning Board. The Commission shall act on the plan for approval, conditional approval, postponement or disapproval.

The above requirements are intended to provide only a general overview of the preliminary plat/plan process. Preliminary Plat requirements are specified in

Lady Lake Ordinance 94-08 Land Development Regulations, adopted August 15, 1994, and are available at Town Hall.

For further information and assistance, contact the Growth Management Department at 751-1582.

PROPERTY RECORD CARD

General Information

Owner Name:	GREEN KEY VILLAGE LLC	**Alternate Key:**	1771463
Mailing Address:	4207 BAIR AVE FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	29-18-24-000400002700
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1635 LAKE ELLA RD FRUITLAND PARK FL 34731 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	NW 1/4 OF SE 1/4--LESS N 700 FT OF E 640 FT--SW 1/4 OF SE | 1/4--LESS BEG SE COR OF SW 1/4 OF SE 1/4 RUN W 240 FT, N 402| FT, E 155 FT, N 0-18-20 W 128 FT, N 89-53-58 E 85.51 FT TO E| LINE OF SW 1/4 OF SE 1/4, S 0-23-11 E 530.01 FT TO POB & | LESS BEG AT S 1/4 COR OF SEC, RUN N 0-14-41 E 40 FT, S | 89-38-58 E 207.59 FT, N 0-21-02 E 2.25 FT, S 89-38-58 E | 188.46 FT, N 0-21-02 E 11 FT, S 89-38-58 E 369.03 FT, S | 0-21-02 E 13.25 FT, S 89-38-58 E 387.02 FT, S 0-05-24 W 40 | FT TO S LINE OF SEC, N 89-38-58 W 1152.20 FT FOR RD R/W-- | ORB 4211 PG 906 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		41.99	AC	$0.00	$419,900.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
847 / 1125	6/1/1985	QC	U	I	$1.00
861 / 359	12/1/1985	QC	U	I	$1.00
864 / 2	11/1/1985	QC	U	I	$1.00
893 / 15	10/1/1986	WD	Q	I	$136,000.00
1399 / 934	10/1/1995	WD	Q	V	$221,000.00
2824 / 818	4/27/2005	WD	Q	V	$1,700,000.00
3008 / 1889	11/9/2005	WD	M	V	$5,100,000.00
3008 / 1893	11/9/2005	QC	M	V	$1.00
4141 / 1475	2/17/2012	WD	M	V	$540,000.00
4211 / 906	9/6/2012	WD	M	V	$750,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

LAKE COUNTY BCC GENERAL FUND	$419,900	$419,900	$419,900	5.38560	$2,261.41
LAKE COUNTY MSTU AMBULANCE	$419,900	$419,900	$419,900	0.46290	$194.37
LAKE COUNTY MSTU FIRE	$419,900	$419,900	$419,900	0.47040	$197.52
SCHOOL BOARD STATE	$419,900	$419,900	$419,900	5.74600	$2,412.75
SCHOOL BOARD LOCAL	$419,900	$419,900	$419,900	1.50000	$629.85
TOWN OF LADY LAKE	$419,900	$419,900	$419,900	3.75000	$1,574.63
ST JOHNS RIVER FL WATER MGMT DIST	$419,900	$419,900	$419,900	0.31640	$132.86
LAKE COUNTY VOTED DEBT SERVICE	$419,900	$419,900	$419,900	0.16000	$67.18
LAKE COUNTY WATER AUTHORITY	$419,900	$419,900	$419,900	0.25540	$107.24
NORTH LAKE HOSPITAL DIST	$419,900	$419,900	$419,900	1.00000	$419.90
				Total: 19.0467	**Total:** $7,997.71

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of:

$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $0.00

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

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

Plan Review #: 15-035A
Project: Site Plan (Green Key Village Rec Ctr)
Location: Lady Lake
Address of Job: Fiesta Key Circle & Bahia Honda Key Dr
Pages: 9

Review For: BESH
Email: chiott@besandh.com
Telephone: 352-343-8481
Contact: Charles Hiott

May 14, 2015

I have received and reviewed the plans (Preliminary Plat) for the recreational center (Green Key Village) site within a residential area. The plans were reviewed for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. At this time, plans are approved for the Preliminary Plat, however comments below shall be addressed at time site construction plans are submitted. Should anyone feel comments are not enforceable, he or she shall contact this authority to resolve.

1. Based on Chapter 18 of the Florida Fire Prevention Code, the minimum fire flow for this project shall be 1000 gpm's at 20 psi for 1 hour, providing homes in this area are under 5000 sq ft. A flow test shall be conducted at a hydrant closest to this area and provided to this authority. **This was acknowledged. This shall be provided at time site construction plans are submitted.**
2. No other hydrants were noted on the plans other than the proposed hydrant to be installed. Hydrants shall be installed every 800 feet (as a vehicle would drive) in residential areas. Additional hydrants may be required to meet the required distance. Show all existing hydrants in this area or install if it is determined no additional hydrants needed. Lady Lake LDC: Chapter 14.9 – 2 (B) **Advised by engineer no other hydrants will be needed. Comment satisfied at this time.**
3. Hydrant that is being installed on 6' main is assumed correct, providing this subdivision is low density. Verification needed. **Engineer advised that it would be verified with construction plans. In checking with the Town, this is a medium density subdivision, therefore water main with new hydrant shall be on n 8" main. The last 20' may be 6" as allowed by LDC. Chapter 14.9 – 2 (B)**
4. Asphalt shall be striped, and signage shall be in place indicating "NO PARKING – FIRE LANE" for designated fire lane locations and hydrant location(s). Provide details on plans. See Chapter 18 of NFPA 1 Handbook for examples. **This was acknowledged by engineer and will be noted on site construction plans when submitted. Comment satisfied at this time.**
5. Fire hydrants shall be color coded based on the flow tests obtained. Blue roadway reflectors shall also be installed indicating hydrant location. **Acknowledged by engineer. Show on site construction plans when submitted. Comment satisfied.**

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

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

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Property data last updated on 25 May 2015.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

June 2, 2015

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

REFERENCE: GREEN KEY VILLAGE PHASE II PARTIAL RE-PLAT – RECREATION CENTER PRELIMINARY PLAT REVIEW NO. 3

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised development plans submitted by BESH, Inc received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on General plan details, Buildings & Structures, Environmental Protection and Drainage and Stormwater based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Marcela Longshore signing for Steven R. Cockerham, P.E.
Senior Project Manager

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

Wendy Then

From: Butch Goodman <bgoodman@LadyLakePW.org>
Sent: Wednesday, May 27, 2015 4:59 PM
To: Wendy Then
Cc: Robert Barnes
Subject: Revised comments 5/27/15 Green Key Village Recreation Center

Do they need D.E.P to construct permits for the New Utility Lines that will be installed and serve this project?
See below: Comments 5/04/15

Thank you

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

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

Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Butch Goodman
Sent: Monday, May 04, 2015 5:06 PM
To: 'Wendy Then'
Cc: C.T. Eagle; Robert Barnes
Subject: Green Key Village Recreation Center

Utility Dept Comments

We will need to Verify the Water, Sewer and Reuse Projected Usage in Gallon Per Day with the Engineers? This will allow for the correct E.R.U allocation per the L.D.Rs for the project?
Note all Water Sewer and Reuse Lines and Valves as well as Meters, Meter boxes ,Lockable curb stops and Backflows to be installed by the Contractor/Developer.

R.P.Z Backflows and Neptune Radio Read R900I meters.

Note the Reuse meter needs to have a purple head and reuse does not require a Backflow device.

Thank you

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

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Thad Carroll

From: Dallas Foss <dfoss@usanova.com>
Sent: Tuesday, June 02, 2015 2:35 PM
To: Wendy Then; Thad Carroll
Subject: Green Key Subdivision

I have reviewed the changes to the plan and have no comments at this time.

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

Sent from my Verizon Wireless 4G LTE smartphone

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 8, 2015

SUBJECT: **Green Key Subdivision – Phase II Replat Preliminary Plat Subdivision Recreation Center for the Green Key Village Single Family Residence Subdivision proposing a 1,800 square-foot Pickle Ball Court, a 7,200 square-foot Tennis Court, a 2,350 square-foot Half Basketball Court, an 8,906 square-foot area for a subdivision community pool with concrete deck and two (2) pavilions consisting on 480 Sq. Ft. each addressed as 1257 Fiesta Key Circle (Alternate Key 1771463).**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTION:

1. **Motion to forward the Preliminary Plat of Green Key Subdivision – Phase II Replat to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward the Preliminary Plat of Green Key Subdivision – Phase II Replat to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion # 1.

SUMMARY:

Applicant and owner, Greg Thomas of Mainsail Solutions, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes a Recreation Center for the Green Key Village Single Family Residence Subdivision proposing a 1,800 square-foot Pickle Ball Court, a 7,200 square-foot Tennis Court, a 2,350 square-foot Half Basketball Court, an 8,906 square-foot area for a subdivision community pool with concrete deck and two (2) pavilions consisting on 480 Sq. Ft. each.

The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated May 27, 2015.

2. Fire Review No. 2 for the Preliminary Plat completed by Kerry Barnett dated May 14, 2015 (Satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated June 2, 2015.
4. Lady Lake Building Official comments dated June 2, 2015.

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

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of nine (9) sheets, are drawn in 24"x36" pages and have been certified by Charles Cecil Hiott, Professional Engineer with Booth Ern Straughan Hiott, Inc. dated June 2, 2015.

All comments have been satisfied for the Preliminary Plat application.

To be submitted at the Time of Improvement Plans Submittal:

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

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

2) The applicant will be required to submit the Street Lighting Plan for that portion of the recreation center at the time of Improvement Plans submittal.

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

Note:

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

Past Action(s):

The **Technical Review Committee** members individually reviewed the application on Monday, June 1, 2015, and provided comments regarding the Preliminary Plat Plan application, those comments have been satisfied.

The **Town Commission** is scheduled to consider the Preliminary Plat for final consideration at their regular Meeting on Monday, July 6, 2015.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Preliminary Plat

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

---

6-2-15	DEPARTMENT HEAD	Submitted 6/2/15	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 6/8/15	Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

PRELIMINARY PLAT
FOR
GREEN KEY VILLAGE PHASE II PARTIAL RE PLAT OF GREEN KEY VILLAGE AND CHETWYND LAND CO.

SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST
TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

OWNER/DEVELOPER:
GREEN KEY VILLAGE, LLC
4207 BAIR AVENUE
FRUITLAND PARK, FLORIDA 34731
PHONE: (352) 267-4603
CONTACT: GREG THOMAS

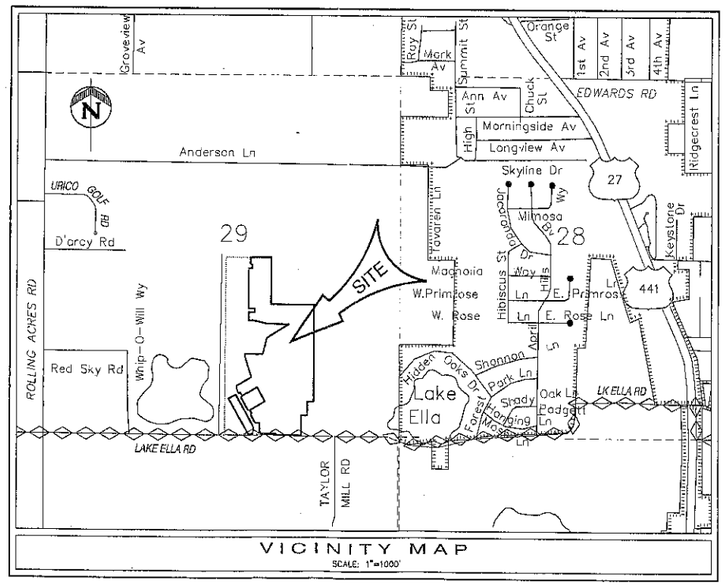
ENGINEER:
BOOTH, ERN, STRAUGHAN & HIOTT, INC.
902 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE (352) 343-8481
CONTACT: CHARLES C. HIOTT, P.E.

SURVEYOR:
BOOTH, ERN, STRAUGHAN & HIOTT, INC.
902 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE (352) 343-8481
CONTACT: JAMES M. STRAUGHAN, P.S.M.

UTILITY COMPANIES

ELECTRIC: DUKE ENERGY 401 CITRUS TOWER BLVD CLERMONT, FL 34711 (407) 646-8364 CONTACT: SUE FREYSER	CABLE: BRIGHT HOUSE NETWORKS 802 E. HIGHWAY 50, SUITE A CLERMONT, FL 34711 (352) 330-2906 CONTACT: AL STALEY
TELEPHONE: CENTURYLINK 33 N. MAIN ST. WINTER GARDEN, FL 34787 (407) 814-5379 CONTACT: GARY MAU	WATER / WASTEWATER: CITY OF CLERMONT 686 W. MONTROSE STREET CLERMONT, FL 34711 (352) 241-7320 CONTACT: BRUCE PHILLIPS, PE (UTILITY DIRECTOR)

CONTRACTOR TO PROVIDE FORTY-EIGHT (48) HOUR ADVANCE NOTIFICATION TO THE UTILITY COMPANY AND THE ENGINEER OF RECORD PRIOR TO ANY REQUIRED TEST OF THE UTILITIES, WATER SYSTEM, ETC.



INDEX OF SHEETS

1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	EROSION CONTROL & DEMOLITION PLAN
5	SITE PLAN
6	GRADING & DRAINAGE PLAN
7	UTILITY PLAN
8	PAVING & DRAINAGE DETAILS
9	WATER & SEWER DETAILS

BOOTH ERN STRAUGHAN HIOTT, INC
ENGINEERS • SURVEYORS • LAND PLANNERS
902 North Sinclair Ave.
Tavares, Florida 32778
www.besandh.com
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 27029

JUN 02 2015

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	225.00'	24°08'15"	94.79'	48.11'	94.09'	N16°40'29"W
C12	225.00'	0°32'57"	2.16'	1.08'	2.16'	N29°01'04"W

EASEMENTS ACROSS LOTS, WHERE NECESSARY ARE CENTERED ON REAR LOT LINES SHALL BE PROVIDED FOR DRAINAGE AND UTILITIES AND SHALL BE AT LEAST 10' IN WIDTH OR A COMBINATION THEREOF ON TWO LOTS WHICHEVER IS NECESSARY.

TYPICAL LOT & CORNER LOT LEY LEGEND

NOT TO SCALE

Scale: 1" = 80'

SCALE IN FEET

LEGAL DESCRIPTION

PARCEL 1

LOTS 1 THROUGH 6 AS SHOWN ON THE PLAT OF "GREEN KEY VILLAGE" AS RECORDED IN PLAT BOOK 65, PAGES 19 AND 20, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, RUN N 00°14'41"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF "GREEN KEY VILLAGE" AS RECORDED IN PLAT BOOK 65, PAGES 19 AND 20, SAID POINT ALSO BEING SITUATED ON THE NORTH RIGHT OF WAY LINE OF "LAKE ELLA ROAD" PER OFFICIAL RECORDS BOOK 3702, PAGES 2131 THROUGH 2133, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID PLAT OF "GREEN KEY VILLAGE" AND NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES, S 89°38'58"E A DISTANCE OF 207.59 FEET; THENCE RUN N 00°21'02"E A DISTANCE OF 2.25 FEET; THENCE RUN S 89°38'58"E A DISTANCE OF 144.46 FEET TO THE SOUTHWEST CORNER OF TRACT "E" OF SAID PLAT OF "GREEN KEY VILLAGE", THENCE DEPARTING SAID SOUTH LINE OF THE PLAT OF "GREEN KEY VILLAGE" AND NORTH RIGHT OF WAY LINE, RUN N 29°17'33"W ALONG THE WESTERLY LINE OF SAID TRACT "E" A DISTANCE OF 5.75 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT ONE (1), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 29°17'33"W ALONG THE WESTERLY LINE OF AFORESAID LOTS 1 THROUGH 6, A DISTANCE OF 596.72 FEET TO THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE RUN N 60°42'27"E ALONG THE NORTHERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT SIX (6), SAID POINT ALSO BEING SITUATED ON THE WESTERLY BOUNDARY LINE OF TRACT "G" (FIESTA KEY CIRCLE) AS SHOWN ON SAID PLAT OF "GREEN KEY VILLAGE"; THENCE RUN S 29°17'33"E ALONG SAID WESTERLY BOUNDARY LINE AND THE EASTERLY LINE OF SAID LOTS 2 THROUGH 6 A DISTANCE OF 491.84 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°41'12" AN ARC DISTANCE OF 96.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1). THENCE RUN S 51°11'46"W ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1) A DISTANCE OF 92.90 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE N 89°38'58"W A DISTANCE OF 8.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2

THAT PORTION OF LOT 4 OF BLOCK 2, ALL OF BLOCK 3, THAT PORTION OF LOT 1 AND THAT PORTION OF LOTS 3 THROUGH 5 OF BLOCK 4, THAT PORTION OF LOTS 1 THROUGH 5 OF BLOCK 5, LOTS 1 THROUGH 10 AND THAT PORTION OF LOTS 11 AND 12 OF BLOCK 6, THAT PORTION OF LOT 6 OF BLOCK 7, THAT PORTION OF LOTS 2 THROUGH 6 OF BLOCK 11, THAT PORTION OF LOTS 1 THROUGH 3 OF BLOCK 12, THAT PORTION OF LOTS 7 AND 8 ALONG WITH THAT PORTION OF LOTS 10 THROUGH 12 OF BLOCK 21, THAT PORTION OF LOT 1 AND THAT PORTION OF LOTS 3 THROUGH 5 ALONG WITH THAT PORTION OF LOT 12 TOGETHER WITH ALL OF LOT 2 AND ALL OF LOTS 6 THROUGH 11 OF BLOCK 22, THAT PORTION OF BLOCK 25, THAT PORTION OF BLOCK 26, THAT PORTION OF THE HOTEL SITE, AND THAT PORTION OF CHETWYND AVENUE, SMALLWOOD AVENUE AND THE UNNAMED ROADS LYING BETWEEN THE ABOVE SAID BLOCKS, NOW VACATED PER A RESOLUTION AS RECORDED IN OFFICIAL RECORDS BOOK 85, PAGES 493 THROUGH 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LOTS AND BLOCKS, ALONG WITH SAID ROADS BEING SHOWN ON THE PLAT OF "MAP OF THE LAND OF THE CHETWYND LAND CO." AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, RUN N 00°14'41"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF "GREEN KEY VILLAGE" AS RECORDED IN PLAT BOOK 65, PAGES 19 AND 20, SAID POINT ALSO BEING SITUATED ON THE NORTH RIGHT OF WAY LINE OF "LAKE ELLA ROAD" PER OFFICIAL RECORDS BOOK 3702, PAGES 2131 THROUGH 2133, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID PLAT OF "GREEN KEY VILLAGE" AND NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES, S 89°38'58"E A DISTANCE OF 207.59 FEET; THENCE RUN N 00°21'02"E A DISTANCE OF 2.25 FEET; THENCE RUN S 89°38'58"E A DISTANCE OF 188.46 FEET; THENCE RUN N 00°21'02"E A DISTANCE OF 11.00 FEET; THENCE RUN S 89°38'58"E A DISTANCE OF 147.30 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF "GREEN KEY VILLAGE", SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, RUN ALONG THE EAST LINE OF SAID PLAT OF "GREEN KEY VILLAGE" THE FOLLOWING THIRTY ONE (31) COURSES, N 44°59'54"W A DISTANCE OF 35.52 FEET; THENCE RUN N 00°21'02"E A DISTANCE OF 131.79 FEET; THENCE RUN N 89°38'58"W A DISTANCE OF 51.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°21'25" AN ARC DISTANCE OF 26.34 FEET TO THE POINT OF TANGENCY; THENCE RUN N 29°17'33"W A DISTANCE OF 114.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE RUN N 29°17'33"W A DISTANCE OF 50.00 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S 29°17'33"E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N 29°17'33"W A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE RUN N 29°17'33"W A DISTANCE OF 50.00 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S 29°17'33"E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°41'34" AN ARC DISTANCE OF 40.01 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 175.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°56'18" AN ARC DISTANCE OF 100.60 FEET; THENCE RUN N 60°42'27"E A DISTANCE OF 246.29 FEET; THENCE RUN N 18°02'53"W A DISTANCE OF 322.28 FEET; THENCE RUN N 00°14'41"E A DISTANCE OF 33.16 FEET; THENCE RUN S 89°45'19"E A DISTANCE OF 268.73 FEET; THENCE RUN N 14°35'24"E A DISTANCE OF 240.63 FEET; THENCE RUN N 58°25'35"E A DISTANCE OF 393.07 FEET; THENCE RUN N 89°31'01"W A DISTANCE OF 323.25 FEET; THENCE RUN N 76°26'12"W A DISTANCE OF 226.23 FEET; THENCE RUN N 89°56'08"W A DISTANCE OF 61.67 FEET; THENCE RUN N 00°03'52"E A DISTANCE OF 120.00 FEET; THENCE RUN S 89°56'08"E A DISTANCE OF 92.01 FEET; THENCE RUN N 00°03'52"E A DISTANCE OF 50.00 FEET; THENCE RUN N 89°56'08"W A DISTANCE OF 95.00 FEET; THENCE RUN N 00°03'52"E A DISTANCE OF 596.00 FEET; THENCE RUN S 89°56'08"E A DISTANCE OF 50.00 FEET; THENCE RUN N 00°03'52"E A DISTANCE OF 60.00 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S 00°03'52"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N 00°03'52"E A DISTANCE OF 83.11 FEET TO THE NORTHEAST CORNER OF AFORESAID PLAT OF "GREEN KEY VILLAGE", SAID POINT BE SITUATED ON THE SOUTH RIGHT OF WAY LINE OF ABEBLE ROAD AS SHOWN ON SAID PLAT OF "GREEN KEY VILLAGE" AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF AN UNNAMED ROAD LYING NORTH OF BLOCK 26 AS SHOWN ON THE AFORESAID PLAT OF "MAP OF THE LAND OF THE CHETWYND LAND CO."; THENCE DEPARTING THE EAST LINE OF SAID PLAT OF "GREEN KEY VILLAGE" RUN S 89°31'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 312.50 FEET TO THE WEST LINE OF THE EAST 640.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 29; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S 00°03'52"W ALONG SAID WEST LINE A DISTANCE OF 685.02 FEET TO THE SOUTH LINE OF THE NORTH 700.00 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S 89°31'01"E A DISTANCE OF 640.02 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S 00°03'52"W ALONG SAID EAST LINE A DISTANCE OF 1421.02 FEET TO THE NORTHWEST CORNER OF THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID EAST LINE RUN N 89°38'59"W A DISTANCE OF 85.51 FEET; THENCE RUN S 00°08'43"W A DISTANCE OF 200.00 FEET TO A FOUR (4) INCH OCTAGON SHAPED CONCRETE MONUMENT HAVING NO IDENTIFICATION NUMBER; THENCE RUN N 89°38'59"W A DISTANCE OF 89.07 FEET, THENCE RUN S 00°05'23"W A DISTANCE OF 290.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF "LAKE ELLA ROAD". THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES, N 89°38'58"W A DISTANCE OF 387.02 FEET; THENCE RUN N 00°21'02"E A DISTANCE OF 13.25 FEET; THENCE RUN N 89°38'58"W A DISTANCE OF 221.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1926893.92 SQUARE FEET, OR 44.24 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD.

SITE DATA

SITE AREA = 42.87 AC. (1,867,331 S.F.)
IMPERVIOUS AREA = 0.69 AC. (30,012 S.F.) = 44.84%
PERVIOUS AREA = 42.18 AC. (36,920 S.F.) = 55.16%
PARCEL NUMBER = 29-18-24-000400002700
ALTERNATE KEY NUMBERS = 1771463 & 3838637
EXISTING USE = VACANT
EXISTING ZONING = RS-6 SINGLE-FAMILY MEDIUM DENSITY
PROPOSED ZONING = RS-6 SINGLE-FAMILY MEDIUM DENSITY
FUTURE LAND USE MAP = SF-MD SINGLE-FAMILY MEDIUM DENSITY
PROPOSED USE = RECREATION CENTER / FUTURE DEVELOPMENT
MAXIMUM BUILDING HEIGHT = 35'
RESTROOM BUILDING = 320 S.F.
PAVILIONS = 960 S.F.
FLOOR AREA RATIO = 1,280 S.F./66,932 S.F. = 1.91%
NO WETLANDS ON SITE

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0170E, EFFECTIVE DATE: DECEMBER 18, 2012.

TRACT SUMMARY:

1. TRACT A IS RESERVED FOR LANDSCAPE, DRAINAGE, RECREATION ROADWAY, AND UTILITIES. TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
2. TRACT B IS RESERVED FOR FUTURE LAND DEVELOPMENT AND TO BE OWNED AND MAINTAINED BY DEVELOPER.

SOILS LEGEND

ApD ...... APOPKA SAND, 5 TO 12 PERCENT SLOPES
AtB ...... ASTATULA SAND, DARK SURFACE, 0 TO 5 PERCENT SLOPES
AtD ...... ASTATULA SAND, DARK SURFACE, 5 TO 12 PERCENT SLOPES
LuB ...... LUCY SAND, 0 TO 5 PERCENT SLOPES
PmA ...... PLACID AND MYAKKA SANDS, 0 TO 2 PERCENT SLOPES

DATE	REVISION
06-01-15	1 ADDED ADJACENT ZONING AND SOIL DELINEATIONS

GREEN KEY VILLAGE RECREATION CENTER

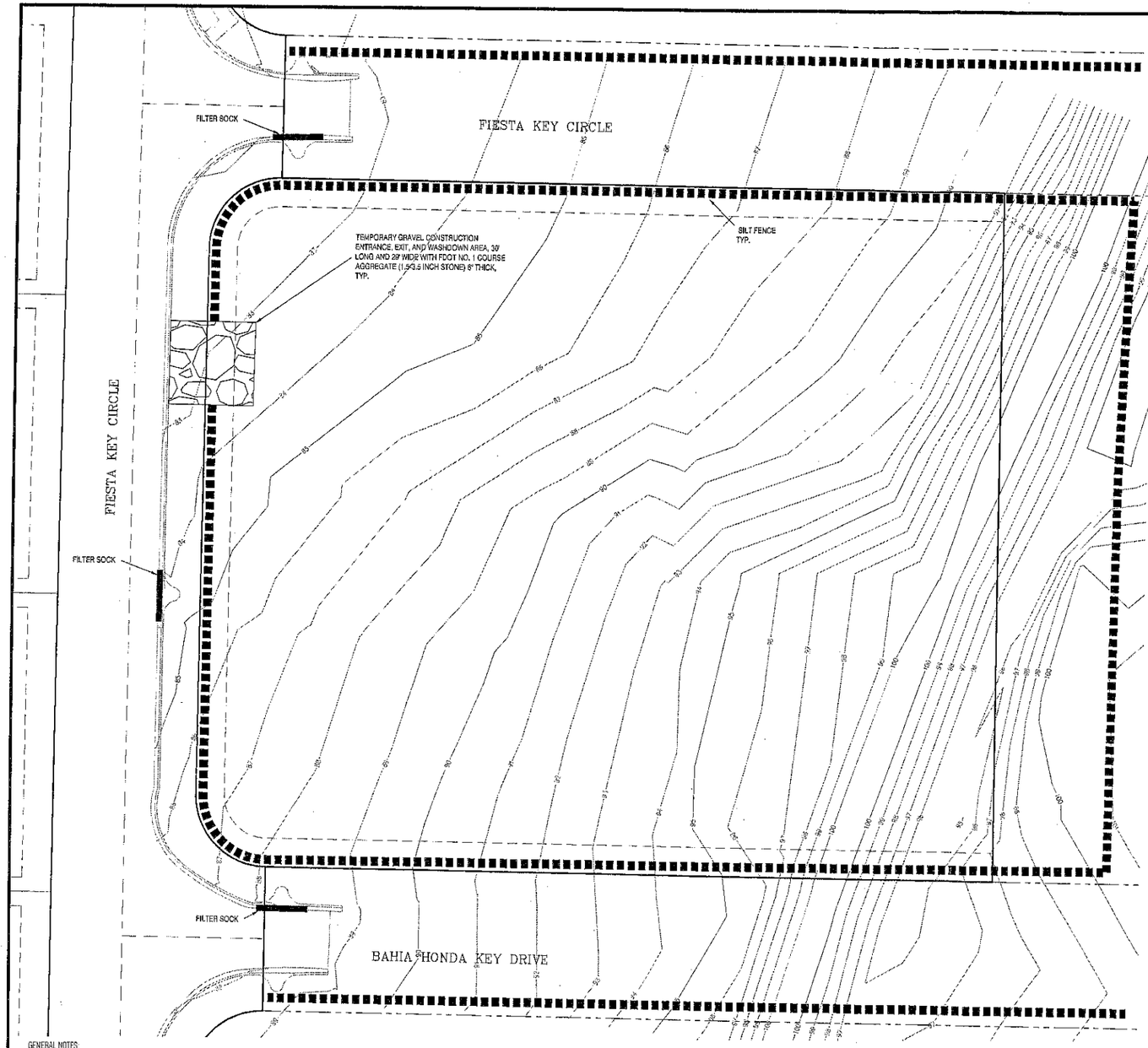
PRELIMINARY PLAT TRACTS "A & B"

BOOTH ERN STRAUGHAN HIOTT, INC
ENGINEERS • SURVEYORS • LAND PLANNERS
902 North Sinclair Ave. Tavares, Florida 32778 www.besandh.com
Office: 352.343.8481 Fax: 352.343.8495
Certificate of Authorization Number: 27029

DATE:	MARCH 2015
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	121043.0006
FILE NAME:	GKV REC CTR

Sheet 2

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54513



LEGEND

SILT FENCE

Scale: 1"= 20'

SCALE IN FEET

EROSION AND SEDIMENT CONTROL NOTES:

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.

EROSION AND SEDIMENT CONTROL

A. EROSION CONTROL DURING CONSTRUCTION.

1. TEMPORARY EROSION CONTROL STRUCTURES SHALL BE UTILIZED DURING CONSTRUCTION AT AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURES MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED 3" SOD OR COMPACTED AS DETERMINED BY THE CONTRACTOR.

2. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICABLE 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 ALONG THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. STORM WATER MANAGEMENT AREAS, STORM SEWER SYSTEM AND CONTROL STRUCTURES SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATE. ALL ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE STORM WATER FACILITIES PRIOR TO FINAL GRADING, STABILIZATION AND GRASSING.

5. EROSION CONTROL STRUCTURES, SUCH AS SILT FENCE AND BERMS, SHALL BE INSTALLED AROUND INLETS AND IN SWALES TO TRAP ERODED MATERIAL. PREVENT SEDIMENTATION IN DOWN STREAM AREAS AND KEEP RUNOFF VELOCITIES LOW.

6. THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF AREA EXPOSED AT ANY ONE TIME AND THE DURATION OF EXPOSURE.

7. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN ANY PORTION OF THE SITE THAT HAS CEASED.

8. THE CONTRACTOR WILL INSTALL A PERMANENT VEGETATIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES DISTURBED BY CONSTRUCTION. THIS PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE EFFECTED LAND SURFACES. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN SIXTY (60) DAYS AFTER PLANTING OR INSTALLATION.

9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT. 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.

10. PLACEMENT OF BARRIERS OR NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

11. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCK PILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATER COURSE BY RUNOFF OR HIGH WATER.

12. ANY ACCUMULATED SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

13. TO PROVIDE DUST CONTROL, A CONTRACTOR SHALL PROVIDE A WATER TRUCK OR IRRIGATION SYSTEM AS NEEDED, TO MAINTAIN SOIL MOISTURE.

14. 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 AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY, IN ACCORDANCE WITH THE SPECIFICATION IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988).

B. PERMANENT STABILIZATION

WHERE CONSTRUCTION IS COMPLETE, PERMANENT VEGETATION SHALL BE INSTALLED AS SPECIFIED ON THE CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATION DOCUMENTS. PERMANENT VEGETATION WILL INCLUDE SOD OR SEED AND MULCH.

STORMWATER MANAGEMENT SYSTEM

THE STORMWATER RETENTION PONDS SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE DRAINAGE AREA SERVED BY THIS FACILITY. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE RETENTION POND PRIOR TO FINAL GRADING, STABILIZING AND GRASSING.

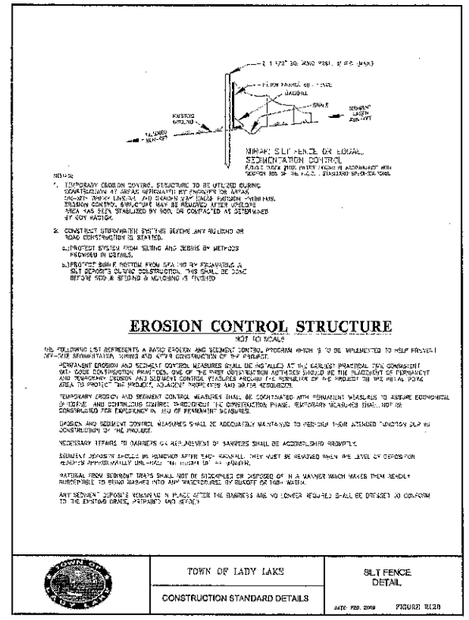
OTHER CONTROLS

A. OFFSITE VEHICLE TRACKING

PAVED STREETS ADJACENT TO THE CONSTRUCTION SITE ENTRANCE WILL BE SWEPT AS NEEDED TO PREVENT EXCESS MUD, DIRT OR ROCK FROM LEAVING THE CONSTRUCTION SITE. ALL DUMP TRUCKS HAULING MATERIAL TO AND FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP. TEMPORARY STABILIZED OR ROCK CONSTRUCTION ENTRANCE MAY BE REQUIRE TO REMOVE EXCESS DIRT AND MUD FROM TIRES BEFORE CONSTRUCTION VEHICLES ENTER ADJACENT PAVED STREETS.

TIMING OF SEDIMENT AND EROSION CONTROL MEASURES

A SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. A RETENTION POND AND STORM WATER CONVEYANCE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS AREA. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14-DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN ANY AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WITHIN ANY CATCH BASIN, STORM PIPES, OR RETENTION PONDS WILL BE REMOVED.



GENERAL NOTES:

1. CONTRACTOR TO DESILT ALL PIPES PRIOR TO COMPLETION OF CONSTRUCTION OF PROJECT.
2. SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY, ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.
3. THE CONTRACTOR SHALL APPLY WITH AND OBTAIN NPDES PERMIT FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP).
4. ALL STORMWATER INLETS TO HAVE EROSION CONTROL MEASURES APPLIED UPON THE COMPLETION OF THEIR INSTALLATION. THIS EROSION CONTROL MEASURE CAN BE A "SOCK" WITH ROCK BAGS THAT WILL NOT ALLOW FOR SEDIMENTS TO ENTER INTO THE INLETS AND ULTIMATELY ENTER INTO THE DRA. OTHER METHODS OF PROTECTION CAN BE OBTAINED FROM FDOT STANDARD INDEX 102. HOWEVER PLEASE NOTE THE USE OF HAY/STRAW BALES IS NOT PERMITTED, A SYNTHETIC BALE MAY BE USED INSTEAD.
5. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
6. ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH FDOT INDEX 102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
7. TEMPORARY CONSTRUCTION ENTRANCE AREA SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. THE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE TO THE SPECIFIED DIMENSIONS.
8. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES ONTO ROADWAYS MUST BE REMOVED IMMEDIATELY. LOOK FOR SIGNS OF TRUCKS TRAILERED EQUIPMENT "CUTTING CORNERS" WHERE THE GRAVEL MEETS THE ROADWAY. SWEEP THE PAVED ROAD DAILY FOR SEDIMENTS.
9. CONSTRUCTION SITE OPERATORS MUST CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
10. CONTRACTOR SHALL PROVIDE NPDES PERMIT.

TOWN OF LADY LAKE	CONSTRUCTION STANDARD DETAILS	SILT FENCE DETAIL DATE: FEB. 2009 FIGURE: 5120

REVISION	
1	
2	
3	
4	
5	
6	
7	
8	

GREEN KEY VILLAGE RECREATION CENTER

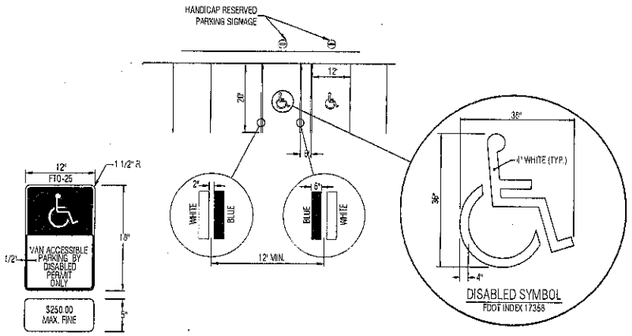
EROSION CONTROL & DEMOLITION PLAN

SOUTHERN STRAUGHAN HIOTT, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
902 North Sinclair Ave.
Tavares, Florida 32778
Wwww.SouthernStraughan.com
Office: 352-343-8481
Fax: 352-343-8495
Certificate of Authorization Number: 27029

DATE:	MARCH 2015
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	121043.0006
FILE NAME:	GKV REC CTR

Sheet 4

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 64815



HANDICAP SIGN SPEC.

NOTES:
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD LATEST EDITION.

2. TOP PORTION OF SIGN SHALL HAVE RELECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.

3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.

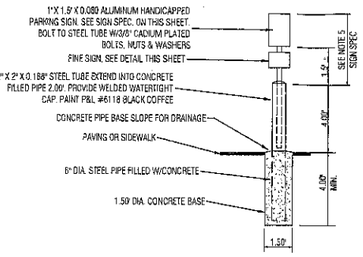
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.

5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL OF UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

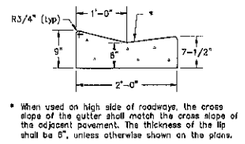
NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY." OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

2. FDOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

HANDICAP PARKING STRIPING
FOR SINGLE SPACES
N.T.S.

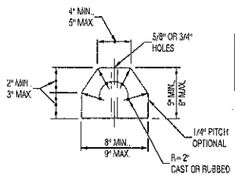


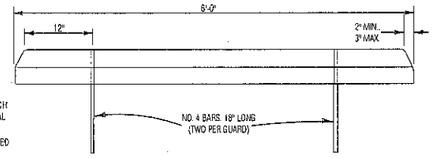
HANDICAP PARKING SIGN
N.T.S.



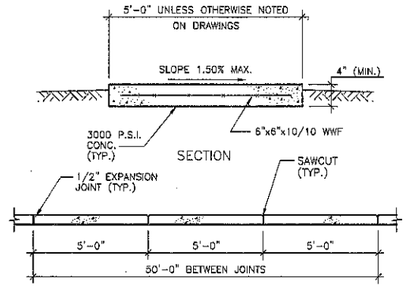
* When used on high side of roadway, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on the plans.

MIAMI CURB DETAIL
NOT TO SCALE



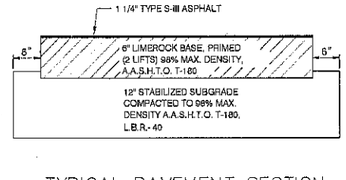


CONCRETE WHEEL STOP
N.T.S.



PROFILE

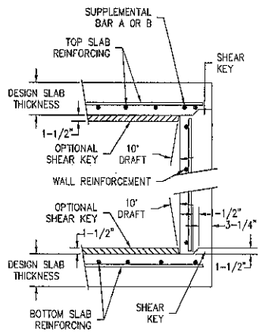
CONCRETE WALKWAY DETAIL
NOT TO SCALE



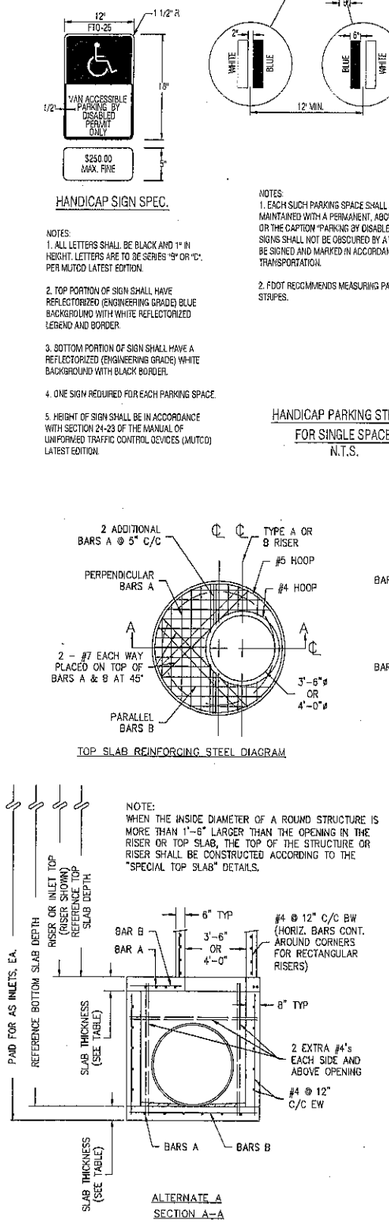
TYPICAL PAVEMENT SECTION
NOT TO SCALE

TOP SLAB REINFORCING STEEL DIAGRAM

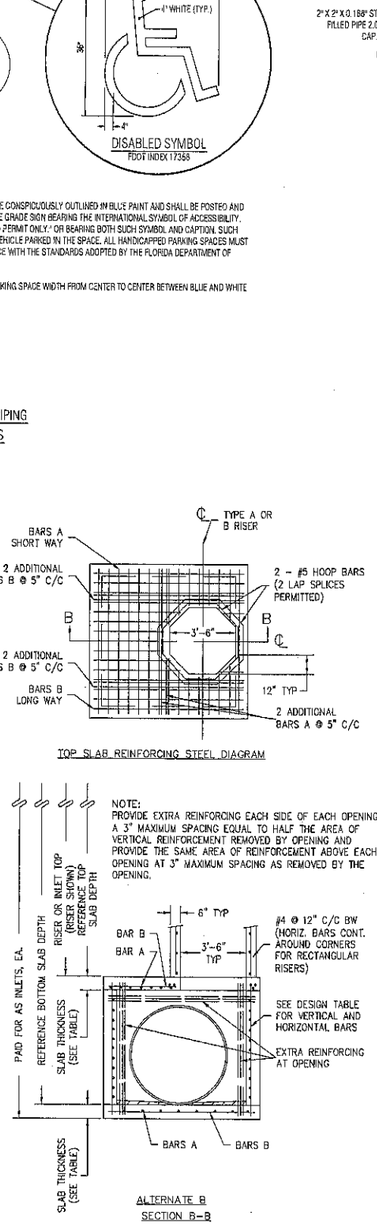
TOP SLAB REINFORCING STEEL DIAGRAM



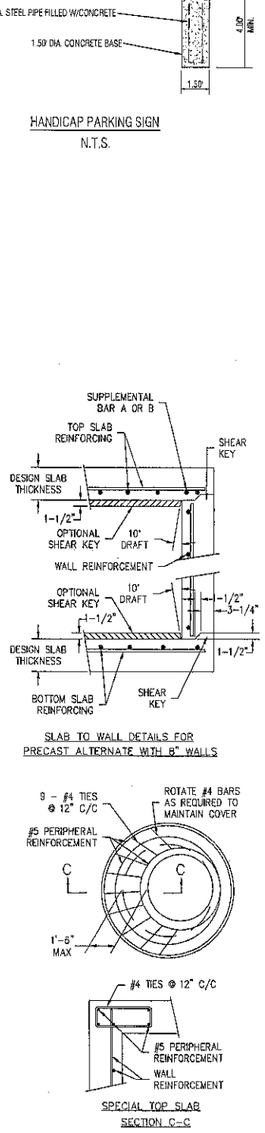
SLAB TO WALL DETAILS FOR
PRECAST ALTERNATE WITH 8" WALLS



ALTERNATE A
SECTION A-A



ALTERNATE B
SECTION B-B



SPECIAL TOP SLAB
SECTION C-C

1. SLAB REINFORCEMENT IS APPROPRIATE FOR TOP, INTERMEDIATE, AND BOTTOM SLABS.

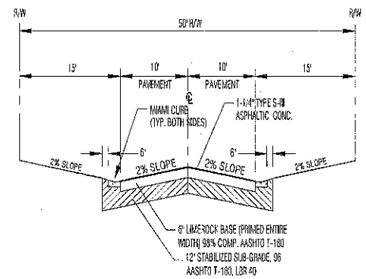
2. WALL DEPTH IS MEASURED TO THE TOP OF THE BOTTOM SLAB FOR BOXES AND TO THE TOP OF THE INTERMEDIATE SLAB FOR RISERS.

3. WALL HEIGHT IS THE DISTANCE BETWEEN THE TOP OF THE LOWER SLAB TO BOTTOM OF UPPER SLAB.

4. SLAB AND WALL REINFORCEMENT SHALL BE AS SHOWN IN FLORIDA D.O.T. INDEX No. 200.

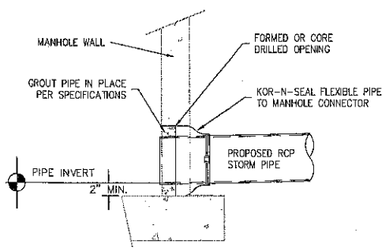
5. FOR SUPPLEMENTAL DETAILS REFER TO FLORIDA D.O.T. INDEX No. 201.

STRUCTURE BOTTOMS TYPE J and P

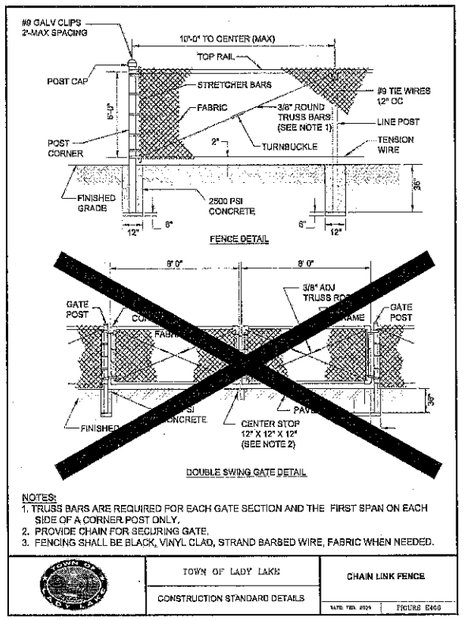


50' RIGHT-OF-WAY
TYPICAL STREET SECTION

(20 M.P.H. DESIGN SPEED)
OWNED AND MAINTAINED BY TOWN OF LADY LAKE
NOT TO SCALE



PIPE CONNECTION TO EXISTING
PRECAST STORM MANHOLE



DOUBLE SWING GATE DETAIL

NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.
2. PROVIDE CHAIN FOR SECURING GATE.
3. FENCING SHALL BE BLACK, VINYL CLAD, STRAND BARBED WIRE, FABRIC WHEN NEEDED.

	TOWN OF LADY LAKE	CHAIN LINK FENCE
	CONSTRUCTION STANDARD DETAILS	DATE FEB. 2009 / FIGURE D460

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	

GREEN KEY VILLAGE
RECREATION CENTER

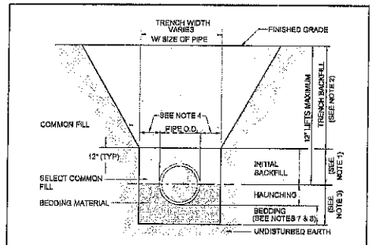
PAVING & DRAINAGE
DETAILS TRACT "A"

HOTT ENGINEERING, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
602 North Sinclair Ave.
Tavares, Florida 32778
www.hosandh.com
Office: 352.343.8481
Fax: 352.343.8486
Certificate of Authorization Number: 27029

DATE:	MARCH 2015
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	COH
JOB NO.:	121043.0006
FILE NAME:	GKV REC CTR

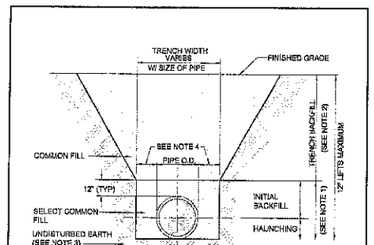
Sheet 8

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54513



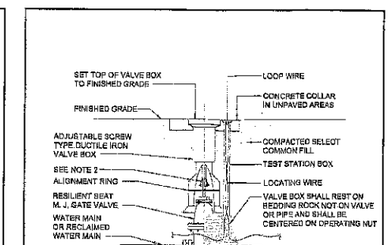
NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TOWN OF LADY LAKE	BEDDING AND TRENCHING - TYPE A
CONSTRUCTION STANDARD DETAILS	



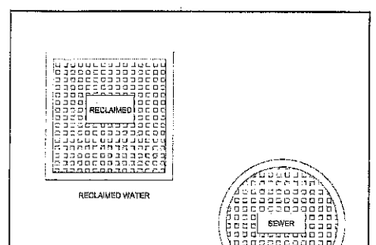
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TOWN OF LADY LAKE	BEDDING AND TRENCHING - TYPE B
CONSTRUCTION STANDARD DETAILS	

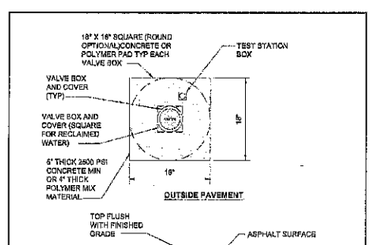


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. WIRE SHALL TERMINATE IN TEST STATION BOX.
5. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.
6. VALVES SHALL BE AMERICAN AVK SERIES 28.

TOWN OF LADY LAKE	GATE VALVE AND BOX WATER AND RECLAIMED WATER MAINS
CONSTRUCTION STANDARD DETAILS	

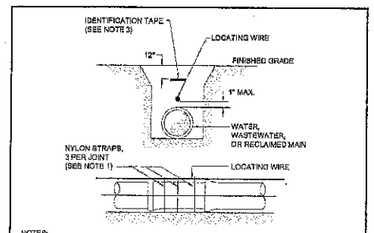


TOWN OF LADY LAKE	TYPICAL VALVE BOX COVER
CONSTRUCTION STANDARD DETAILS	



NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LABEL TYPE AS WATER, SEWER OR RECLAIMED WATER.

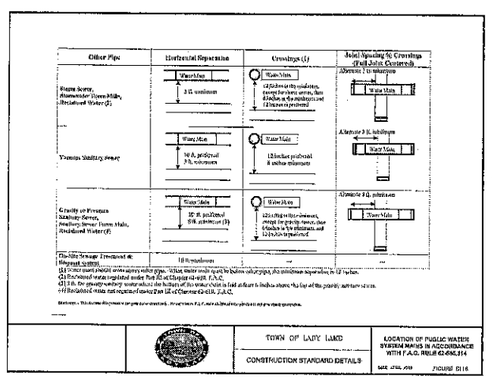
TOWN OF LADY LAKE	VALVE COLLAR
CONSTRUCTION STANDARD DETAILS	



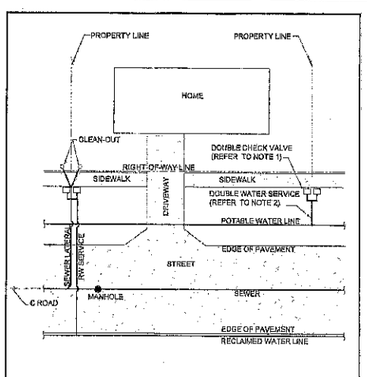
NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (14 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE INSIDE THE TEST STATION BOX AND SHALL EXTEND 12" ABOVE TOP OF COLLAR.
3. IDENTIFICATION TAPE SHALL BE MANUFACTURED OF POLYETHYLENE WITH A MINIMUM THICKNESS OF 4 MILS. TAPE WIDTH SHALL BE 3 INCHES AND SHALL HAVE BACKGROUND COLOR SPECIFIED BELOW, IMPRINTED WITH BLACK LETTERS. IMPRINT SHALL BE AS SPECIFIED BELOW AND SHALL REPEAT ITSELF A MINIMUM OF ONCE EVERY 2 FEET FOR ENTIRE LENGTH OF PIPE.
4. EARLY WARNING TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE AT APPROXIMATELY 12-INCHES BELOW FINISHED GRADE AND SHALL HAVE THE FOLLOWING COLOR AND WARNING:

SERVICE TYPE	IMPRINT	BACKGROUND COLOR
WASTEWATER	"CAUTION-WASTEWATER LINE BURIED BELOW"	GREEN
POTABLE WATER	"CAUTION-POTABLE WATER LINE BURIED BELOW"	BLUE
RECLAIMED WATER	"CAUTION-RECLAIMED WATER LINE BURIED BELOW"	PURPLE

TOWN OF LADY LAKE	PIPE LOCATING WIRE
CONSTRUCTION STANDARD DETAILS	

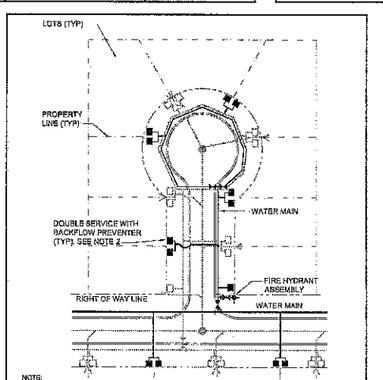


TOWN OF LADY LAKE	LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
CONSTRUCTION STANDARD DETAILS	



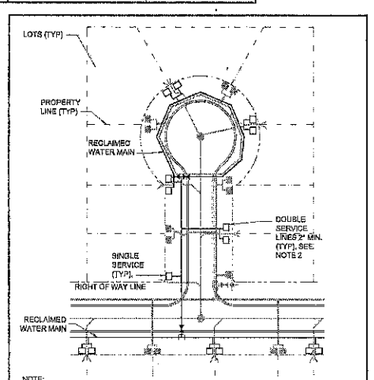
NOTE:
1. RPZ BACKFLOW REQUIRED WHEN RECLAIMED WATER SERVICE IS AVAILABLE.
2. USE SINGLE POTABLE WATER SERVICES IF RECLAIMED WATER SERVICE IS UNAVAILABLE.

TOWN OF LADY LAKE	RESIDENTIAL SERVICE LOCATIONS (TYPICAL)
CONSTRUCTION STANDARD DETAILS	



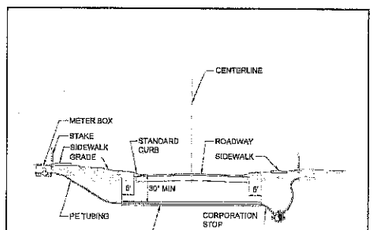
NOTE:
1. RPZ BACKFLOW REQUIRED WHEN RECLAIMED WATER SERVICE IS AVAILABLE.
2. USE SINGLE POTABLE WATER SERVICES IF RECLAIMED WATER SERVICE IS UNAVAILABLE.
3. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2" X 2" SQUARE STAKE 24" ABOVE THE GROUND. THE TOP OF THE STAKE SHALL BE PAINTED WITH THE COLOR OF THE UTILITY SERVICE PROVIDED AND LABELED WITH THE LOT NUMBER IT SERVES.
4. ALL DOUBLE SERVICE LINES MUST BE 2" MIN. DIAMETER.
6. VERTICAL AND HORIZONTAL MINIMUM SEPARATION REQUIREMENTS SEE SHEET A116.

TOWN OF LADY LAKE	SINGLE FAMILY RESIDENTIAL UTILITY PLAN (TYPICAL) - WATER
CONSTRUCTION STANDARD DETAILS	



NOTE:
1. RPZ BACKFLOW REQUIRED WHEN RECLAIMED WATER SERVICE IS AVAILABLE.
2. USE SINGLE POTABLE WATER SERVICES IF RECLAIMED WATER SERVICE IS UNAVAILABLE.
3. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2" X 2" SQUARE STAKE 24" ABOVE THE GROUND. THE TOP OF THE STAKE SHALL BE PAINTED WITH THE COLOR OF THE UTILITY SERVICE PROVIDED AND LABELED WITH THE LOT NUMBER IT SERVES.
4. VERTICAL AND HORIZONTAL MINIMUM SEPARATION REQUIREMENTS SEE SHEET A116.

TOWN OF LADY LAKE	SINGLE FAMILY RESIDENTIAL UTILITY PLAN (TYPICAL) - RECLAIMED WATER
CONSTRUCTION STANDARD DETAILS	

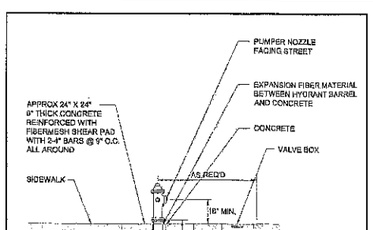


NOTES:
1. DRAWING NOT TO SCALE.
2. ALL BOXES, METERS, BACKFLOWS, VALVES, AND PIPES FURNISHED BY CONTRACTOR.
3. METER SHALL BE INSTALLED WITHIN R/W.
4. MINIMUM SEPARATION BETWEEN CURB AND METER BOX AND BETWEEN METER BOX AND SIDEWALK.
5. CONTRACTOR TO LOCATE CURB STOP BY PLACING A STAKE (2" X 2" SQUARE AT 24" ABOVE GROUND) TOP PAINTED WITH THE COLOR OF THE UTILITY SERVICE AND WITH THE LOT NUMBERS IT SERVES.
6. ALL DOUBLE SERVICE LINES MUST BE 2" MIN. DIAMETER.
7. ALL SERVICE LINES UNDER ROADWAY SHALL BE POLY OR SCH. 80 PVC.
8. ALL SERVICE TAPS MUST BE 2" MIN. WITH CORP STOP.
9. ALL METERS MUST BE NEPTUNE E-CODER-PIT VERSION.
10. ALL METER BOXES MUST BE NDS D1509, D1200, D1500.

TOWN OF LADY LAKE	WATER AND RECLAIMED WATER SERVICES (TYPICAL)
CONSTRUCTION STANDARD DETAILS	

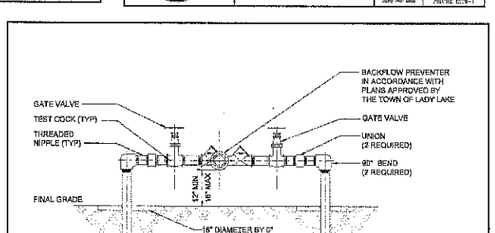
GENERAL NOTES:
1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. THE PUBLIC WORKS DEPARTMENT (352) 751-1626 SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
3. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
6. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
7. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
8. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND THE TOWN.
10. ALL EXISTING AND NEW TOWN OF LADY LAKE UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
11. MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE WITH TOWN APPROVED METER, FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

TOWN OF LADY LAKE	GENERAL NOTES
CONSTRUCTION STANDARD DETAILS	



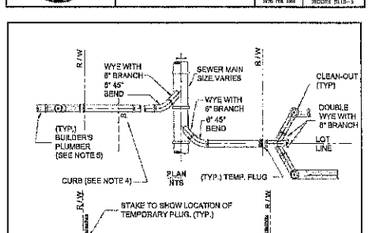
NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. ALL PIPE AND APPURTENANCES SHALL BE RESTRAINED.
3. ALL FIRE HYDRANT AND VALVES TO BE M/K, MUELER OR CLOW.

TOWN OF LADY LAKE	STANDARD DRAWINGS FIRE HYDRANT ASSEMBLY
CONSTRUCTION STANDARD DETAILS	



NOTES:
1. ALL PIPE FITTINGS SHALL BE SCH 80 OR GALVANIZED.
2. RPZ TO BE MANUFACTURED BY WATTS OR WILKINS.
3. INSTALLED TO AWWA STANDARDS.

TOWN OF LADY LAKE	REDUCED PRESSURE BACKFLOW PREVENTER
CONSTRUCTION STANDARD DETAILS	



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT SERVICE LATERAL TO HOUSE.

TOWN OF LADY LAKE	STANDARD DRAWINGS SERVICE LATERAL
CONSTRUCTION STANDARD DETAILS	

DATE	REVISION
1	
2	
3	
4	
5	
6	
7	
8	

GREEN KEY VILLAGE RECREATION CENTER

WATER & SEWER DETAILS TRACT "A"

BOOTH ERN STRAUGHAN HIOTT, INC
ENGINEERS • SURVEYORS • LAND PLANNERS
902 North Sinclair Ave.
Tavares, Florida 32778
www.besandh.com
Office: 352.343.8481
Fax: 352.343.8546
Certificate of Authorization Number: 27020

DATE:	MARCH 2015
DESIGNED BY:	RLG
DRAWN BY:	RLG
CHECKED BY:	CCH
JOB NO.:	121043.0008
FILE NAME:	GKV REC CTR

Sheet 9

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54913

TOWN COMMISSION AGENDA ITEM

I-10

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Application for the Pet Food Donation Program from Sam's Club / Walmart

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to apply for, and accept if awarded, the Pet Food Donation Program from Sam's Club / Walmart.

SUMMARY: Staff is requesting approval to apply for, and accept if awarded, the Pet Food Donation Program from Sam's Club consisting of the donation of pet food for use by the Town Animal Control Officer. This pet food donation is through a program offered by Sam's Club (Walmart) for charitable purposes. Any pet food donated will only be used for the intended purpose of feeding animals in the care and custody of the Town and will not be sold or recycled for any other purpose.

Town Attorney Derek Schroth has reviewed and approved this agreement.

FISCAL IMPACT: $0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

[X] Support Documents – Hold Harmless Agreement / Pet Food Donation Agreement

DEPARTMENT HEAD	Submitted	Date 06/23/2015
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date 6/25/15
TOWN MANAGER	Approved Agenda Item for: 7/6/15	Date 6/25/15

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

WMW-1554 Rev. 08/07

HOLD HARMLESS AGREEMENT
Wal-Mart Stores East, LP
Donation Acknowledgment and Release

On this 7 day of July, 2015 Wal-Mart Stores East, LP ("Wal-Mart") has donated to Town of Lady Lake ("Organization"), located at 423 Fennell Blvd. LL, the product listed on the attached Product Donation Form.

In consideration of Wal-Mart's donation of such product, Organization agrees to the following:

1. Organization hereby agrees and fully understands that it is receiving product from Wal-Mart as a donation to be used for its intended purpose, not disposed of, recycled or used for any other purpose and that such product is accepted by Organization in "As Is" condition.

2. Organization agrees that product will not be returned to any Wal-Mart store or SAM'S CLUB for an exchange or refund and that it will use its best efforts to prevent this from happening.

3. Organization agrees that if product cannot be used by it for its intended purpose, it will return the product to the Wal-Mart facility from which it was received.

4. Organization agrees to defend, indemnify and hold harmless Wal-Mart and its parent company, Wal-Mart Stores, Inc., and each company's officers, directors, employees or agents, from any and all claims, demands, damages, lawsuits, causes of action, fines, penalties (including attorneys' fees and costs) and any other liabilities whatsoever arising out of Organization's possession or use of the product, or the negligent acts or omissions of Organization. The Town does not waive sovereign immunity pursuant to Florida law.

5. Organization releases, relinquishes and discharges Wal-Mart and its parent company, Wal-Mart Stores, Inc., and each company's officers, directors, employees or agents from any and all claims, demands, causes of action, liabilities whatsoever and from any liability for damages and other expense related to injury to person or property (including any animal) resulting from or arising out of any defective condition in the product or from its possession, transportation, use or disposal by Organization. This release shall be binding upon and inure to the benefit of the parties, their successors and assigns.

6. Organization agrees that Wal-Mart has the right, but not the obligation, to (1) conduct either scheduled or unannounced inspections of its operations, or to also (2) audit its financial and other records relating to the product.

By signing below, the undersigned acknowledges that he/she has read and understands and agrees to be legally bound by this Agreement, and has been properly authorized and empowered to sign this Agreement on behalf of the Organization.

Signed: _____

Print Name: _____

Organization: Town of Lady Lake Animal Control

Title: _____

Date: July 7, 2015

Retain for 3 years

Wal-Mart Stores Inc.
Pet Food Donation Agreement

CHARITY INFORMATION

Name of Charity: Town of Lady Lake Animal Control
Address: 423 Fennell Blvd.
City: Lady Lake State: FL Zip: 32159
Contact: Chris McKinstry Title: Chief of Police
Telephone: (352)751-1567 Fax: (352) 751-1566 Email: cmckinstry@ladylakepd.org
Type of Entity: Municipal
☐ Individual/Sole Proprietorship ☒ Not-for-Profit Corporation ☐ Charitable Association
☐ Other Type of Charitable Organization: _____
State/Jurisdiction of Formation or Residence: Florida Taxpayer ID #: 59-1537614

COMPANY INFORMATION

Wal-Mart/SAM'S CLUB/Distribution Center/Return Center #: _____
Contact Name: _____ Title: _____
"Company" means Wal-Mart Stores, Inc. and its operating affiliates and subsidiaries including the above-named facility.

It is agreed as follows:

Charitable Donation: Company may from time to time donate distressed merchandise, as itemized on a Pet Food Donation Schedule, consisting of pet food to Charity. By taking possession of the donated pet food, Charity acknowledges that Charity has inspected and accepted the pet food in "As Is" condition.

Charitable Purposes: Charity will use the pet food for its intended purpose as feed for animals in the care of Charity. Except for such use or disposal as waste in accordance with applicable law, the pet food will not be sold, disposed of, recycled, processed or used for any other purpose by Charity. IN NO EVENT WILL CHARITY USE OR ALLOW A THIRD PARTY TO USE THE PET FOOD AS FEED FOR A RUMINANT (E.G. COW, SHEEP, GOAT, BUFFALO, ELK OR DEER).

Release of Company: Charity releases Company and the respective officers, directors, and employees of Company from any and all claims, demands, causes of actions, liabilities whatsoever and from any liability for damages and other expense related to injury to person or property (including any animal) resulting from or arising out of any defective condition in the pet food donated by Company or its possession, transportation, use or disposal by Charity.

Indemnification of Company: Charity will protect, defend, indemnify and hold Company and the respective officers, directors, and employees of Company, harmless from and against any liability for damages and other expense, including attorney fees, for any claim made or asserted against them by a third party that, in whole or in part, results from or arises out of any defective condition in the pet food donated by Company or its possession, transportation, use or disposal by Charity. The Town does not waive sovereign immunity pursuant to Florida law.

SIGNATURES

By signing below, the undersigned acknowledge that they have read and understand, and agree to be legally bound by this Agreement. The persons signing below on behalf of the parties have been properly authorized and empowered to sign this Agreement on behalf of those entities or persons and to bind those entities or persons to this Agreement.

Town of Lady Lake ACO, Charity

By: _____
Name: _____
Title: _____
Date: July 7, 2015

Wal-Mart/SAM'S CLUB/Distribution Center/Return Center

By: _____
Name: _____
Title: _____
Date: _____

Retention Time – 2 Consecutive Years

Rev. 6/15

TOWN COMMISSION AGENDA ITEM I-11

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Consideration to utilize funds from the Infrastructure One Cent Sales Surtax to purchase one (1), fully equipped, marked police vehicle to more closely maintain the PD vehicle rotation plan.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to utilize funds from the Infrastructure One Cent Sales Surtax to purchase one (1), fully equipped, marked police vehicle to more closely maintain the PD vehicle rotation plan.

SUMMARY: The current five year PD vehicle rotation plan provides for the purchase of four police vehicles and one specialty vehicle each year to maintain the police fleet in a state of operational readiness and to ensure that all vehicles are covered under an extended warranty to manage repair costs more effectively.

This fiscal year to date, the police department has only purchased three (3) vehicles due to budgetary restrictions. Currently in the Infrastructure One Cent Sales Surtax budget line item, there is $101,100 available in excess of any other obligation.

The price point for a fully equipped, marked police vehicle is $37,472. To maintain the vehicle rotation plan as closely as possible, the police department is requesting to utilize the Infrastructure One Cent Sales Surtax funds for the purchase of one (1), fully equipped marked unit.

FISCAL IMPACT: $37,472

[X] Capital Budget 001-2101-521-6420
[ ] Operating
[ ] Other

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

[ ] Other [X] Support Documents – Vehicle/Equipment quotes

DEPARTMENT HEAD	Submitted	Date 06/23/2015
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date 6/25/2015
TOWN MANAGER	Approved Agenda Item for: 7/6/15	Date 6/30/15

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

AutoNation Chrysler Dodge Jeep Ram

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

CELL PHONE (954) 383-1009

OFFICE (954) 441-2034 | FAX (954) 441-2004 | EMAIL SCHENRY1@COMCAST.NET

13601 Pines Blvd. Pembroke Pines, Fl. 33027

QUICK QUOTE SHEET

FOR VEHICLES SOLD UNDER THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT

REQUESTING AGENCY: Town of Lady Lake

ORIGINAL QUOTE DATE: 6/16/2015 **REVISED QUOTE DATE:**

CONTACT PERSON: Chris McKinstry

PHONE NUMBER: 352-751-1567 **CELL PHONE:**

FAX NUMBER: e-mail:

MODEL: 2014 Dodge Charger PPV (LDDE48) **SPECIFICATION #:** 3

PAGE #:

FSA BID NUMBER'S 13-11-04-13-21-04 **BASE DISTRICT PRICE:** $21,159.00

http://www.flsheriffs.org

OPTION CODE #	DESCRIPTION	OPTION COST
	EXTERIOR COLOR WHITE W/ DARKEST INTERIOR POSSIBLE	
NTG	New Tag	
CW6	Disable rear doors and locks	$185.00
MPXW575	Maximum Care 5 year 75,000 mile -0- deductible	$24.00
		$2,555.00

TOTAL OF OPTIONS: $2,764.00

TOTAL COST: $23,923.00

QTY 1 = $23,923.00

Comments:

AUTO NATION CRYSLER DODGE JEEP RAM

VEHICLE QUOTED BY: Steve Henry, Fleet Manager schenry1@comcast.net

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. IF there are any errors or changes, please feel free to contact me at any time. I am always happy to be of assistance

STROBES-R-US INC

2681 HAMMONDVILLE RD
POMPANO BEACH, FL 33069

Official Estimate

Date	Estimate #
6/25/2015	**9562**

Name / Address	Ship To
LADY LAKE POLICE CHIEF CHRIS MCKINSTRY 409 FENNELL BLVD LADY LAKE FL 32159	LADY LAKE POLICE SGT CHRIS MCKINSTRY 423 FENNELL BLVD LADY LAKE, FL 32159

Item	Description	Qty	Rate	Total
	PLEASE NOTE THIS QUOTE IS FOR A 2013-2014 DODGE CHARGER MARKED PATROL CAR WITH ALL NEW EQUIPENT *** ***** CUSTOMER WILL PROVIDE APOLLO ROAD RUNNER VIDEO SYSTEM*****			
LIB50PREMIUM	50" LFL LIBERTY PREMIUM VERSION LIGHTBAR FULLY POPULATED ***WITH CENTER PIERCE MODULE**** THIS IS THE PREMIUM BAR WITH EXTENDED CORNERS, ARROW MODE CAPABILITY IN REAR, LED TAKEDOWN, LED ALLEY LIGHTS, MOUNTING STRAPS, MOUNTING FEET, FRONT CENTER PIERCER ALERT, EXTENDED CORNER LED'S FOR FULL COVERAGE AND CRUISE MODE.	1	1,242.00	1,242.00
SA315P	ABS SIREN SPEAKER 100 WATT WHELEN	1	139.00	139.00
SAK37	BRACKET FOR CHARGER FOR SA315	1	24.00	24.00
CCSRN3+CCMI...	CENCOM SAPPHIRE WITH MIC AND EXTENSION CABLE	1	535.00	535.00
907-0151C	OVERSIZE 14+ UNIVERSAL LOCKING TRAY	1	99.95	99.95
901-0072A	2011 DODGE CHARGER D&R CONSOLE. SUPPORTS TOP MOUNTED COMPUTER STAND INCLUDES ALL FILLERS	1	195.00	195.00
LT-7600	SWING ARM LAPTOP MOUNT WITH SWIVEL PLUNGER LOCK TO MOUNT TO TOP OF CONSOLE	1	159.00	159.00
CA-0107LS	CONSOLE MOUNTED CUP HOLDER WITH ONE LARGE AND ONE SMALL CUP SPACE	1	21.50	21.50
CA-0115	ARMREST FOR CONSOLE WITH ADJUSTABLE U CLAMP	1	57.00	57.00
932-0014B	DODGE CHARGER PASSENGER SIDE ELECTRONICS MOUNTING DOOR. 2011 ****SIREN AND EQUIPMENT MOUNTING BOX****	1	164.00	164.00
CA-0103S	D&R 3 OUTLET CIGAR PANEL TO MOUNT IN CONSOLE L 8" X W 1.5"	1	19.00	19.00
PAR28*	WHELEN 3.5" ROUND SUPER-LED LIGHTHEAD WITH CLEAR EXTENDED LENS****ONE RED ONE BLUE FOG LIGHT AREA****	2	108.00	216.00
P28DC11	WHELEN 2011 CHARGER FOG LIGHT MOUNTING KIT FOR PAR28 LED LIGHTHEAD	2	9.00	18.00
*	FACTORY DODGE FOG LIGHT BEZEL***REQUIRED FOR MOUNTING ABOVE LIGHT***	2	19.00	38.00

Subtotal	
Sales Tax (6.0%)	
Total	

Signature

Phone #	Fax #	E-mail	Web Site
954-946-9955	954-946-9677	SALES@STROBES-R-US.NET	WWW.STROBES-R-US.NET

STROBES-R-US INC

2681 HAMMONDVILLE RD
POMPANO BEACH, FL 33069

Official Estimate

Date	Estimate #
6/25/2015	**9562**

Name / Address	Ship To
LADY LAKE POLICE CHIEF CHRIS MCKINSTRY 409 FENNELL BLVD LADY LAKE FL 32159	LADY LAKE POLICE SGT CHRIS MCKINSTRY 423 FENNELL BLVD LADY LAKE, FL 32159

Item	Description	Qty	Rate	Total
VTX609*	LED CORNER STROBE MODULE DOME STYLE VERTEX ***ONE RED ONE BLUE REVERSE LIGHTS****	2	67.00	134.00
185070F	70 AMP BUSSMAN BREAKER RESET WATERPROOF	1	27.00	27.00
P5614C11A	2011 DODGE CHARGER CAGE WITH CENTER SLIDING WINDOW AND MESH COVER. AIRBAG COMPATIBLE ****THIS PRICE INCLUDES FREIGHT****	1	545.00	545.00
RP56C11	RECESSED PANEL SPACE SAVER FOR CHARGER CAGE	1	74.00	74.00
SP56BS11	PAIR OF BUCKET SEAT EXTENSIONS FOR DODGE CHARGER USE WITH SPACE SAVER RECESS PANEL	1	65.00	65.00
937-0178A	HORIZONTAL WINDOW BARS FOR CHARGER 2011 +****INCLUDES FREIGHT****	1	184.00	184.00
VS-DC1	ABS MOLDED PLASTIC REAR SEAT FOR DODGE CHARGER	1	245.00	245.00
*	CUSTOM SINGLE WEAPON VERTICAL MOUNT TO SUPPORT AR 15 OR SHOTGUN MOUNTS IN TRUNK	1	224.00	224.00
*	LIND ADAPTER TO POWER CUSTOMER PROVIDED COMPUTER ---DELL D610 6520 90 WATT	1	129.00	129.00
AVN1-J	SPLIT SINGLE AVENGER RED/BLUE REAR DECK	2	109.00	218.00
5076	GO RHINO PD ROAD DEFENDER PUSH BUMPER FOR 2011-2013 DODGE CHARGER ** FREIGHT IS INCLUDED IN THIS PRICING	1	287.00	287.00
INSTALL	CUSTOM INSTALLATION OF : BREAKER, LFL LIBERTY BAR, 2 PIECE SIREN, SPEAKER, HLF, 2 FOG LEDS, 2 REVERSE LEDS, FULL CENTER CONSOLE, LAPTOP MOUNT WITH LOCKING UNIVERSAL TRAY, 3 OUTLET CIG PLUG,ARM REST, DUAL CUP HOLDER , FULL CAGE WITH SLIDING WINDOW , LOWER EXTENSION PANEL, WINDOW BARS, ONE GUN LOCK TO TIMER LOCATED IN TRUNK, ONE COMPUTER POWER. CONNECT HEADLIGHT FLASHER AND TAIL LIGHT FLASHER. ADD PUSH BUMPER TO VEHICLE.	1	835.00	835.00
INSTALL	HIGH QUALITY AUTOMOTIVE TINT @ 28% ALL AROUND, NO STRIP	1	125.00	125.00
INSTALL	GDI GRAPHICS PKG	1	320.00	320.00
INSTALL	INSTALL CUSTOMER PROVIDED APOLLO CAMERA SYSTEM	1	375.00	375.00
	****PLEASE NOTE ALL WORK WILL BE COMPLETED AT OUR INSTALLATION FACILITY BY EVT CERTIFIED TECHNICIANS*****			

Please call in advance for an appointment.

Any questions please call 954-946-9955

Subtotal	$6,714.45
Sales Tax (6.0%)	$0.00
Total	$6,714.45

Signature _____

Phone #	Fax #	E-mail	Web Site
954-946-9955	954-946-9677	SALES@STROBES-R-US.NET	WWW.STROBES-R-US.NET

Jason Brough

From: jsizemore@lawsupply.com
Sent: Monday, June 22, 2015 10:28 AM
To: Jason Brough
Subject: Chief & Law Enforcement Supply

Remit To:
Chief Supply
PO Box 602763
Charlotte, NC 28260-2763

P 800.733.9281
F 704.548.0399
www.chiefsupply.com

Order Quote

Your Quote# 718851
Quote Date 06/18/15 Time
Your account rep is : DALE MUSSLEWHITE
Order taken by : Jon Sizemore

Account# 300276
LADY LAKE POLICE DEPARTMENT
FINANCE DEPT
409 FENNELL BLVD
LADY LAKE, FL 32159-3158

Ship-to 0
LADY LAKE POLICE DEPARTMENT
JAN MILLER
423 FENNELL BLVD
LADY LAKE, FL 321593158

Contract: None
Ship via PREPAID & ADD-UPS GROUND from CHARLOTTE, NC warehouse.

PartNo	Description	UM	QtyOrd	UnitPrc	Extension
XSPSPCL	RR-C225 - Camera Color w/ Audio Recording 2.5mm lens - Wide Angle Camera	EA	1	200.000	200.00
XSPSPCL	RR-CIR225 - Camera IR Illumination Day/Night Color w/ Audio Recording 2.5mm len	EA	1	200.000	200.00
XSPSPCL	RR-ICCA25 - 25' Camera Cable Assembly Video & Power / Video Power & Audio	EA	2	32.000	64.00
XSPSPCL	RR-LE24-1000 - RoadRunner Law Enforcement Sys (RoadRunner Digital Video Recorde	EA	1	4,100.000	4,100.00
DROPSHIP	SHIP FROM VENDOR TO CUSTOMER	EA	1	0.000	0.00
XSPSPCL	RR-GPS18 - GPS KIT GPS RECEIVER AND ISM INTERFACE SMALL MAGNETIC	EA	1	167.000	167.00

Sub Total	4,731.00
Freight	25.00
Handling	
Tax	
Total	4756.00

ORDER FOR 1TB APOLLO VIDEO ROADRUNNER SYSTEM CONSISTING OF 2.4GHZ AUDIO KIT; IR BACK SEAT CAMERA; AND NON IR REAR WINDOW CAMERA. SOFTWARE WITH LIFETIME UPDATES AT NO ADDITIONAL CHARGE. STANDARD DVR WARRANTY IS THREE YEARS WITH 1 YR ON ALL OTHER COMPONENTS. EXTENDED WARRANTYS AVAILABLE ARE AVAILABLE AT ADDITIONAL COST.

144th Marketing Group, LLC
611 Highway 74 South
Suite 3000
Peachtree City, GA 30269

Estimate

Date	Estimate #
6/25/2015	103159

Good for 90 days

Name / Address
Lady Lake Police Dept 352-751-1564 cmckinstry@ladylakepd.org

Item	Description	Qty	Rate	Total
833	Raptor RP-1, Dual K-Band Antenna, Directional Mode	1	1,550.00	1,550.00
842	Raptor RP-1 display separation plate & cable (at time of order only)	1	132.00	132.00
Shipping	Estimated Shipping may vary upon delivery	1	15.00	15.00

Thank you for the opportunity to quote your business needs!

Phone #	770-631-2937	Fax #	770-631-2938
www.144thmarketinggroup.com			

Subtotal	$1,697.00
Sales Tax (0.0%)	$0.00
Total	$1,697.00

Lake County BCC
Radio Services
20415 Independence Blvd
City of Groveland, FL 347362041

LAKE COUNTY
DEPARTMENT OF PUBLIC SAFETY
Communications Systems Division

QUOTE

Invoice#	105397
Agency	Lady Lake
Date	6/25/15
PO/Ref#	

City of Lady Lake
409 Fennell Boulevard

Lady Lake, FL 32159

Service For:
City of Lady Lake
Jason Brough
(352) 459-4007

Qty.	Item	Description	Price	Ext. Amt.
1.00	Installation (Interlocal)	Radio Installation charge under CW Inter	75.00	75.00
1.00	H1818A	Dash to Remote Mount Kit	306.60	306.60
1.00	38367	806-896 MHz NMO, Black	0.00	0.00
1.00	474468	Antenna Mount 17'RG58 and conn	0.00	0.00

Sub-Total	381.60
Sales Tax	0.00
Payment	
TOTAL	381.60

Service Detail

Serial# 514CHX4216	Veh#:	Svc Code Mob-Install	Date In 2015-01-31
Model# M21URM9PW1AN	Assingto Lady Lake Police De	Unit ID 90134	Date Out 2015-02-10

Service Required:
We need an appointment for a mobile radio install in a new vehicle. The install will require the two piece kit. Also, we will be bringing a portable radio in for an alias change at the appointment. Please forward a quote to cmckinstry@ladylakepd.org Thank you,

Action Taken:
2/2/15 - Provided quote. Installed scheduled for 2/9/15.2/9/15 - Install Completed. See Tech Notes

I-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015

SUBJECT: Consideration of Approval of the Wastewater Treatment Plant Capacity Reservation and Bulk Treatment Agreement between the Town and the City of Fruitland Park.

DEPARTMENT: TM and PW-Utilities

STAFF RECOMMENDED MOTION: Approval of the Wastewater Treatment Plant Capacity Reservation and Bulk Treatment Agreement between the Town and the City of Fruitland Park.

SUMMARY: Staff has been coordinating with the City of Fruitland Park staff for the possible implementation of a wastewater collection system interconnection between the two municipalities. The attached final agreement stipulates the terms and conditions discussed by the Town and the City of Fruitland Park. Revisions from the original agreement are non-substantial and they have been highlighted.

Derek Schroth, Town Attorney, has reviewed and approved the agreement.

FISCAL IMPACT: TBD

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

[ ] Support Documents- Revised Wastewater Treatment Agreement with City of Fruitland Park

DEPARTMENT HEAD	**Submitted** 6/29/15	**Date**
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 7/6/15	**Date** 6/29/15

COMMISSION ACTION:

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

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

WASTEWATER TREATMENT PLANT CAPACITY
RESERVATION AND BULK TREATMENT AGREEMENT

THIS AGREEMENT is made this_____day of_____, 2015 between the TOWN OF LADY LAKE, a political subdivision in the state of Florida (hereinafter "Town"), and THE CITY OF FRUITLAND PARK, a Florida municipal corporation (hereinafter "City").

Terms and Conditions

In consideration of the commitment of the Town to receive and treat the wastewater of the City, and of the commitment of the City to pay for the treatment of wastewater by the Town, the receipt and sufficiency of such commitments being hereby acknowledged, the parties agree to the following terms and conditions.

1. **Effective Date**. This Agreement shall be effective upon execution by both parties (the "Effective Date"). Upon execution by both parties, this Agreement shall be recorded in the Official Records of Lake County, Florida.

2. **Term**. The term of this Agreement shall be ten (10) years from the Effective Date unless earlier terminated or extended by mutual written agreement.

3. **Capacity Reservation and Bulk Treatment**. The Town agrees to reserve for the use of the City, wastewater treatment capacity of up to 500,000 gallons per day (GPD), flow rates and charges to be reviewed and adjusted annually during the term of the Agreement. To allow the Town sufficient time for any future plant expansion to accommodate the capacity utilized by the City, the City may not increase its utilization of the reserved capacity in any one year (unless such capacity is available) by more than 100,000 GPD above the average actual utilized capacity for the prior calendar year without Town approval. GPD shall be measured on a ninety day average of daily flows.

4. **Service Rates for Wastewater Treatment**. The service rates for wastewater treated by the Town pursuant to the initial capacity reservation by the City shall be as stipulated in attachment "A" of this Agreement and adjusted annually by the Town to equal the Town's current approved rate structure for customer wastewater billing rates. However, fees shall not begin until the City has connected its wastewater infrastructure to the Town's system and begins sending waste to Town for treatment. The City will not provide bulk service pricing to those customers of the City whose wastewater is treated in the Town's treatment plant pursuant to this Agreement, and will limit wastewater services to those areas within the incorporated boundary or ISBA boundary of the City.

5. **Wastewater Quality**.
   A. The City shall undertake whatever procedures necessary in the inspection, policing, and regulation of all wastewater introduced into the City wastewater collection systems, to ensure that the quality of raw wastewater transmitted by the City to the Town shall not exceed the following criteria:

(1)

BOD	-	350 ppm
TSS	-	350 ppm
Fats, Oil, Grease	-	50 ppm
Hydrogen, Sulfide	-	3.00 ppm

(2) In addition, the wastewater shall not contain material amounts of the following pollutants:

(a) Pollutants which create a fire or explosion hazard.

(b) Pollutants which will cause corrosive structural damage, but in no case discharges with pH lower than 5.5 or higher than 9.5.

(c) Solid or viscous pollutants in amounts which will cause interference with the operation of the treatment facilities.

(d) Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause interference in the treatment facilities.

(e) Heat in amounts which will inhibit biological activity in the treatment facilities resulting in interference, but in no case heat in such quantities that the temperature at the treatment plant influent (one hundred four (104) degrees Fahrenheit).

(f) Unpolluted waters such as stormwater, groundwater, roof runoff, subsurface drainage or cooling water.

(3) Concentrations in excess of the limits and constituents defined below shall not be allowed. Should these limits be exceeded, City shall immediately eliminate the cause of the violation.

Antimony	1.00 ppm	Tin	5.00 ppm
Arsenic	0.25 ppm	Zinc	1.00 ppm
Barium	10.00 ppm	Total Metals	10.00 ppm
Beryllium	0.25 ppm	Fats, Oil and Grease	100.00 ppm
Boron	1.00 ppm	Iodine	10.00 ppm
Cadmium	0.70 ppm	Benzene compounds	5.00 ppm
Total Chromium	1.00 ppm	Carbon tetrachloride	10.00 ppm
Cobalt	0.30 ppm	Chloroethylene comps.	10.00 ppm
Copper	2.00 ppm	Chloroethene compounds	5.00 ppm
Cyanide	0.50 ppm	Chloroethane compounds	10.00 ppm
Lead	0.40 ppm	Chloroform	10.00 ppm
Lithium	0.03 ppm	Pentachlorophenol	10.00 ppm
Manganese	1.50 ppm	Total Phenol	0.50 ppm
Mercury	0.005 ppm	Hydrogen Sulfide	6.00 ppm
Nickel	0.70 ppm	COD	600.00 ppm
Selenium	0.50 ppm	BOD	600.00 ppm
Silver	0.50 ppm	TSS	600.00 ppm

Should City transmit any of the above-listed items other than those addressed in 3 (B) below, City shall pay for any costs or damages the Town incurs because of City's violation and the Town may immediately terminate this agreement if not eliminated within 30 days of initial

date of detection. City's uncured violation as determined by the Town shall be sufficient cause to terminate this agreement.

B. In the event that the City transmits to the Town wastewater which exceeds the limits for 5-day biochemical oxygen demands (BOD), total suspended solids (TSS), Fats, Oils and Grease or Hydrogen Sulfide, then the Town may estimate the total volume of wastewater not meeting the requirements of Paragraph 5A, above, and assess and collect a surcharge from the City as follows:

BOD or TSS (whichever is higher)			
350 – 400 ppm	-	$	0.50/1000 gal
400 – 450 ppm	-	$	1.25/1000 gal
450 – 500 ppm	-	$	3.15/1000 gal
500 – 550 ppm	-	$	7.95/1000 gal
550 – 600 ppm	-	$	20.00/1000 gal
Fats, Oils and Grease	-	$	0.10/1000 gal
Hydrogen Sulfide	-	$	0.20/1000 gal

6. **Wastewater Treatment Standards.** The Town shall continuously accomplish all health hazard and pollutant removal standards as then required by applicable regulatory requirements.

7. **Resolution of Disputes Involving Raw Wastewater Quality or Wastewater Treatment Standards.** Before litigating any dispute under this Agreement, the parties' representatives shall personally meet in good faith to resolve their dispute.

8. **Costs and Expenses.**

A. City shall be responsible for all engineering expenses and infrastructure installation costs associated with the connection to the Town's wastewater collection system, including but not limited to wastewater collection and transmission lines, wastewater sampling station, wastewater master meter, and related improvements to the Town's wastewater collection system. All related improvements must be approved by Town staff prior to implementation.

B. The City will specify, approve, an pay costs for all associated infrastructure and equipment from Town's Lift Station connection point and back to City. Maintenance and repair or replacement costs from Town's Lift Station connection point and back to City will be responsibility of City. Maintenance and repair or replacement costs from Town's Lift Station to Town's wastewater plant will be Town's responsibility.

C. Except for charges for service and items specified in this agreement, each Party shall be wholly responsible for and shall pay all of any such Party's costs and expenses incurred in complying with the terms of this Agreement.

D. The City shall not charge the Town, and the Town shall not charge the City any connection fees, tapping fees, impact fees or any fee or charge of any kind, except service rates and operational charges as set forth herein for any obligation incurred or service performed

pursuant to this Agreement. The Town Commission of the Town expressly waives the imposition of impact fees to the City concerning this Agreement.

9. **Ownership and Maintenance Responsibilities.**
   A. City will be responsible for all costs associated with infrastructure installed as a part of this project, including but not limited to, easement acquisition, engineering services, and all related materials and equipment.

   B. City will be responsible for all maintenance and replacement costs of installed infrastructure and equipment installed on the City side to the Town's Lift Station related to this project.

   C. City will install a wastewater quality sampling station on its isolated discharge inlet into the Town's lift station, specified and approved by Town at a location approved by the Town. Town will monitor and report findings of wastewater quality sampling via the City installed sampling station and or other sampling methods.

   D. City will install and maintain a properly sized and Town approved wastewater meter. Such meter will be calibrated by the City annually by a certified calibration professional approved by the Town.

10. **Applicable Law**. The terms and provisions of this Agreement shall be governed by the law of Florida.

11. **Compliance with the Law**. The Town and the City will comply with all applicable laws, rules, regulations and ordinances that shall apply to the conduct of the Parties, treatment of wastewater, manning of facilities, regulatory reports, measurement, testing, qualifications of operating personnel., and all other such laws and regulations which may be applicable to the performance of the Parties pursuant to this Agreement.

12. **Cooperation**. The Parties will each cooperate with the other in providing such documents, analyses, test reports, studies and all things reasonably necessary for harmonious and successful compliance with the terms of this Agreement.

13. **Copies**. This Agreement shall be executed in three (3) copies, each of which shall be an original. One copy shall be provided to the City, one copy shall be provided to the Town, and other copy shall be provided to the Florida Department of Environmental Protection.

14. **Force Majeure**. Throughout the period of time when performance of any provision of this Agreement shall be prevented by occurrences or events wholly outside the control of the Party failing to perform as a result of such occurrence or event ("force majeure"), then such Party shall be excused from performance under the terms of this Agreement, for only that period of time such performance is prevented by force majeure, and during the time which the defaulting Party has made diligent effort to cure such default. With the exception of involuntary bankruptcy, this provision excusing performance during force majeure shall not apply to the payment of rates as specified by this Agreement.

15. **Notices**. All Notices required or authorized under this Agreement shall be given in writing and shall be served by mail or hand-delivery on the Parties at the addresses listed below:

Town:	Town of Lady Lake Town Manager 409 Fennell Blvd Lady Lake, FL 32159
City of Fruitland Park	City of Fruitland Park City Manager 506 West Berckman Street Fruitland Park, FL 34731

16. **Disclaimer of Third-Party Beneficiaries.** This agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason thereof, to or for the benefit of any third party not a formal Party hereto.

17. **Costs and Attorney's Fees.** In the event that the City or the Town is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing Party shall be entitled to recover from the other Party all costs incurred, including reasonable attorney's fees in such actions, including appeals.

18. **Effect of Waiver.** Failure to insist upon strict compliance with any of the terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

19. **Severability.** If any part of this Agreement is found invalid or unenforceable by a court or administrative agency, or by reason of changes in State or Federal laws or regulations, such invalidity or unenforceability shall not affect the other parts of this Agreement, the rights and obligations of the Parties contained herein not materially prejudiced, and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared to be severable.

20. **Termination Without Cause.** The Town or City may terminate this Agreement without cause by providing 30 months written notice to the non-terminating party.

THIS WRITTEN AGREEMENT constitutes the entire agreement between the Parties, and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each Party on the date first written above. Modifications to and waiver of the provisions herein shall be made in writing by the Parties hereto.

ATTEST:

TOWN OF LADY LAKE

_____

Print Name: _____

By: _____

Ruth Kussard, Mayor

(Corporate Seal)

ATTEST:

Print Name: Esther Coulson, City Clerk

CITY OF FRUITLAND PARK, FLORIDA

By: _____
Chris Bell, Mayor

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this_____day of_____, 2015, By_____, the_____of the Town of Lady Lake.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____

_____
Serial/Commission Number
Personally Know_____or Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 11th day of June, 2015, By Esther B Lewin-Coulson, the City Clerk of the City of Fruitland Park.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

ESTHER B. LEWIN-COULSON
(Print name of Notary Public)
My Commission Expires: June 13, 2015
EE098557
Serial/Commission Number
Personally Know x or Produced Identification _____
Type of Identification Produced: _____

ATTACHMENT "A"

Fruitland Park Wastewater Interconnection Service Fees

Flow Rate(gpd)[1]	Operational Costs	Usage Charge	Base Facilities	Base Res Fee	Total Monthly Fee**
100,000	$10,573.33	$355.00	$5,400.00	$2,700.00	$19,028.33
110,000	$11,630.67	$390.50	$5,940.00	$2,970.00	$20,931.17
120,000	$12,688.00	$426.00	$6,480.00	$3,240.00	$22,834.00
130,000	$13,745.33	$461.50	$7,020.00	$3,510.00	$24,736.83
140,000	$14,802.67	$497.00	$7,560.00	$3,780.00	$26,639.67
150,000	$15,860.00	$532.50	$8,100.00	$4,050.00	$28,542.50
160,000	$16,917.33	$568.00	$8,640.00	$4,320.00	$30,445.33
170,000	$17,974.67	$603.50	$9,180.00	$4,590.00	$32,348.17
180,000	$19,032.00	$639.00	$9,720.00	$4,860.00	$34,251.00
190,000	$20,089.33	$674.50	$10,260.00	$5,130.00	$36,153.83
200,000	$21,146.67	$710.00	$10,800.00	$5,400.00	$38,056.67
210,000	$22,204.00	$745.50	$11,340.00	$5,670.00	$39,959.50
220,000	$23,261.33	$781.00	$11,880.00	$5,940.00	$41,862.33
230,000	$24,318.67	$816.50	$12,420.00	$6,210.00	$43,765.17
240,000	$25,376.00	$852.00	$12,960.00	$6,480.00	$45,668.00
250,000	$26,433.33	$887.50	$13,500.00	$6,750.00	$47,570.83
260,000	$27,490.67	$923.00	$14,040.00	$7,020.00	$49,473.67
270,000	$28,548.00	$958.50	$14,580.00	$7,290.00	$51,376.50
280,000	$29,605.33	$994.00	$15,120.00	$7,560.00	$53,279.33
290,000	$30,662.67	$1,029.50	$15,660.00	$7,830.00	$55,182.17
300,000	$31,720.00	$1,065.00	$16,200.00	$8,100.00	$57,085.00
310,000	$32,777.33	$1,100.50	$16,740.00	$8,370.00	$58,987.83
320,000	$33,834.67	$1,136.00	$17,280.00	$8,640.00	$60,890.67
330,000	$34,892.00	$1,171.50	$17,820.00	$8,910.00	$62,793.50
340,000	$35,949.33	$1,207.00	$18,360.00	$9,180.00	$64,696.33
350,000	$37,006.67	$1,242.50	$18,900.00	$9,450.00	$66,599.17
360,000	$38,064.00	$1,278.00	$19,440.00	$9,720.00	$68,502.00
370,000	$39,121.33	$1,313.50	$19,980.00	$9,990.00	$70,404.83
380,000	$40,178.67	$1,349.00	$20,520.00	$10,260.00	$72,307.67
390,000	$41,236.00	$1,384.50	$21,060.00	$10,530.00	$74,210.50
400,000	$42,293.33	$1,420.00	$21,600.00	$10,800.00	$76,113.33
410,000	$43,350.67	$1,455.50	$22,140.00	$11,070.00	$78,016.17
420,000	$44,408.00	$1,491.00	$22,680.00	$11,340.00	$79,919.00

430,000	$45,465.33	$1,526.50	$23,220.00	$11,610.00	**$81,821.83**
440,000	$46,522.67	$1,562.00	$23,760.00	$11,880.00	**$83,724.67**
450,000	$47,580.00	$1,597.50	$24,300.00	$12,150.00	**$85,627.50**
460,000	$48,637.33	$1,633.00	$24,840.00	$12,420.00	**$87,530.33**
470,000	$49,694.67	$1,668.50	$25,380.00	$12,690.00	**$89,433.17**
480,000	$50,752.00	$1,704.00	$25,920.00	$12,960.00	**$91,336.00**
490,000	$51,809.33	$1,739.50	$26,460.00	$13,230.00	**$93,238.83**
500,000	$52,866.67	$1,775.00	$27,000.00	$13,500.00	**$95,141.67**
510,000	$53,924.00	$1,810.50	$27,540.00	$13,770.00	**$97,044.50**
520,000	$54,981.33	$1,846.00	$28,080.00	$14,040.00	**$98,947.33**
530,000	$56,038.67	$1,881.50	$28,620.00	$14,310.00	**$100,850.17**
540,000	$57,096.00	$1,917.00	$29,160.00	$14,580.00	**$102,753.00**
550,000	$58,153.33	$1,952.50	$29,700.00	$14,850.00	**$104,655.83**
560,000	$59,210.67	$1,988.00	$30,240.00	$15,120.00	**$106,558.67**
570,000	$60,268.00	$2,023.50	$30,780.00	$15,390.00	**$108,461.50**
580,000	$61,325.33	$2,059.00	$31,320.00	$15,660.00	**$110,364.33**
590,000	$62,382.67	$2,094.50	$31,860.00	$15,930.00	**$112,267.17**
600,000	$63,440.00	$2,130.00	$32,400.00	$16,200.00	**$114,170.00**

Operational Costs*

Flow Rate	ERU's(per 250 gpd)	Term(Months)	ERU Rate	Monthly Fee
100,000	400	120	$3,172	$10,573.33
110,000	440	120	$3,172	$11,630.67
120,000	480	120	$3,172	$12,688.00
130,000	520	120	$3,172	$13,745.33
140,000	560	120	$3,172	$14,802.67
150,000	600	120	$3,172	$15,860.00
160,000	640	120	$3,172	$16,917.33
170,000	680	120	$3,172	$17,974.67
180,000	720	120	$3,172	$19,032.00
190,000	760	120	$3,172	$20,089.33
200,000	800	120	$3,172	$21,146.67
210,000	840	120	$3,172	$22,204.00
220,000	880	120	$3,172	$23,261.33
230,000	920	120	$3,172	$24,318.67
240,000	960	120	$3,172	$25,376.00
250,000	1000	120	$3,172	$26,433.33
260,000	1040	120	$3,172	$27,490.67
270,000	1080	120	$3,172	$28,548.00

280,000	1120	120	$3,172	$29,605.33
290,000	1160	120	$3,172	$30,662.67
300,000	1200	120	$3,172	$31,720.00
310,000	1240	120	$3,172	$32,777.33
320,000	1280	120	$3,172	$33,834.67
330,000	1320	120	$3,172	$34,892.00
340,000	1360	120	$3,172	$35,949.33
350,000	1400	120	$3,172	$37,006.67
360,000	1440	120	$3,172	$38,064.00
370,000	1480	120	$3,172	$39,121.33
380,000	1520	120	$3,172	$40,178.67
390,000	1560	120	$3,172	$41,236.00
400,000	1600	120	$3,172	$42,293.33
410,000	1640	120	$3,172	$43,350.67
420,000	1680	120	$3,172	$44,408.00
430,000	1720	120	$3,172	$45,465.33
440,000	1760	120	$3,172	$46,522.67
450,000	1800	120	$3,172	$47,580.00
460,000	1840	120	$3,172	$48,637.33
470,000	1880	120	$3,172	$49,694.67
480,000	1920	120	$3,172	$50,752.00
490,000	1960	120	$3,172	$51,809.33
500,000	2000	120	$3,172	$52,866.67
510,000	2040	120	$3,172	$53,924.00
520,000	2080	120	$3,172	$54,981.33
530,000	2120	120	$3,172	$56,038.67
540,000	2160	120	$3,172	$57,096.00
550,000	2200	120	$3,172	$58,153.33
560,000	2240	120	$3,172	$59,210.67
570,000	2280	120	$3,172	$60,268.00
580,000	2320	120	$3,172	$61,325.33
590,000	2360	120	$3,172	$62,382.67
600,000	2400	120	$3,172	$63,440.00

Usage Charge**

Flow Rate	ERU's(per 250 gpd)	Fee per 1000 gals	Monthly Fee
100,000	400	$3.55	$355.00
110,000	440	$3.55	$390.50
120,000	480	$3.55	$426.00
130,000	520	$3.55	$461.50

140,000	560	$3.55	$497.00
150,000	600	$3.55	$532.50
160,000	640	$3.55	$568.00
170,000	680	$3.55	$603.50
180,000	720	$3.55	$639.00
190,000	760	$3.55	$674.50
200,000	800	$3.55	$710.00
210,000	840	$3.55	$745.50
220,000	880	$3.55	$781.00
230,000	920	$3.55	$816.50
240,000	960	$3.55	$852.00
250,000	1000	$3.55	$887.50
260,000	1040	$3.55	$923.00
270,000	1080	$3.55	$958.50
280,000	1120	$3.55	$994.00
290,000	1160	$3.55	$1,029.50
300,000	1200	$3.55	$1,065.00
310,000	1240	$3.55	$1,100.50
320,000	1280	$3.55	$1,136.00
330,000	1320	$3.55	$1,171.50
340,000	1360	$3.55	$1,207.00
350,000	1400	$3.55	$1,242.50
360,000	1440	$3.55	$1,278.00
370,000	1480	$3.55	$1,313.50
380,000	1520	$3.55	$1,349.00
390,000	1560	$3.55	$1,384.50
400,000	1600	$3.55	$1,420.00
410,000	1640	$3.55	$1,455.50
420,000	1680	$3.55	$1,491.00
430,000	1720	$3.55	$1,526.50
440,000	1760	$3.55	$1,562.00
450,000	1800	$3.55	$1,597.50
460,000	1840	$3.55	$1,633.00
470,000	1880	$3.55	$1,668.50
480,000	1920	$3.55	$1,704.00
490,000	1960	$3.55	$1,739.50
500,000	2000	$3.55	$1,775.00
510,000	2040	$3.55	$1,810.50
520,000	2080	$3.55	$1,846.00
530,000	2120	$3.55	$1,881.50
540,000	2160	$3.55	$1,917.00

550,000	2200	$3.55	$1,952.50
560,000	2240	$3.55	$1,988.00
570,000	2280	$3.55	$2,023.50
580,000	2320	$3.55	$2,059.00
590,000	2360	$3.55	$2,094.50
600,000	2400	$3.55	$2,130.00

Base Facilities Fee*

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$13.50	$5,400.00
110,000	440	$13.50	$5,940.00
120,000	480	$13.50	$6,480.00
130,000	520	$13.50	$7,020.00
140,000	560	$13.50	$7,560.00
150,000	600	$13.50	$8,100.00
160,000	640	$13.50	$8,640.00
170,000	680	$13.50	$9,180.00
180,000	720	$13.50	$9,720.00
190,000	760	$13.50	$10,260.00
200,000	800	$13.50	$10,800.00
210,000	840	$13.50	$11,340.00
220,000	880	$13.50	$11,880.00
230,000	920	$13.50	$12,420.00
240,000	960	$13.50	$12,960.00
250,000	1000	$13.50	$13,500.00
260,000	1040	$13.50	$14,040.00
270,000	1080	$13.50	$14,580.00
280,000	1120	$13.50	$15,120.00
290,000	1160	$13.50	$15,660.00
300,000	1200	$13.50	$16,200.00
310,000	1240	$13.50	$16,740.00
320,000	1280	$13.50	$17,280.00
330,000	1320	$13.50	$17,820.00
340,000	1360	$13.50	$18,360.00
350,000	1400	$13.50	$18,900.00
360,000	1440	$13.50	$19,440.00
370,000	1480	$13.50	$19,980.00
380,000	1520	$13.50	$20,520.00
390,000	1560	$13.50	$21,060.00
400,000	1600	$13.50	$21,600.00

410,000	1640	$13.50	$22,140.00
420,000	1680	$13.50	$22,680.00
430,000	1720	$13.50	$23,220.00
440,000	1760	$13.50	$23,760.00
450,000	1800	$13.50	$24,300.00
460,000	1840	$13.50	$24,840.00
470,000	1880	$13.50	$25,380.00
480,000	1920	$13.50	$25,920.00
490,000	1960	$13.50	$26,460.00
500,000	2000	$13.50	$27,000.00
510,000	2040	$13.50	$27,540.00
520,000	2080	$13.50	$28,080.00
530,000	2120	$13.50	$28,620.00
540,000	2160	$13.50	$29,160.00
550,000	2200	$13.50	$29,700.00
560,000	2240	$13.50	$30,240.00
570,000	2280	$13.50	$30,780.00
580,000	2320	$13.50	$31,320.00
590,000	2360	$13.50	$31,860.00
600,000	2400	$13.50	$32,400.00

Base Facilities Res *

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$6.75	$2,700.00
110,000	440	$6.75	$2,970.00
120,000	480	$6.75	$3,240.00
130,000	520	$6.75	$3,510.00
140,000	560	$6.75	$3,780.00
150,000	600	$6.75	$4,050.00
160,000	640	$6.75	$4,320.00
170,000	680	$6.75	$4,590.00
180,000	720	$6.75	$4,860.00
190,000	760	$6.75	$5,130.00
200,000	800	$6.75	$5,400.00
210,000	840	$6.75	$5,670.00
220,000	880	$6.75	$5,940.00
230,000	920	$6.75	$6,210.00
240,000	960	$6.75	$6,480.00
250,000	1000	$6.75	$6,750.00
260,000	1040	$6.75	$7,020.00

270,000	1080	$6.75	$7,290.00
280,000	1120	$6.75	$7,560.00
290,000	1160	$6.75	$7,830.00
300,000	1200	$6.75	$8,100.00
310,000	1240	$6.75	$8,370.00
320,000	1280	$6.75	$8,640.00
330,000	1320	$6.75	$8,910.00
340,000	1360	$6.75	$9,180.00
350,000	1400	$6.75	$9,450.00
360,000	1440	$6.75	$9,720.00
370,000	1480	$6.75	$9,990.00
380,000	1520	$6.75	$10,260.00
390,000	1560	$6.75	$10,530.00
400,000	1600	$6.75	$10,800.00
410,000	1640	$6.75	$11,070.00
420,000	1680	$6.75	$11,340.00
430,000	1720	$6.75	$11,610.00
440,000	1760	$6.75	$11,880.00
450,000	1800	$6.75	$12,150.00
460,000	1840	$6.75	$12,420.00
470,000	1880	$6.75	$12,690.00
480,000	1920	$6.75	$12,960.00
490,000	1960	$6.75	$13,230.00
500,000	2000	$6.75	$13,500.00
510,000	2040	$6.75	$13,770.00
520,000	2080	$6.75	$14,040.00
530,000	2120	$6.75	$14,310.00
540,000	2160	$6.75	$14,580.00
550,000	2200	$6.75	$14,850.00
560,000	2240	$6.75	$15,120.00
570,000	2280	$6.75	$15,390.00
580,000	2320	$6.75	$15,660.00
590,000	2360	$6.75	$15,930.00
600,000	2400	$6.75	$16,200.00

[1] - Tiered Rate, charges up to flow rate shown, adjusted charges to next tier when flow rate is exceeded

* - Based on current fiscal year approved rates

** - Estimated at maximum tiered rates, actually metered usage will be billed monthly

P.A.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 2nd, 2015

SUBJECT: Consideration to Authorize the Town Manager to Submit the Revised Wastewater Treatment Plant Reservation and Bulk Treatment Agreement to the City of Fruitland Park for Review and Consideration.

DEPARTMENT: PW - Utilities

STAFF RECOMMENDED MOTION: Authorize the Town Manager to submit the revised Wastewater Bulk Treatment Agreement to the City of Fruitland Park for review and consideration.

SUMMARY: Staff has been coordinating with the City of Fruitland Park staff for the possible implementation of a wastewater collection system interconnection between the two municipalities. The attached revised agreement stipulates the terms and conditions discussed with City of Fruitland Park staff after their initial review. The revised agreement will again be reviewed by the City of Fruitland Park and will be brought back to this Town Commission prior to execution of the agreement. The Town Attorney has reviewed and approved the attached agreement. Revisions from the original agreement are noted and Attachment "A" has no monetary changes; it is only broken down into 10,000 gallon increments instead of 100,000 gallon increments as was previously presented.

FISCAL IMPACT: None

[ ] Capital Budget
[ ] Operating
[ ] Other –

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution
[ ] Other
[X] Support Documents – Revised Wastewater Treatment Agreement with City of Fruitland Park

DEPARTMENT HEAD	**Submitted**	**Date:**02/24/2015
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 3-2-15	**Date** 2/24/15

COMMISSION ACTION:

[ ] Approved as Recommended RLC/NOL 4-0 **[ ] Disapproved** **[ ] Tabled Indefinitely**

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

cc: P.W.-C.T.

WASTEWATER TREATMENT PLANT CAPACITY
RESERVATION AND BULK TREATMENT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, _____. Between the TOWN OF LADY LAKE, a political subdivision in the state of Florida (hereinafter "Town"), and THE CITY OF FRUITLAND PARK.

Terms and Conditions

In consideration of the commitment of the Town to receive and treat the wastewater of the City of Fruitland Park, and of the commitment of the City of Fruitland Park to pay for the treatment of wastewater by the Town, the receipt and sufficiency of such commitments being hereby acknowledged, the parties agree to the following terms and conditions.

1. **Effective Date.** This Agreement shall be effective upon execution by both parties. Upon execution by both parties, this Agreement shall be recorded in the Official Records of Lake County, Florida.
2. **Term**. The term of this Agreement shall be ten (10) years from the Effective Date unless earlier terminated or extended by mutual written agreement.
3. **Capacity Reservation and Bulk Treatment**. The Town agrees to reserve for the use of the City of Fruitland Park, wastewater treatment capacity of up to 500,000 gallons per day (GPD), flow rates and charges to be reviewed and adjusted annually during the term of the agreement. To allow the Town sufficient time for any future plant expansion to accommodate the capacity utilized by the City of Fruitland Park, the City of Fruitland Park may not increase its utilization of the reserved capacity in any one year by more than 100,000 GPD above the average actual utilized capacity for the prior calendar year. GPD shall be measure on a ninety day average of daily flows.
4. **Service Rates for Wastewater Treatment**. The service rates for wastewater treated by the Town pursuant to the initial capacity reservation by the City of Fruitland Park shall be as stipulated in attachment "A" of this agreement and adjusted annually by the Town of Lady Lake to equal the Town's current approved rate structure for customer wastewater billing rates.

   The City of Fruitland Park will not provide bulk service pricing to those customers of the City of Fruitland Park whose wastewater is treated in the Town's treatment plant pursuant to this Agreement, and will limit wastewater services to those areas within the incorporated boundary of the City of Fruitland Park.
5. **Wastewater Quality.**
   A. The City of Fruitland Park shall undertake whatever procedures are necessary in the inspection, policing, and regulation of all wastewater introduced into the City of Fruitland Park wastewater collection systems, to ensure that the quality of raw wastewater transmitted by the City of Fruitland Park to the Town shall not exceed the following criteria:

(1)	BOD	-	350 ppm
	TSS	-	350 ppm
	Fats, Oil, Grease	-	50 ppm
	Hydrogen, Sulfide	-	3.00 ppm

(2) In addition, the wastewater shall not contain the following pollutants:
   (a) Pollutants which create a fire or explosion hazard.

(b) Pollutants which will cause corrosive structural damage, but in no case discharges with pH lower than 5.5 or higher than 9.5.
(c) Solid or viscous pollutants in amounts which will cause interference with the operation of the treatment facilities.
(d) Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause interference in the treatment facilities.
(e) Heat in amounts which will inhibit biological activity in the treatment facilities resulting in interference, but in no case heat in such quantities that the temperature at the treatment plant influent (one hundred four (104) degrees Fahrenheit).
(f) Unpolluted waters such as stormwater, groundwater, roof runoff, subsurface drainage or cooling water.

(3) Concentrations in excess of the limits and constituents defined below shall not be allowed. Should these limits be exceeded, Fruitland Park shall immediately eliminate the cause of the violation.

Antimony	1.00 ppm	Tin	5.00 ppm
Arsenic	0.25 ppm	Zinc	1.00 ppm
Barium	10.00 ppm	Total Metals	10.00 ppm
Beryllium	0.25 ppm	Fats, Oil and Grease	100.00 ppm
Boron	1.00 ppm	Iodine	10.00 ppm
Cadmium	0.70 ppm	Benzene compounds	5.00 ppm
Total Chromium	1.00 ppm	Carbon tetrachloride	10.00 ppm
Cobalt	0.30 ppm	Chloroethylene comps.	10.00 ppm
Copper	2.00 ppm	Chloroethene compounds	5.00 ppm
Cyanide	0.50 ppm	Chloroethane compounds	10.00 ppm
Lead	0.40 ppm	Chloroform	10.00 ppm
Lithium	0.03 ppm	Pentachlorophenol	10.00 ppm
Manganese	1.50 ppm	Total Phenol	0.50 ppm
Mercury	0.005 ppm	Hydrogen Sulfide	6.00 ppm
Nickel	0.70 ppm	COD	600.00 ppm
Selenium	0.50 ppm	BOD	600.00 ppm
Silver	0.50 ppm	TSS	600.00 ppm

Should Fruitland Park transmit any of the above-listed items other than those addressed in 3 (b) below, Fruitland Park shall pay for any costs or damages the Town of Lady Lake incurs because of Fruitland Park's violation and the Town of Lady Lake may immediately terminate this agreement if not eliminated within 30 days of initial date of detection. Fruitland Park's uncured violation as determined by the Town shall be sufficient cause to terminate this agreement.

B. In the event that the City of Fruitland Park transmits to the Town wastewater which exceeds the limits for 5-day biochemical oxygen demands (~~BOC~~BOD), total suspended solids (TSS), Fats, Oils and Grease or Hydrogen Sulfide, then the Town may estimate the total volume of wastewater not meeting the requirements of Paragraph 5A, above, and assess and collect a surcharge from the City of Fruitland Park as follows:

BOD or TSS (whichever is higher)			
350 – 400 ppm	-	$	0.50/1000 gal
400 – 450 ppm	-	$	1.25/1000 gal
450 – 500 ppm	-	$	3.15/1000 gal
500 – 550 ppm	-	$	7.95/1000 gal
550 – 600 ppm	-	$	20.00/1000 gal
Fats, Oils and Grease	-	$	0.10/1000 gal
Hydrogen Sulfide	-	$	0.20/1000 gal

6. **Wastewater Treatment Standards**. The Town shall continuously accomplish all health hazard and pollutant removal standards as then required by applicable regulatory requirements.

7. **Resolution of Disputes Involving Raw Wastewater Quality or Wastewater Treatment Standards**. Before litigating any dispute under this agreement, the parties' representatives shall personally meet in good faith to resolve their dispute.

8. **Costs and Expenses.**
   A. City of Fruitland Park shall be responsible for all engineering expenses and infrastructure installation costs associated with the connection to the Town's wastewater collection system, including but not limited to wastewater collection and transmission lines, wastewater sampling station, wastewater ~~bi-directional~~ master meter, and related improvements to the Town's wastewater collection system. All related improvements must be approved by Town staff prior to implementation.
   B. Town will specify and approve the proposed associated infrastructure and equipment prior to providing the City of Fruitland Park a "Notice to Proceed". City of Fruitland Park will be responsible for all maintenance and replacement costs for all associated infrastructure up to point of connection and associated equipment located on Town facilities incurred throughout the term of this agreement.
   C. Except for charges for service and items specified in this agreement, each Party shall be wholly responsible for and shall pay all of any such Party's costs and expenses incurred in complying with the terms of this Agreement.
   D. The City of Fruitland Park shall not charge the Town, and the Town shall not charge the City of Fruitland Park any connection fees, tapping fees, impact fees or any fee or charge of any kind, except service rates and operational charges as set forth herein for any obligation incurred or service performed pursuant to this Agreement. The Town Commission of the Town of Lady Lake expressly waives the imposition of impact fees to the City of Fruitland Park concerning this agreement.
9. **Ownership and Maintenance Responsibilities.**
   A. City of Fruitland Park will be responsible for all costs associated with infrastructure installed as a part of this project. Including but not limited to, easement acquisition, engineering services, and all related materials and equipment.
   B. City of Fruitland Park will be responsible for all maintenance and replacement costs of installed infrastructure and equipment installed on or outside of Town facilities related to this project.

C. City of Fruitland Park will install a wastewater quality sampling station on its isolated discharge inlet into the Town's ~~liftstation~~lift station , specified and approved by Town at a location approved by the Town. Town will monitor and report findings of wastewater quality sampling via the City of Fruitland Park installed sampling station and or other sampling methods.

D. City of Fruitland Park will install and maintain a properly sized and Town approved ~~bi-directional~~ wastewater meter. Such meter will be calibrated by the City of Fruitland Park annually by a certified calibration professional approved by the Town.

10. **Applicable Law**. The terms and provisions of this Agreement shall be governed by the law of Florida.
11. **Compliance with the Law**. The Town and the City of Fruitland Park will comply with all applicable laws, rules, regulations and ordinances that shall apply to the conduct of the Parties, treatment of wastewater, manning of facilities, regulatory reports, measurement, testing, qualifications of operating personnel., and all other such laws and regulations which may be applicable to the performance of the Parties pursuant to this Agreement.
12. **Cooperation**. The Parties will each cooperate with the other in providing such documents, analyses, test reports, studies and all things reasonably necessary for harmonious and successful compliance with the terms of this Agreement.
13. **Copies**. This Agreement shall be executed in three (3) copies, each of which shall be an original. One copy shall be provided to the City of Fruitland Park, one copy shall be provided to the Town, and other copy shall be provided to the Florida Department of Environmental Protection.
14. **Force Majeure**. Throughout the period of time when performance of any provision of this Agreement shall be prevented by occurrences or events wholly outside the control of the Party failing to perform as a result of such occurrence or event ("force majeure"), then such Party shall be excused from performance under the terms of this Agreement, for only that period of time such performance is prevented by force majeure, and during the time which the defaulting Party has made diligent effort to cure such default. With the exception of involuntary bankruptcy, this provision excusing performance during force majeure shall not apply to the payment of rates as specified by this Agreement.
15. **Notices**. All Notices required or authorized under this Agreement shall be given in writing and shall be served by mail or hand-delivery on the Parties at the addresses listed below:

Town:	Town of Lady Lake Town Manager 409 Fennell Blvd Lady Lake, FL 32159
City of Fruitland Park	City of Fruitland Park City Manager 506 West Berckman Street Fruitland Park, FL 34731

16. **Disclaimer of Third-Party Beneficiaries**. This agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason thereof, to or for the benefit of any third party not a formal Party hereto.
17. **Costs and Attorney's Fees**. In the event that the City of Fruitland Park or the Town is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise,

then the prevailing Party shall be entitled to recover from the other Party all costs incurred, including reasonable attorney's fees in such actions, including appeals.

18. **Effect of Waiver.** Failure to insist upon strict compliance with any of the terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

19. **Severability**. If any part of this Agreement is found invalid or unenforceable by a court or administrative agency, or by reason of changes in State or Federal laws or regulations, such invalidity or unenforceability shall not affect the other parts of this Agreement, the rights and obligations of the Parties contained herein not materially prejudiced, and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared to be severable.

~~19.~~20. **Termination Without Cause**. ~~Early termination would result in severe hardship to the City of Fruitland Park. A 30 month termination notice from the Town of Lady Lake would allow Fruitland Park enough time to find an alternative wastewater treatment solution, stipulations included in the Wastewater Standards portion of this agreement being paramount.~~The Town or Fruitland Park may terminate this Agreement without cause by providing 30 months written notice to the non-terminating party.

THIS WRITTEN AGREEMENT constitutes the entire agreement between the Parties, and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each Party on the date first written above. Modifications to and waiver of the provisions herein shall be made in writing by the Parties hereto.

ATTEST:

TOWN OF LADY LAKE

_____

Print Name: _____

By: _____
Ruth Kussard, Mayor

(Corporate Seal)

ATTEST:

CITY OF FRUITLAND PARK, FLORIDA

_____

Print Name: _____

By: _____

FOR THE USE AND RELIANCE OF THE TOWN OF LADY LAKE, FLORIDA, ONLY, APPROVED AS TO FORM AND LEGALITY _____, 2014

_____
Derek Schroth
Town Attorney
Town of Lady Lake

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By _____, the _____ of the Town of Lady Lake.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____

_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By _____, the _____ of the City of Fruitland Park.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____

_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

ATTACHMENT "A"

Fruitland Park Wastewater Interconnection Service Fees

Flow Rate(gpd)[1]	Operational Costs	Usage Charge	Base Facilites	Base Res Fee	Total Monthly Fee**
100,000	$10,573.33	$355.00	$5,400.00	$2,700.00	**$19,028.33**
110,000	$11,630.67	$390.50	$5,940.00	$2,970.00	**$20,931.17**
120,000	$12,688.00	$426.00	$6,480.00	$3,240.00	**$22,834.00**
130,000	$13,745.33	$461.50	$7,020.00	$3,510.00	**$24,736.83**
140,000	$14,802.67	$497.00	$7,560.00	$3,780.00	**$26,639.67**
150,000	$15,860.00	$532.50	$8,100.00	$4,050.00	**$28,542.50**
160,000	$16,917.33	$568.00	$8,640.00	$4,320.00	**$30,445.33**
170,000	$17,974.67	$603.50	$9,180.00	$4,590.00	**$32,348.17**
180,000	$19,032.00	$639.00	$9,720.00	$4,860.00	**$34,251.00**
190,000	$20,089.33	$674.50	$10,260.00	$5,130.00	**$36,153.83**
200,000	$21,146.67	$710.00	$10,800.00	$5,400.00	**$38,056.67**
210,000	$22,204.00	$745.50	$11,340.00	$5,670.00	**$39,959.50**
220,000	$23,261.33	$781.00	$11,880.00	$5,940.00	**$41,862.33**
230,000	$24,318.67	$816.50	$12,420.00	$6,210.00	**$43,765.17**
240,000	$25,376.00	$852.00	$12,960.00	$6,480.00	**$45,668.00**
250,000	$26,433.33	$887.50	$13,500.00	$6,750.00	**$47,570.83**
260,000	$27,490.67	$923.00	$14,040.00	$7,020.00	**$49,473.67**
270,000	$28,548.00	$958.50	$14,580.00	$7,290.00	**$51,376.50**
280,000	$29,605.33	$994.00	$15,120.00	$7,560.00	**$53,279.33**
290,000	$30,662.67	$1,029.50	$15,660.00	$7,830.00	**$55,182.17**
300,000	$31,720.00	$1,065.00	$16,200.00	$8,100.00	**$57,085.00**
310,000	$32,777.33	$1,100.50	$16,740.00	$8,370.00	**$58,987.83**
320,000	$33,834.67	$1,136.00	$17,280.00	$8,640.00	**$60,890.67**
330,000	$34,892.00	$1,171.50	$17,820.00	$8,910.00	**$62,793.50**
340,000	$35,949.33	$1,207.00	$18,360.00	$9,180.00	**$64,696.33**
350,000	$37,006.67	$1,242.50	$18,900.00	$9,450.00	**$66,599.17**
360,000	$38,064.00	$1,278.00	$19,440.00	$9,720.00	**$68,502.00**
370,000	$39,121.33	$1,313.50	$19,980.00	$9,990.00	**$70,404.83**
380,000	$40,178.67	$1,349.00	$20,520.00	$10,260.00	**$72,307.67**
390,000	$41,236.00	$1,384.50	$21,060.00	$10,530.00	**$74,210.50**
400,000	$42,293.33	$1,420.00	$21,600.00	$10,800.00	**$76,113.33**

410,000	$43,350.67	$1,455.50	$22,140.00	$11,070.00	**$78,016.17**
420,000	$44,408.00	$1,491.00	$22,680.00	$11,340.00	**$79,919.00**
430,000	$45,465.33	$1,526.50	$23,220.00	$11,610.00	**$81,821.83**
440,000	$46,522.67	$1,562.00	$23,760.00	$11,880.00	**$83,724.67**
450,000	$47,580.00	$1,597.50	$24,300.00	$12,150.00	**$85,627.50**
460,000	$48,637.33	$1,633.00	$24,840.00	$12,420.00	**$87,530.33**
470,000	$49,694.67	$1,668.50	$25,380.00	$12,690.00	**$89,433.17**
480,000	$50,752.00	$1,704.00	$25,920.00	$12,960.00	**$91,336.00**
490,000	$51,809.33	$1,739.50	$26,460.00	$13,230.00	**$93,238.83**
500,000	$52,866.67	$1,775.00	$27,000.00	$13,500.00	**$95,141.67**
510,000	$53,924.00	$1,810.50	$27,540.00	$13,770.00	**$97,044.50**
520,000	$54,981.33	$1,846.00	$28,080.00	$14,040.00	**$98,947.33**
530,000	$56,038.67	$1,881.50	$28,620.00	$14,310.00	**$100,850.17**
540,000	$57,096.00	$1,917.00	$29,160.00	$14,580.00	**$102,753.00**
550,000	$58,153.33	$1,952.50	$29,700.00	$14,850.00	**$104,655.83**
560,000	$59,210.67	$1,988.00	$30,240.00	$15,120.00	**$106,558.67**
570,000	$60,268.00	$2,023.50	$30,780.00	$15,390.00	**$108,461.50**
580,000	$61,325.33	$2,059.00	$31,320.00	$15,660.00	**$110,364.33**
590,000	$62,382.67	$2,094.50	$31,860.00	$15,930.00	**$112,267.17**
600,000	$63,440.00	$2,130.00	$32,400.00	$16,200.00	**$114,170.00**

Operational Costs*

Flow Rate	ERU's(per 250 gpd)	Term(Months)	ERU Rate	Monthly Fee
100,000	400	120	$3,172	$10,573.33
110,000	440	120	$3,172	$11,630.67
120,000	480	120	$3,172	$12,688.00
130,000	520	120	$3,172	$13,745.33
140,000	560	120	$3,172	$14,802.67
150,000	600	120	$3,172	$15,860.00
160,000	640	120	$3,172	$16,917.33
170,000	680	120	$3,172	$17,974.67
180,000	720	120	$3,172	$19,032.00
190,000	760	120	$3,172	$20,089.33
200,000	800	120	$3,172	$21,146.67
210,000	840	120	$3,172	$22,204.00
220,000	880	120	$3,172	$23,261.33
230,000	920	120	$3,172	$24,318.67
240,000	960	120	$3,172	$25,376.00
250,000	1000	120	$3,172	$26,433.33

260,000	1040	120	$3,172	$27,490.67
270,000	1080	120	$3,172	$28,548.00
280,000	1120	120	$3,172	$29,605.33
290,000	1160	120	$3,172	$30,662.67
300,000	1200	120	$3,172	$31,720.00
310,000	1240	120	$3,172	$32,777.33
320,000	1280	120	$3,172	$33,834.67
330,000	1320	120	$3,172	$34,892.00
340,000	1360	120	$3,172	$35,949.33
350,000	1400	120	$3,172	$37,006.67
360,000	1440	120	$3,172	$38,064.00
370,000	1480	120	$3,172	$39,121.33
380,000	1520	120	$3,172	$40,178.67
390,000	1560	120	$3,172	$41,236.00
400,000	1600	120	$3,172	$42,293.33
410,000	1640	120	$3,172	$43,350.67
420,000	1680	120	$3,172	$44,408.00
430,000	1720	120	$3,172	$45,465.33
440,000	1760	120	$3,172	$46,522.67
450,000	1800	120	$3,172	$47,580.00
460,000	1840	120	$3,172	$48,637.33
470,000	1880	120	$3,172	$49,694.67
480,000	1920	120	$3,172	$50,752.00
490,000	1960	120	$3,172	$51,809.33
500,000	2000	120	$3,172	$52,866.67
510,000	2040	120	$3,172	$53,924.00
520,000	2080	120	$3,172	$54,981.33
530,000	2120	120	$3,172	$56,038.67
540,000	2160	120	$3,172	$57,096.00
550,000	2200	120	$3,172	$58,153.33
560,000	2240	120	$3,172	$59,210.67
570,000	2280	120	$3,172	$60,268.00
580,000	2320	120	$3,172	$61,325.33
590,000	2360	120	$3,172	$62,382.67
600,000	2400	120	$3,172	$63,440.00

Usage Charge**

Flow Rate	ERU's(per 250 gpd)	Fee per 1000 gals	Monthly Fee
100,000	400	$3.55	$355.00
110,000	440	$3.55	$390.50

120,000	480	$3.55	$426.00
130,000	520	$3.55	$461.50
140,000	560	$3.55	$497.00
150,000	600	$3.55	$532.50
160,000	640	$3.55	$568.00
170,000	680	$3.55	$603.50
180,000	720	$3.55	$639.00
190,000	760	$3.55	$674.50
200,000	800	$3.55	$710.00
210,000	840	$3.55	$745.50
220,000	880	$3.55	$781.00
230,000	920	$3.55	$816.50
240,000	960	$3.55	$852.00
250,000	1000	$3.55	$887.50
260,000	1040	$3.55	$923.00
270,000	1080	$3.55	$958.50
280,000	1120	$3.55	$994.00
290,000	1160	$3.55	$1,029.50
300,000	1200	$3.55	$1,065.00
310,000	1240	$3.55	$1,100.50
320,000	1280	$3.55	$1,136.00
330,000	1320	$3.55	$1,171.50
340,000	1360	$3.55	$1,207.00
350,000	1400	$3.55	$1,242.50
360,000	1440	$3.55	$1,278.00
370,000	1480	$3.55	$1,313.50
380,000	1520	$3.55	$1,349.00
390,000	1560	$3.55	$1,384.50
400,000	1600	$3.55	$1,420.00
410,000	1640	$3.55	$1,455.50
420,000	1680	$3.55	$1,491.00
430,000	1720	$3.55	$1,526.50
440,000	1760	$3.55	$1,562.00
450,000	1800	$3.55	$1,597.50
460,000	1840	$3.55	$1,633.00
470,000	1880	$3.55	$1,668.50
480,000	1920	$3.55	$1,704.00
490,000	1960	$3.55	$1,739.50
500,000	2000	$3.55	$1,775.00
510,000	2040	$3.55	$1,810.50
520,000	2080	$3.55	$1,846.00

530,000	2120	$3.55	$1,881.50
540,000	2160	$3.55	$1,917.00
550,000	2200	$3.55	$1,952.50
560,000	2240	$3.55	$1,988.00
570,000	2280	$3.55	$2,023.50
580,000	2320	$3.55	$2,059.00
590,000	2360	$3.55	$2,094.50
600,000	2400	$3.55	$2,130.00

Base Facilities Fee*

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$13.50	$5,400.00
110,000	440	$13.50	$5,940.00
120,000	480	$13.50	$6,480.00
130,000	520	$13.50	$7,020.00
140,000	560	$13.50	$7,560.00
150,000	600	$13.50	$8,100.00
160,000	640	$13.50	$8,640.00
170,000	680	$13.50	$9,180.00
180,000	720	$13.50	$9,720.00
190,000	760	$13.50	$10,260.00
200,000	800	$13.50	$10,800.00
210,000	840	$13.50	$11,340.00
220,000	880	$13.50	$11,880.00
230,000	920	$13.50	$12,420.00
240,000	960	$13.50	$12,960.00
250,000	1000	$13.50	$13,500.00
260,000	1040	$13.50	$14,040.00
270,000	1080	$13.50	$14,580.00
280,000	1120	$13.50	$15,120.00
290,000	1160	$13.50	$15,660.00
300,000	1200	$13.50	$16,200.00
310,000	1240	$13.50	$16,740.00
320,000	1280	$13.50	$17,280.00
330,000	1320	$13.50	$17,820.00
340,000	1360	$13.50	$18,360.00
350,000	1400	$13.50	$18,900.00
360,000	1440	$13.50	$19,440.00
370,000	1480	$13.50	$19,980.00
380,000	1520	$13.50	$20,520.00

390,000	1560	$13.50	$21,060.00
400,000	1600	$13.50	$21,600.00
410,000	1640	$13.50	$22,140.00
420,000	1680	$13.50	$22,680.00
430,000	1720	$13.50	$23,220.00
440,000	1760	$13.50	$23,760.00
450,000	1800	$13.50	$24,300.00
460,000	1840	$13.50	$24,840.00
470,000	1880	$13.50	$25,380.00
480,000	1920	$13.50	$25,920.00
490,000	1960	$13.50	$26,460.00
500,000	2000	$13.50	$27,000.00
510,000	2040	$13.50	$27,540.00
520,000	2080	$13.50	$28,080.00
530,000	2120	$13.50	$28,620.00
540,000	2160	$13.50	$29,160.00
550,000	2200	$13.50	$29,700.00
560,000	2240	$13.50	$30,240.00
570,000	2280	$13.50	$30,780.00
580,000	2320	$13.50	$31,320.00
590,000	2360	$13.50	$31,860.00
600,000	2400	$13.50	$32,400.00

Base Facilities Res *

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$6.75	$2,700.00
110,000	440	$6.75	$2,970.00
120,000	480	$6.75	$3,240.00
130,000	520	$6.75	$3,510.00
140,000	560	$6.75	$3,780.00
150,000	600	$6.75	$4,050.00
160,000	640	$6.75	$4,320.00
170,000	680	$6.75	$4,590.00
180,000	720	$6.75	$4,860.00
190,000	760	$6.75	$5,130.00
200,000	800	$6.75	$5,400.00
210,000	840	$6.75	$5,670.00
220,000	880	$6.75	$5,940.00
230,000	920	$6.75	$6,210.00
240,000	960	$6.75	$6,480.00

250,000	1000	$6.75	$6,750.00
260,000	1040	$6.75	$7,020.00
270,000	1080	$6.75	$7,290.00
280,000	1120	$6.75	$7,560.00
290,000	1160	$6.75	$7,830.00
300,000	1200	$6.75	$8,100.00
310,000	1240	$6.75	$8,370.00
320,000	1280	$6.75	$8,640.00
330,000	1320	$6.75	$8,910.00
340,000	1360	$6.75	$9,180.00
350,000	1400	$6.75	$9,450.00
360,000	1440	$6.75	$9,720.00
370,000	1480	$6.75	$9,990.00
380,000	1520	$6.75	$10,260.00
390,000	1560	$6.75	$10,530.00
400,000	1600	$6.75	$10,800.00
410,000	1640	$6.75	$11,070.00
420,000	1680	$6.75	$11,340.00
430,000	1720	$6.75	$11,610.00
440,000	1760	$6.75	$11,880.00
450,000	1800	$6.75	$12,150.00
460,000	1840	$6.75	$12,420.00
470,000	1880	$6.75	$12,690.00
480,000	1920	$6.75	$12,960.00
490,000	1960	$6.75	$13,230.00
500,000	2000	$6.75	$13,500.00
510,000	2040	$6.75	$13,770.00
520,000	2080	$6.75	$14,040.00
530,000	2120	$6.75	$14,310.00
540,000	2160	$6.75	$14,580.00
550,000	2200	$6.75	$14,850.00
560,000	2240	$6.75	$15,120.00
570,000	2280	$6.75	$15,390.00
580,000	2320	$6.75	$15,660.00
590,000	2360	$6.75	$15,930.00
600,000	2400	$6.75	$16,200.00

[1] - Tiered Rate, charges up to flow rate shown, adjusted charges to next tier when flow rate is exceeded

* - Based on current fiscal year approved rates

** - Estimated at maximum tiered rates, actually metered usage will be billed monthly

J-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015- First Reading

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SUBJECT: **Ordinance No. 2015-05 – Large Scale Comprehensive Plan Amendment – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on April 28, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The conceptual bubble plan dated May 22, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') square feet. The lots will be individually sold for fee-simple ownership.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer -

- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

5.) Connection to Town Utilities will be required to service this RV Park Site.

6.) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

7.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-05 at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-05 on Monday, July 6, 2015.

The **Town Commission** is scheduled to consider Ordinance 2015-05 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

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

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

[ ] Other

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

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6-29-15 **DEPARTMENT HEAD** **Submitted** 6/29/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 7/16/15 **Date**

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

ORDINANCE 2015-05

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on July 6, 2015, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Large Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the large scale amendment as indicated below:

(A)

Applicant/Owner:	Sawmill Holdings, LLC
General Location:	3105 Hartsock Sawmill Road, approximately 1,500 ft. east of S. Highway 27/441, Lady Lake, Florida 32159
Acres:	53.14 +/-
Future Land Use	
Change From:	Single Family Medium Density (SF-MD)
To:	Commercial Tourist (CT)

Graphic representation of this Large Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this __ day of _____, **2015**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

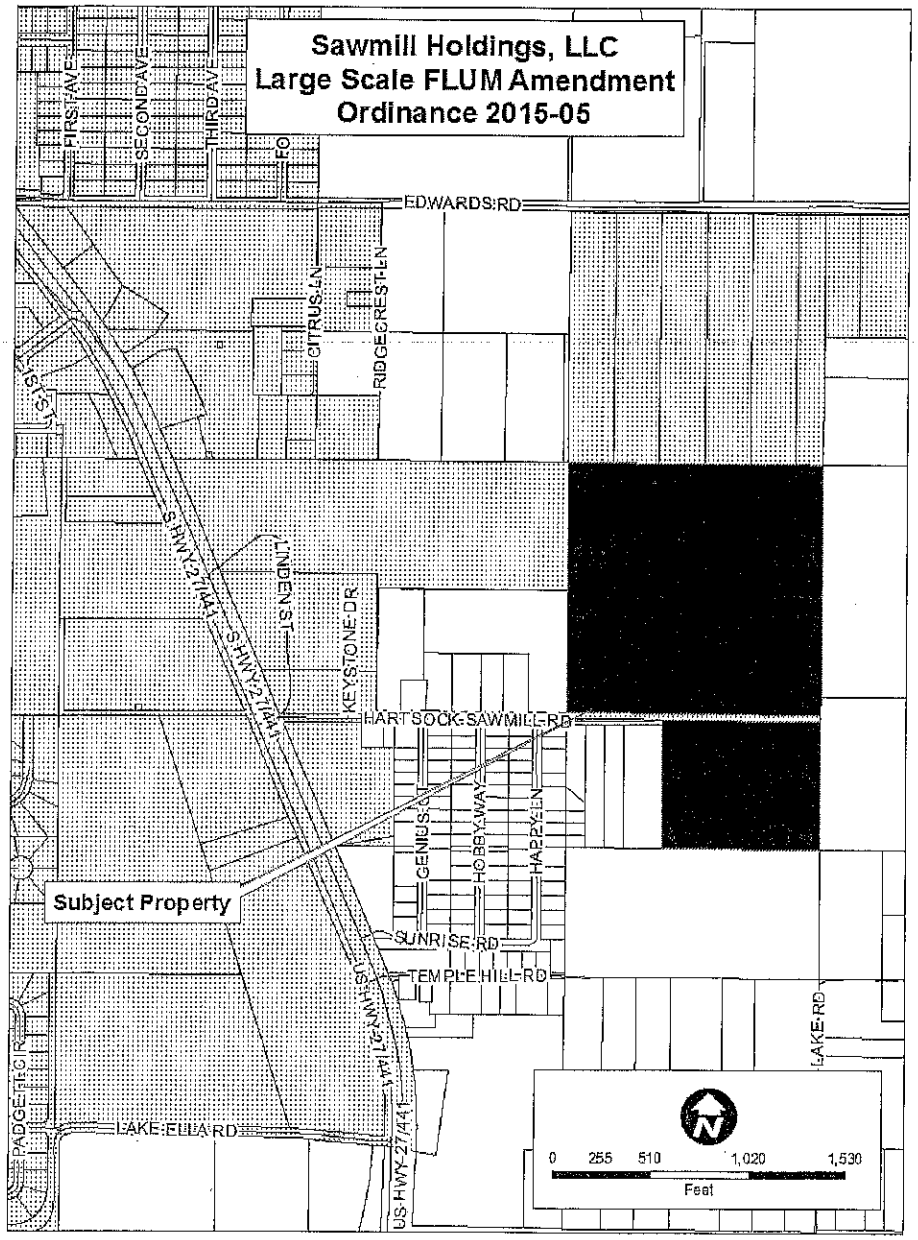
APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.



APPLICATION FOR LARGE SCALE DEVELOPMENT AMENDMENTS TO THE 2030 COMPREHENSIVE PLAN
Town of Lady Lake

RECEIVED
APR 28 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

Large scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

The proposed amendment must involve a property of more than ten (10) acres.

Applications for large scale amendment accepted Monday through Thursday from 7:30 AM to 6:00 PM. One (1) notarized and eight (8) copies of the application, eight (8) sets of any required exhibits and any attachments, together with an application fee of $2,000.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* Randy Bates, Manager	Agent/Applicant Greg Beliveau
Sawmill Holdings, LLC	LPG Urban & Regional Planners, Inc.
Address P.O. Box 1266	Address 1162 Camp Ave.
City Mt. Pleasant	City Mount Dora
State SC Zip 29465	State FL Zip 32757
Phone (H) 843-452-7788	Phone (H) 352-516-1782 (cell)
Phone (W)	Phone (W) 352-385-1940
Fax	Fax 352-383-3824

Adopted Future Land Use Designation(s) Single Family Medium Density (SF-MD)

Requested Future Land Use Designation(s) Commercial Tourist (CT)

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed.

PROPERTY LOCATION:

Section 27	Township 18	Range 24
Lot/Parcel#	Block	Subdivision
Address (if available) 3105 Hartsock Sawmill Road, Lady Lake, FL 32159		
Tax Identification Number and Alternate Key # 1771358		
Existing Zoning RS-6	Anticipated Zoning CT	

Existing Use of Subject Property: Undeveloped

Proposed Use of the Subject Property:
RV park with associated amenities

Total Gross Acreage of Parcel (including wetlands and water bodies): 53.14 +/- acres

Developable Acreage to be amended: 32 +/- acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each:
Lakes - 2 +/- acres and freshwater marsh - 19 +/- acres
(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: N/A

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes_____ No X
(If yes, attach certification).

Has an application for re-zoning or other development permit been submitted to the Town?
Yes X No _____
(If yes, type and date submitted) Rezoning application submitted April 2015

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes_____ No X
(If yes, indicate type and date) _____

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Randy Bates FOR SAWMILL HOLDINGS LLC — 4/22/15

Signature of the Property Owner — Date

Randy Bates , Manager Sawmill Holdings, LLC

Printed Name

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of April, 2015, by Randy Bates, as an individual/officer/agent, on behalf of himself/herself Sawmill Holdings, LLC, a corporation/partnership. He/she is personally know to me or has produced Driver's License as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2015.

Chad Salmon (SEAL)

Notary Public

CHARLES E. SALMONSEN

Printed Name

Commission No.: N/A in S.C.

My Commission Expires: 7/7/18

AGENT AUTHORIZATION FORM

APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF LADY LAKE COMPREHENSIVE PLAN

I, (please print property owner's name) Randy Bates for Sawmill Holdings, LLC, as the property owner of the property described below, hereby give my permission for (print agent name) Greg Beliveau, LPG Urban & Regional Planners, Inc. to act as my agent for the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):
Alternate Key # 1771358

Signature of the Property Owner — Date: 4/22/15

Randy Bates
Printed Name

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of April, 2015, by Randy Bates, as an individual/officer/agent, on behalf of himself/herself Sawmill Holdings, LLC, a corporation/partnership. He/she is personally know to me or has produced Drivers License as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2015.

Notary Public (SEAL)
CHARLES E. SALMONSEN
Printed Name
Commission No.: N/A in S.C.
My Commission Expires: 7/7/18

INSTRUMENT#:2014135803 OR BK 4564 PG 1506 PAGES: 3 12/18/2014 12:57:46 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$924.00

PREPARED BY:
Jill Dehoop
City Title Services, LLC
540 E. Horatio Ave Suite 101
Maitland, FL 32751

Parcel ID Number: 2718240002-000-00800
NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 132,000.00

Warranty Deed

This Indenture, Made this 12th day of December, 2014 A.D., **Between**
Dream Street Equity LLC, a Florida limited liability company

of the County of CITRUS, State of Florida, **grantor,** and
Sawmill Holdings LLC, a Florida limited liability company

whose address is: PO Box 1266, Mount Pleasant, SC 29465

of the County of Charleston, State of South Carolina, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

See Exhibit A

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

Warranty Deed - Page 2

Parcel ID Number: 2718240002-000-00800

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dennis Krause
Printed Name: Dennis Krause
Witness

Mike Diehl
Printed Name: Mike Diehl
Witness

Dream Street Equity LLC, a Florida limited liability company

By: _____ (Seal)
Chris Underwood
Managing Member
P.O. Address: ~~3050 W. Mustang Blvd~~, BEVERLY HILLS, FL 34465
531 W. Barrymore

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2014 by Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

AFFIDAVIT

Exhibit "A"

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company** who, after being duly sworn, deposes and says as follows:

That Affiant(s) is/are the of the following legally described property:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

Dream Street Equity, LLC is organized in the state of Florida

the LLC is manager-managed Chris Underwood is the Managing Member and the person authorized to execute the deed; and

neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

FURTHER AFFIANT SAYETH NAUGHT.

Dream Street Equity LLC, a Florida limited liability company

X By: _____
Chris Underwood
Managing Member 531 W. Barrymore Dr
Beverly Hills, FL 34465

STATE OF Florida
COUNTY OF Citrus

Sworn to and subscribed before me this 11th day of **December**, **2014** by **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company** who is personally known to me or who has produced his **Florida driver's license** as identification.

_____
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLAFF-12

Property Record Card

General Information

Owner Name:	SAWMILL HOLDINGS LLC	**Alternate Key:**	1771358
Mailing Address:	PO BOX 1266 MOUNT PLEASANT, SC 29465-1266 *Update Mailing Address*	**Parcel Number:**	27-18-24-000200000800
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	3105 HARTSOCK SAWMILL RD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW 1/4--LESS W 500 FT-- | ORB 4564 PG 1506 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH ACRE / LT NOT IN PARK (0230)	0	0		1	AC	$0.00	$14,350.00
2	NON AGRICULTURAL ACREAGE (9900)	0	0		22	AC	$0.00	$168,300.00
3	WASTELANDS (9600)	0	0		28	AC	$0.00	$1,260.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $8,864.00

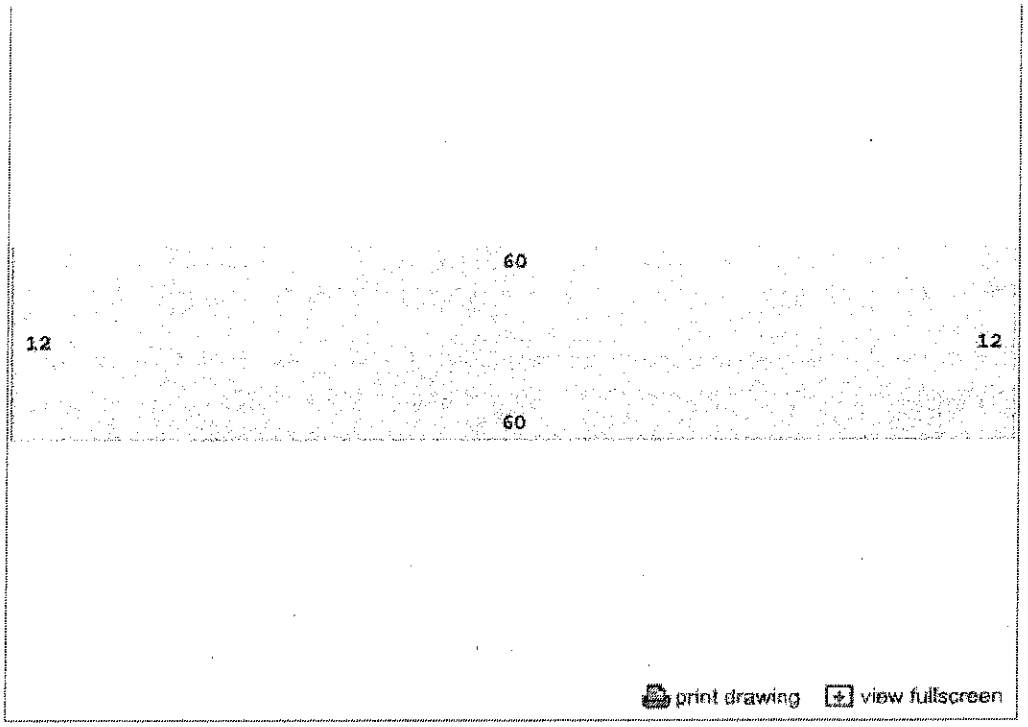
Summary

Year Built: 1971	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 0	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	BOATHOUSE (BHS)	252	SF	1966	$1,397.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2795 / 981	3/30/2005	WD	Q	I	$416,000.00
3150 / 2295	4/28/2006	WD	Q	I	$1,100,000.00
4379 / 1336	8/20/2013	CT	U	I	$97,900.00
4564 / 1506	12/12/2014	WD	Q	I	$132,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$194,171	$194,171	$194,171	5.38560	$1,045.73
LAKE COUNTY MSTU AMBULANCE	$194,171	$194,171	$194,171	0.46290	$89.88
LAKE COUNTY MSTU FIRE	$194,171	$194,171	$194,171	0.47040	$91.34
SCHOOL BOARD STATE	$194,171	$194,171	$194,171	5.74600	$1,115.71
SCHOOL BOARD LOCAL	$194,171	$194,171	$194,171	1.50000	$291.26
TOWN OF LADY LAKE	$194,171	$194,171	$194,171	3.75000	$728.14
ST JOHNS RIVER FL WATER MGMT DIST	$194,171	$194,171	$194,171	0.31640	$61.44
LAKE COUNTY VOTED DEBT SERVICE	$194,171	$194,171	$194,171	0.16000	$31.07
LAKE COUNTY WATER AUTHORITY	$194,171	$194,171	$194,171	0.25540	$49.59
NORTH LAKE HOSPITAL DIST	$194,171	$194,171	$194,171	1.00000	$194.17
				Total: 19.0467	**Total:** $3,698.33

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

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Property data last updated on 12 January 2015.

Electronic Articles of Organization For Florida Limited Liability Company

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

SAWMILL HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

303 E PAR STREET
ORLANDO, FL. 32804

The mailing address of the Limited Liability Company is:

PO BOX 1266
MT PLEASANT, SC. US 29465

Article III

The name and Florida street address of the registered agent is:

PETER A LEERDAM
303 E PAR STREET
ORLANDO, FL. 32804

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER LEERDAM

Article IV

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

The name and address of person(s) authorized to manage LLC:

Title: MGR
RANDY J BATES
PO BOX 1266
MT PLEASANT, SC. 29465

Title: AMBR
RANDY J BATES II
PO BOX 1266
MT PLEASANT, SC. 29465 US

Article V

The effective date for this Limited Liability Company shall be:

12/10/2014

Signature of member or an authorized representative

Electronic Signature: RANDY BATES

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

SAWMILL HOLDINGS LLC

Filing Information

Document Number	L14000188822
FEI/EIN Number	NONE
Date Filed	12/10/2014
State	FL
Status	ACTIVE
Effective Date	12/10/2014

Principal Address

303 E PAR STREET
ORLANDO, FL 32804

Mailing Address

PO BOX 1266
MT PLEASANT, SC 29465

Registered Agent Name & Address

LEERDAM, PETER A
303 E PAR STREET
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

BATES, RANDY J
PO BOX 1266
MT PLEASANT, SC 29465

Title AMBR

BATES, RANDY J, II
PO BOX 1266
MT PLEASANT, SC 29465

Annual Reports

No Annual Reports Filed

EXHIBIT A
LEGAL DESCRIPTION
SAWMILL HOLDINGS, LLC

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet.

AND

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL REVIEW 05/28/2015

Project: Sawmill Holdings, LLC

Proposal:

Ordinance 2015-05- Large Scale Future Land Use Amendment Application to change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-06- Rezoning Application to change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-07- Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Description:

On 04/28/2015, Town Staff received applications proposing a 185-Unit RV Site for property located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of South Highway 27/441, identified by alternate key number 1771358. The conceptual bubble plan dated April 28, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x90') square feet. The lots will be individually sold for fee-simple ownership.

The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The property is currently zoned "RS-6" Single Family Medium Density, and the rezoning proposal seeks to establish the Commercial Tourist (CT) zoning designation to allow the RV Park Facility The current Future Land Use Map designation for the site is Single Family Medium Density (SF-MD), and the large scale seeks to amend to Commercial Tourist (CT).

GENERAL INFORMATION

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

warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

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

GROWTH MANAGEMENT

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

1. All comments are addressed under the Growth Management Dept. as of 05-28-2015.

POLICE

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

1. No comments at this time from the Police Dept. regarding this project as of 05-27-2015.

FIRE

Questions may be directed to Kerry Barnett at k-l5122@peoplepc.com or via phone 813-778-4981

1. No comments required from Fire Inspector at the Large Scale and Rezoning stage.

BUILDING

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

1. No comments at this time -05-27-2015.

PUBLIC WORKS

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

1. No comments at this time from the Lady Lake Public Works Dept.-5-27-2015.

LAKE-SUMTER MPO

Questions may be directed to Pam Richmond at PRichmond@LakeSumterMPO.com or at 352-315-0170

1. Review Pending by MPO as of 05-28-2015.

Lassiter Transportation Group, Inc.
Engineering and Planning

Via E-Mail: (randy@evergreenendeavors.com)

Ref: 4067.01

TECHNICAL MEMORANDUM

To: Randy Bates, Sawmill Holdings, LLC

From: Matthew West, AICP

Subject: Sawmill Holdings Comprehensive Plan Amendment Trip Generation Analysis

Date: March 31, 2015

Lassiter Transportation Group, Inc. (LTG) has been retained by Sawmill Holdings, LLC, to prepare a trip generation analysis in support of an Expedited State Review Comprehensive Plan Amendment known as Sawmill Holdings Comprehensive Plan Amendment (CPA), which amends the Future Land Use Map (FLUM) designation for 52 acres from Single Family – Medium Density (SF-MD) to Commercial Tourist Services (CT). The proposed development is a Recreational Vehicle Park (RV Park). The subject property is located in the Town of Lady Lake, the east end of Hartsock Sawmill Road.

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing FLUM designation and the proposed FLUM designation were calculated using the nationally accepted trip generation publication, the *Trip Generation Manual, 9th* Edition, prepared by the Institute of Transportation Engineers (ITE). The Town's Comprehensive Plan and the Lake Sumter Metropolitan Planning Organization's Traffic Impact Study Methodology Guidelines measure roadway level of service based on peak hour directional volumes. This analysis is based upon the assumption that the proposed FLUM designation will be limited to RV Park use only.

The existing analysis is based on the existing FLUM designation of SF-MD as outlined in the Future Land Use Element (FLUE) of the Town of Lady Lake's Comprehensive Plan. SF-MD has a maximum density of six single family dwelling units per acre. Therefore, the 52-acre site could generate a maximum of 312 dwelling units (52 X 6 = 312).

Based on this assumption and as indicated in Table 1, the potential development of the property under the existing land use would generate 228 a.m. peak-hour trips and 293 p.m. peak-hour trips.

Table 1
Peak-Hour Trip Generation – Existing FLUM Designation
Sawmill Holdings – ESRCPA

	Time Period	Land Use	ITE Land Use Code	Quantity	Units	Trip Rate Equation	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
SF-MD	A.M. Peak-hour	Single Family Dwelling	210	312	Dwelling Units	T=0.70(X)+9.74	228	25%	75%	57	171
	P.M. Peak-hour			312	Dwelling Units	Ln(T)=0.90 Ln(X) + 0.51	293	67%	33%	196	97

Source: ITE Trip Generation Manual, 9th Edition

Randy Bates
March 31, 2015

The proposed analysis is based on the requested FLUM designation of CT as outlined in the FLUE of the Town's Comprehensive Plan with a limitation of RV Park use only. CT permits a maximum of 12 RV sites per acre (12 dwelling units per acre). Applying this maximum density to the 52-acre site would permit 624 RV sites. As indicated in Table 2, maximum development of the property under the proposed land use would generate 103 a.m. peak-hour trips and 168 p.m. peak-hour trips.

Table 2
Peak-Hour Trip Generation for Proposed FLUM Designation
Sawmill Holdings - ESRCPA

Future Land Use	Time Period	Land Use	ITE Land Use Code	Quantity	Units	Trip Rate Equation	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
CT	A.M. Peak-hour	Campground/ Recreational Vehicle Park	416	624	Camp Sites	T=0.16(X)+2.93	103	36%	64%	37	66
	P.M. Peak-hour			624	Camp Sites	T=0.27(X)	168	65%	35%	110	59

In comparing the maximum potential peak-hour trip generation for the existing FLUM designation (SF-MD) with the proposed FLUM designation (CT – RV Park only), the proposed FLUM designation will generate potentially fewer a.m. peak-hour (125 fewer) and p.m. peak-hour trips (125 fewer). In addition, a.m. and p.m. peak-hour trips are reduced in each direction.

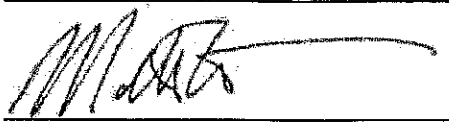
This analysis is corroborated by the Lake Sumter MPO worksheet attached to this memorandum as Exhibit A.

CONCLUSION

The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment would have on area roadways based on trip generation of the maximum development potential of the existing land use designation as compared to the maximum development potential of the proposed land use designation (for a RV Park only). There will not be an increase in traffic over what is currently allowed. Therefore, this Comprehensive Plan Amendment is recommended for adoption. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm by my signature that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West AICP

Signature: 

Date: March 31, 2015

EXHIBIT A

Lake-Sumter MPO

ITE Trip Generation Rates - 9th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition
(copyrights, Insitute of Transportation Engineers)

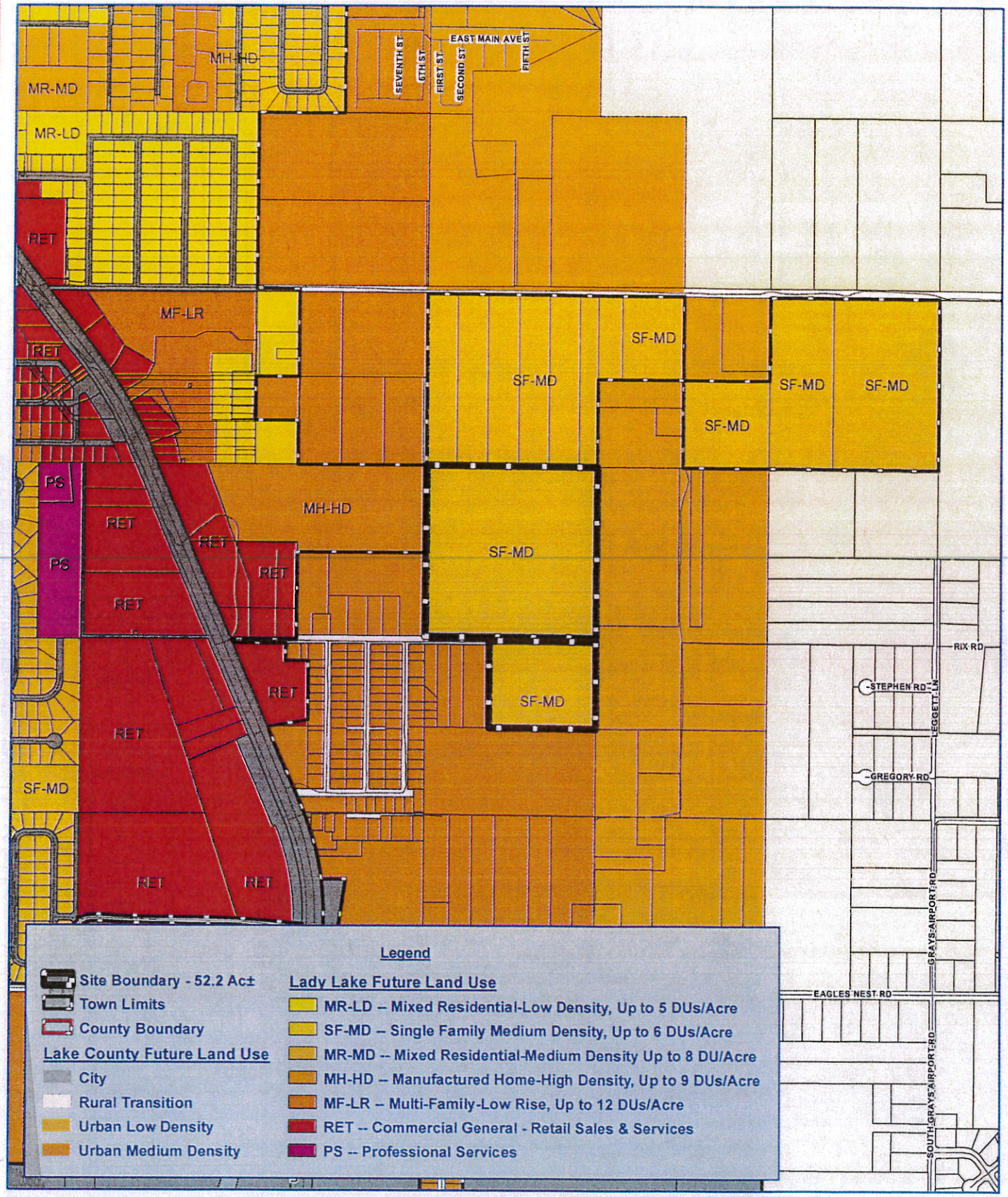
Instructions: Enter Expected Unit Volumes into Column "M"
Notes on Color Coding at Bottom

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Single Family Homes 210	DU	9.52	0.75	1.00		25%	75%	63%	37%	312.0	2,970	234	312	59	176	0	197	115	0
Campground/RV Park 416	Acres	NA	0.48	0.98		42%	58%	69%	31%	32.0	0	25	51	10	14	0	35	16	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = **Peak Hour of Generator** - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = **Saturday Daily total** - (no weekday daily rate)
Added to 9th Edition
***Pass-By % are Rates from Weekay PM Peak Period**
*The Total Pass-By Trips will be Distributed: **50% IN / 50 % OUT**

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room

KSF = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lake County Future Land Use

- City
- Rural Transition
- Urban Low Density
- Urban Medium Density

Lady Lake Future Land Use

- MR-LD -- Mixed Residential-Low Density, Up to 5 DUs/Acre
- SF-MD -- Single Family Medium Density, Up to 6 DUs/Acre
- MR-MD -- Mixed Residential-Medium Density Up to 8 DU/Acre
- MH-HD -- Manufactured Home-High Density, Up to 9 DUs/Acre
- MF-LR -- Multi-Family-Low Rise, Up to 12 DUs/Acre
- RET -- Commercial General - Retail Sales & Services
- PS -- Professional Services

N W E S

500 0 500 Feet

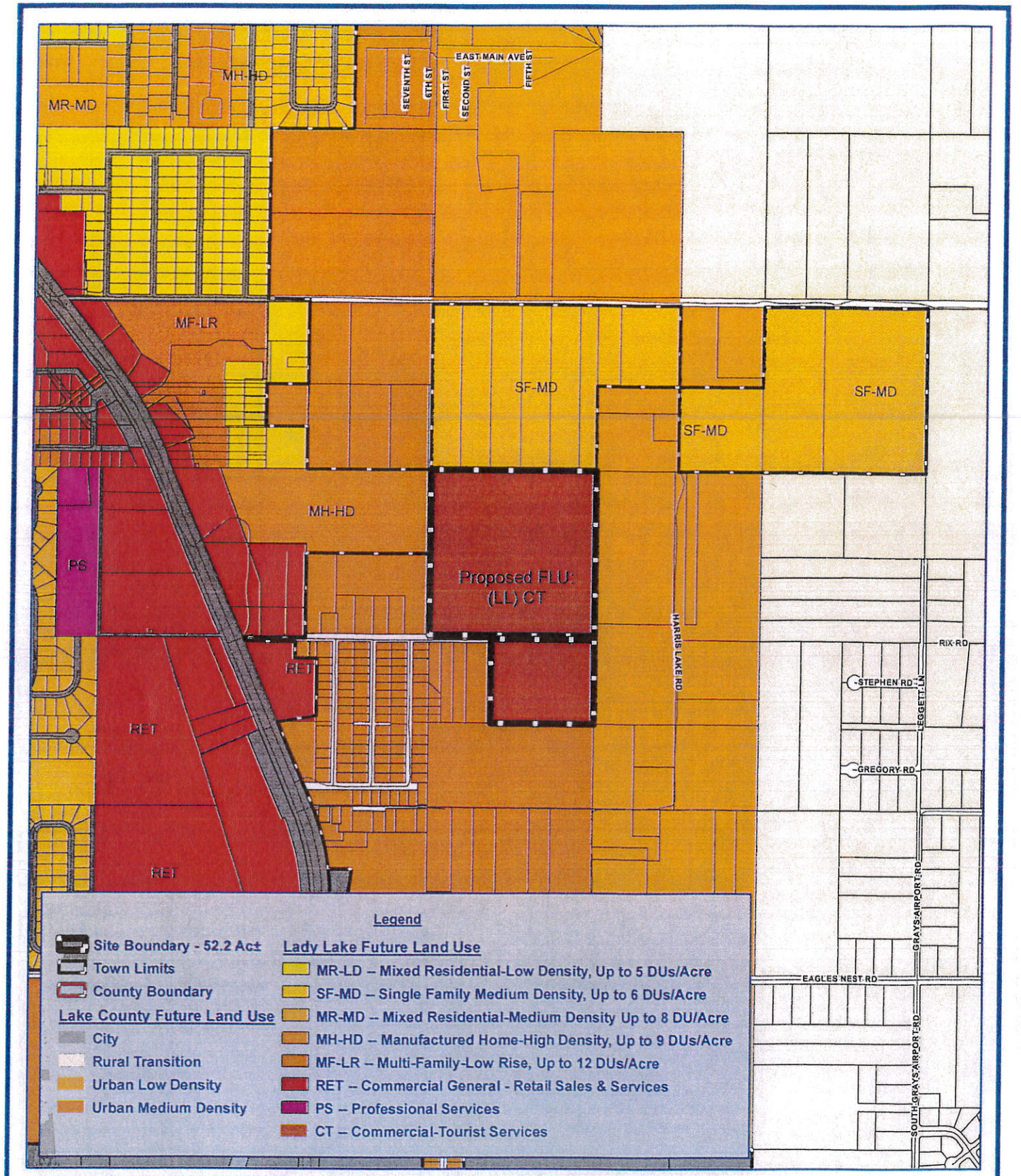
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Future Land Use

Project: 1615-1
File: Existing FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1161 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

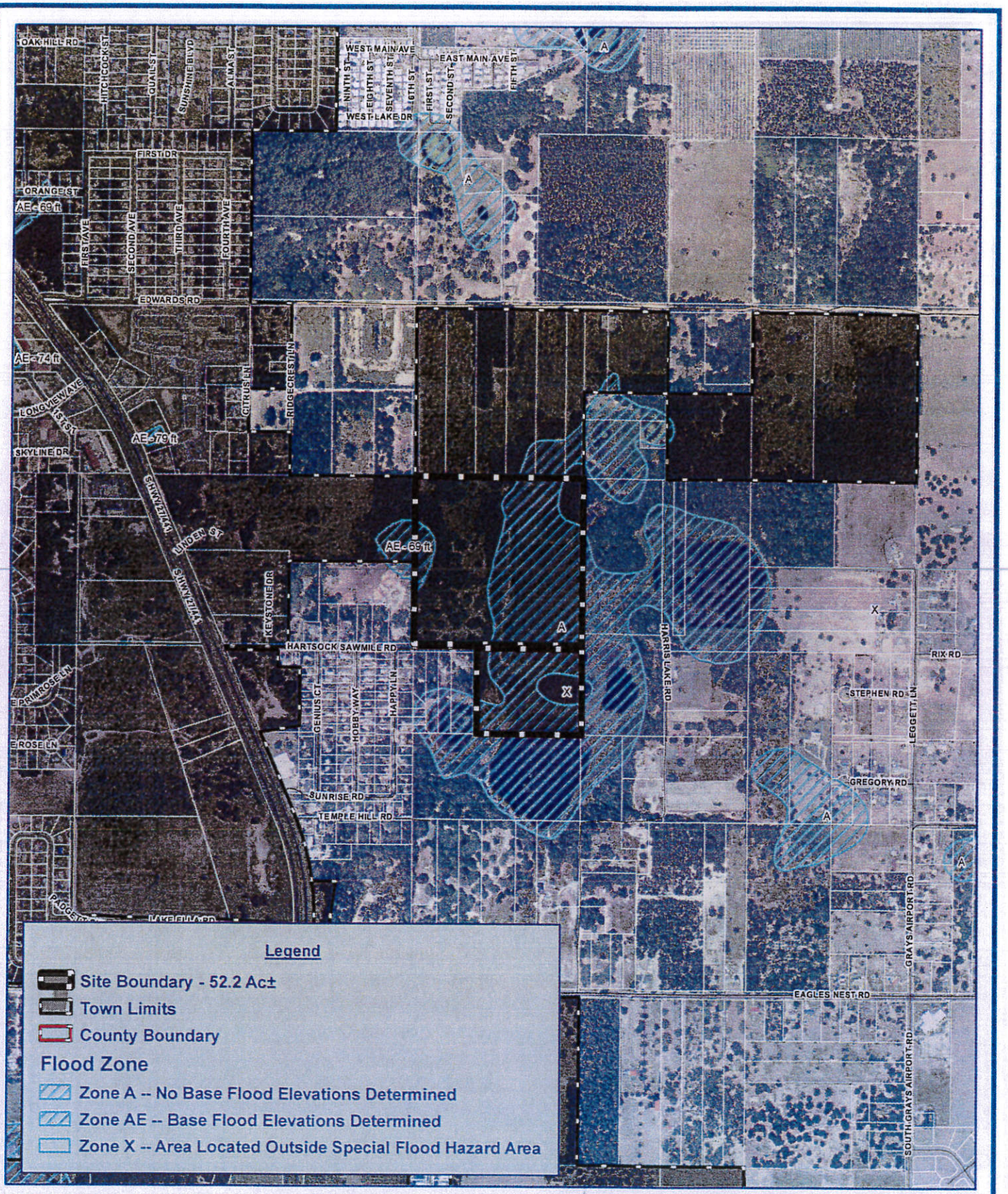
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Proposed Future Land Use

Project: 1615-1
File: Proposed FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Offices: (352) 385-1940 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Flood Zone

- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

N
W E
S

500 0 500 Feet

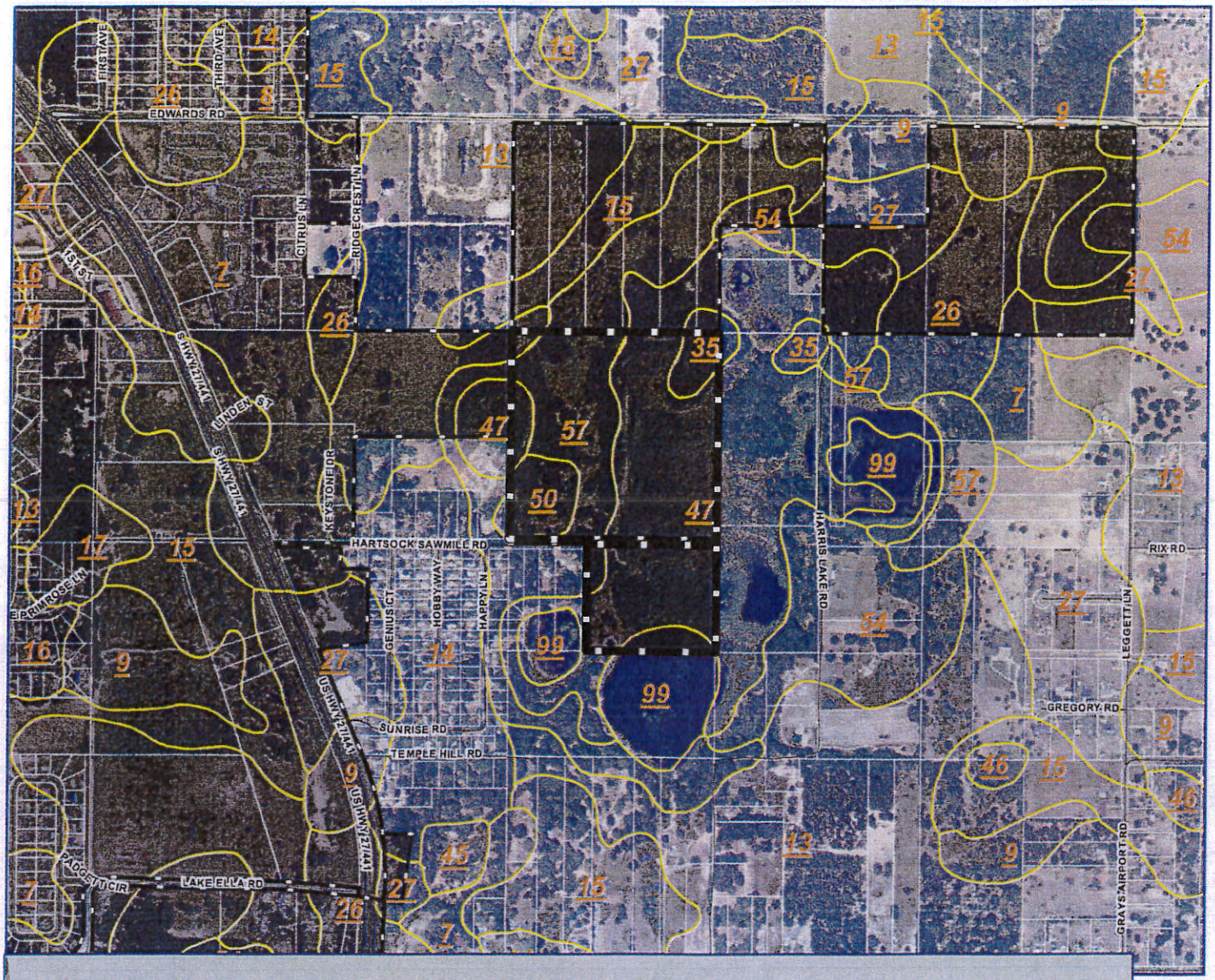
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Flood Zone

Project: 1615-1
File: Flood.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lake County Soils

- 7 - Apopka sand, 0 to 5 percent slopes
- 8 - Apopka-Urban land complex, 0 to 5 percent soils
- 9 - Apopka sand 5 to 12 percent slopes
- 13 - Candler sand, 0 to 5 percent slopes
- 14 - Candler-Urban land complex, 0 to 5 percent slopes
- 15 - Candler sand, 5 to 12 percent slopes
- 16 - Candler-Urban land complex, 5 to 12 percent slopes
- 17 - Candler sand, 12 to 25 percent slopes
- 26 - Kendrick sand, 0 to 5 percent slopes
- 27 - Kendrick sand, 5 to 8 percent slopes
- 35 - Myakka sand
- 40 - Orlando fine sand, 0 to 5 percent slopes
- 45 - Pits Water Complex
- 46 - Placid sand, depressional
- 47 - Placid and Myakka sands, depressional
- 50 - Pompano sand
- 54 - Seffner Sand
- 57 - Tavares sand, 0 to 5 percent slopes
- 99 - Water

N W E S

500 0 500 Feet

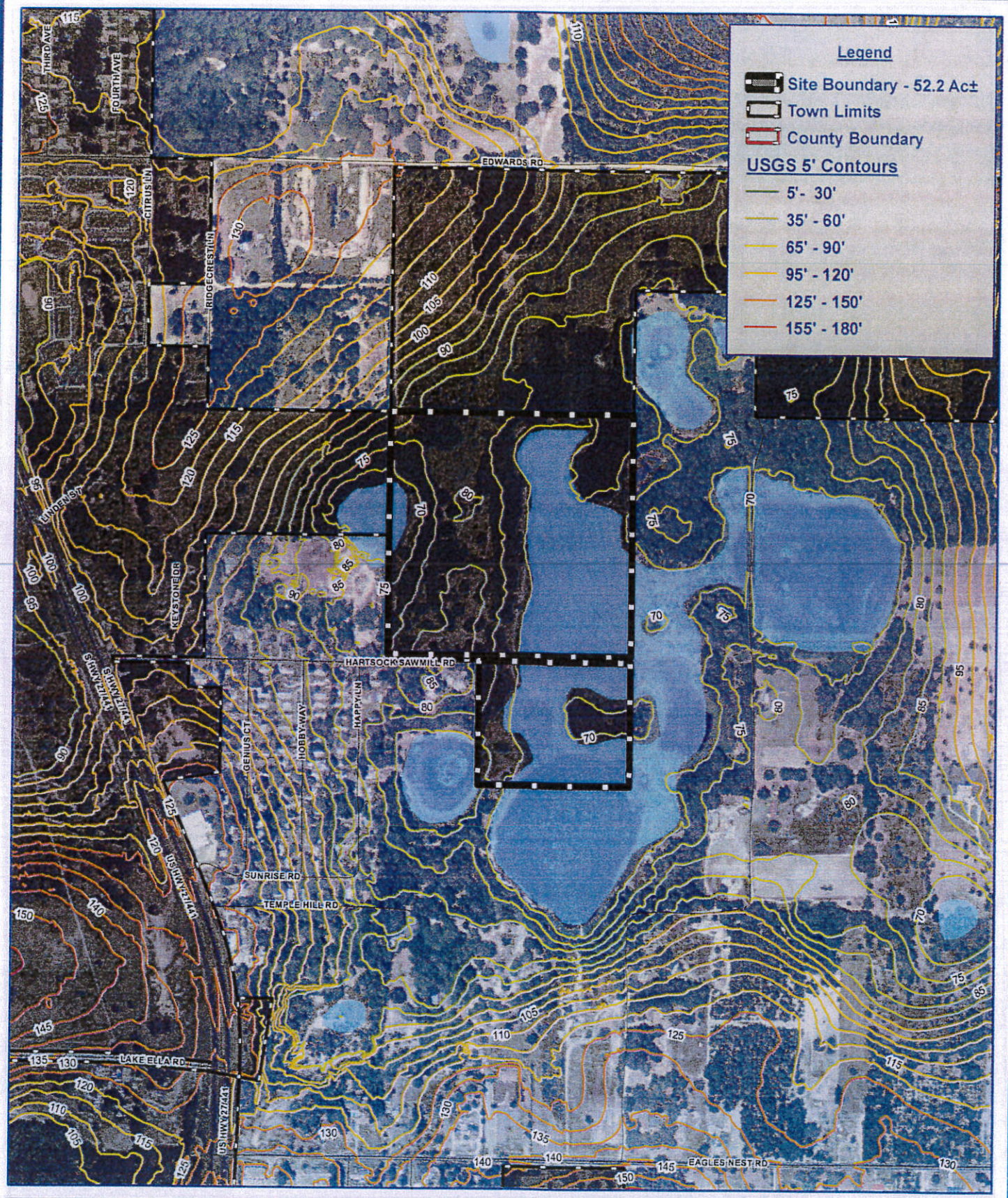
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Soils

Project: 1615-1
File: Soils.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

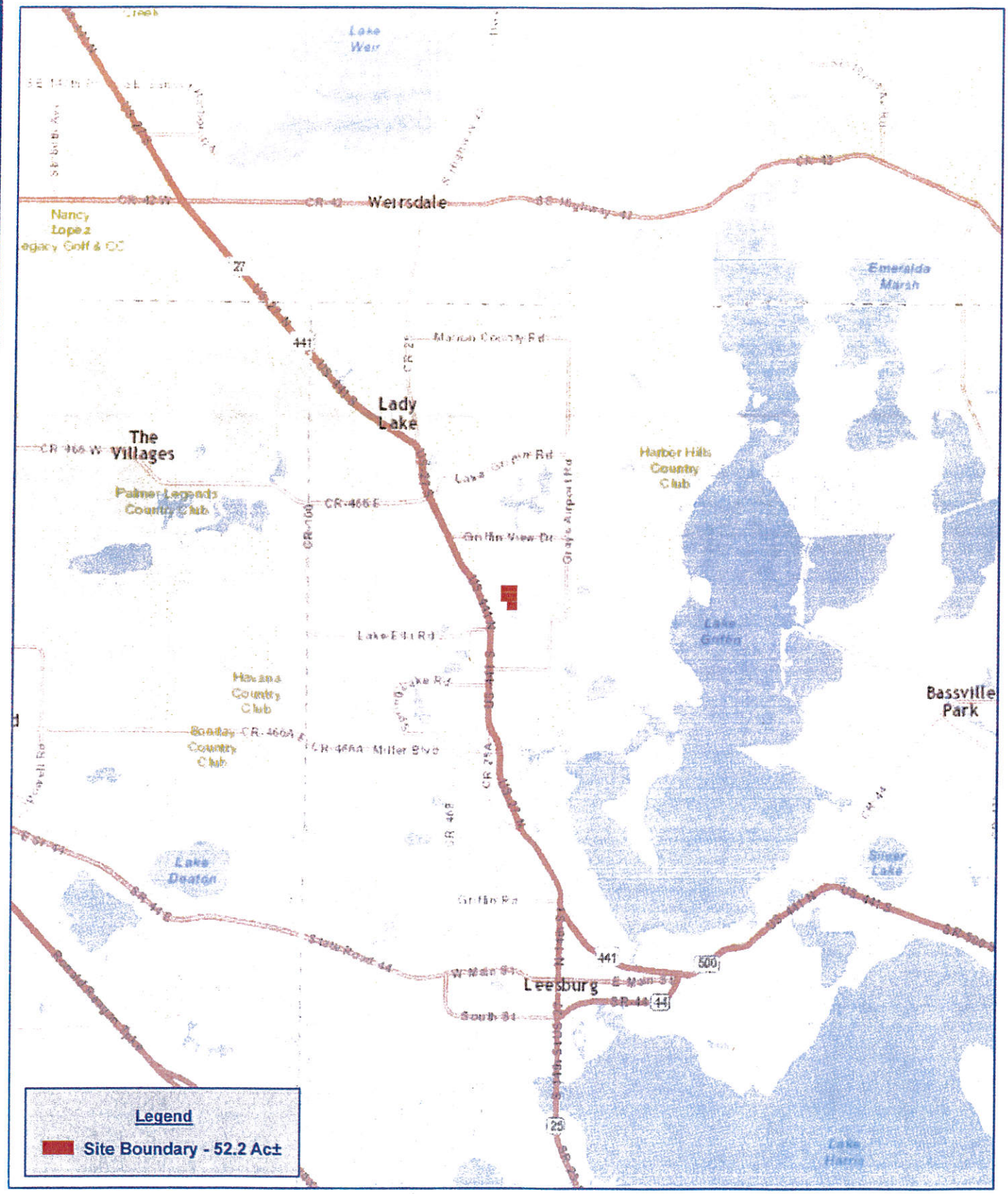
1 inch = 700 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Topography

Project: 1615-1
File: Topo.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cana Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824



N
W E
S

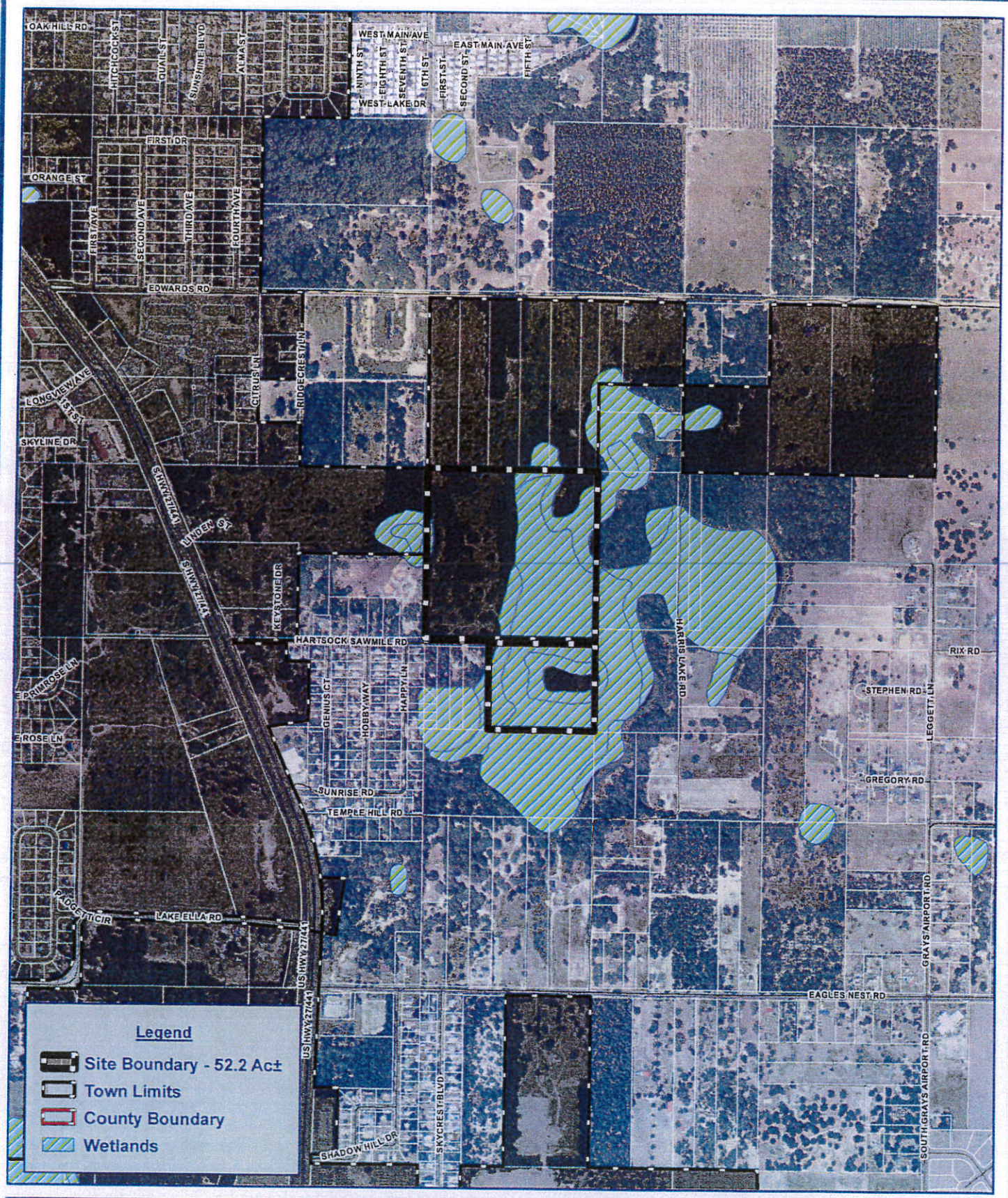
0.5 0 0.5 1 1.5 Miles

1 inch = 2 miles

Town of Lady Lake
Sawmill Holdings, LLC
Lake County, Florida
Location

Project: 1615-1
File: Location.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 · Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Wetlands

Project: 1615-1
File: Wetlands.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824

SECTION 8
FINDINGS

WE visited the site on September 23, 2005 to: 1) visually observe the property and accessible site improvements; 2) document and photograph observed site conditions and uses; and, 3) observe and document surrounding property conditions and uses.

8.1 Hazardous Substance in Connection with Identified Uses

There are no indications of hazardous substances being used in connection with any identified use of the target property.

8.2 Hazardous and Unidentified Substance Containers

There are no indications of hazardous and unidentified substance containers on the target property.

8.3 Storage Tanks

There are no indications of storage tanks on neither the target property nor are any reported on the LUST list.

8.4 Indication of PCB's

There is no indication of PCB's on the target property.

8.5 Indication of Solid Waste Disposal

Moderate amounts of random debris are situated along the west-central border of the property boundary. No soil staining, water sheen or mortality of vegetation is visible in association with the debris. None of the debris identified onsite appears to include hazardous substances or petroleum products, nor does it appear to present a material risk of harm to public health or the environment.

8.6 Other Conditions of Concern

There are no additional conditions on the target property that raise concern with respect to the existence of a recognized environmental condition, other than those associated with and noted in **Appendix E - Wetlands Delineation and Listed Species Assessment**.

SECTION 9
OPINIONS

The following sections provide a professional opinion regarding the impact on the property of the known or suspect environmental conditions identified in Section 8.

8.7 Hazardous Substance in Connection with Identified Uses

There are no recognized environmental conditions as a result of hazardous substances being used in connection with any identified use of the target property.

8.8 Hazardous and Unidentified Substance Containers

There are no recognized environmental conditions as a result of hazardous and unidentified substance containers on the target property.

8.9 Storage Tanks

There are no recognized environmental conditions as a result of storage tanks on the target property.

8.10 Indication of PCB's

There are no recognized environmental conditions as a result of PCB's on the target property.

8.11 Indication of Solid Waste Disposal

None of the debris identified onsite appears to include hazardous substances or petroleum products, nor does it appear to present a material risk of harm to public health or the environment. As such, this debris appears to consist of a de minimis condition.

8.12 Other Conditions of Concern

There are no additional conditions on the target property that raise concern with respect to the existence of a recognized environmental condition, other than those associated with and noted in **Appendix E - Wetlands Delineation and Listed Species Assessment**.

SECTION 10
CONCLUSIONS

While the presence of solid waste and debris located throughout the target property has been determined to constitute a de minimis condition, it is recommended that all debris and equipment present throughout the site be collected and disposed of and/or removed to an appropriately permitted facility.

Although there are no recognized environmental conditions associated with the target property; a complete Wetlands Delineation and Listed Species Assessment was conducted to determine and define any use limitations and permitting requirements for future development. Compliance with any recommendations of that Assessment should be accomplished.

Appendix E

Wetlands Delineation and Listed Species Assessment

October 11, 2005

Mr. Dane Wren
Wren Engineering
725 Primera Blvd., Suite 110
Lake Mary, Florida 32746

Subject: **Wetland Delineation and Listed Species Assessment**
Lady Lake Landing
Parcel ID No. 27-18-0002-0000-0800
Lake County, Florida
E Sciences Project No. 1-689-01-701

Dear Mr. Wren:

E Sciences, Incorporated (E Sciences) is pleased to present this summary report detailing our wetland delineation and listed species assessment on the above-referenced undeveloped parcel totaling 52± acres located in Lake County, Florida. The on-site pedestrian surveys were conducted on September 30 and October 6, 2005 pursuant to E Sciences Proposal No 1-689-P authorized on September 29, 2005.

1.0 Site and Habitat Descriptions

The property is located at the eastern terminus of Hartsock Sawmill Road within Section 27, Township 18 South, and Range 24 East, outside the city limits of Lady Lake in Lady Lake, Florida. The surrounding land use consists of low-density residential, timber operations, agriculture, and equestrian facilities.

E Sciences staff delineated the onsite wetlands and approximated the locations of the wetland flags for the purpose of estimating acreage, as well as for surveying purposes. **Figure 1** depicts the approximate jurisdictional wetland boundaries and classifies the wetland and adjacent upland features on the property using Florida Land Use Cover and Forms Classification (FLUCFCS) designations. These delineation activities did not include verifying the wetland limits with the appropriate regulatory agencies, certified survey of wetland flag locations, or permitting.

Three wetlands were encountered onsite. Wetland A, occurring on the eastern half of the property consists of a freshwater marsh (FLUCFCS 641) and shrub wetland (FLUCFCS 631), fringed by wet prairie (FLUCFCS 643) in several areas. The freshwater marsh consists of wax myrtle (*Myrica cerifera*), button bush (*Cephalanthus occidentalis*), spatterdock (*Nuphar lutea*), pickerel weed (*Pontederia cordata*), and jointed spikerush (*Eleocharis equisetoides*). Hardwood species fringing the marsh include black gum (*Nyssa sylvatica*), dahoon holly (*Ilex cassine*), and bald cypress (*Taxodium distichum*). Wet prairie areas are dominated by blue maidencane (*Amphicarpum muhlenbergianum*), pale meadow beauty (*Rhexia mariana*), maidencane (*Panicum hemitomum*), red root (*Lachnanthes caroliniana*), goldenrod (*Solidago fistulosa*), and St. John's wort (*Hypericum* sp.). A shrub wetland occurs at the southeastern corner of the property and

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consists of dense dahoon holly and wax myrtle. Small portions of shrub wetland also occur on the western (Wetland B) and northern (Wetland C) property boundaries and contain Carolina willow (*Salix caroliniana*) in addition to the species listed above. Portions of two small lakes (FLUCFCS 52) occur along the southern site boundaries, consisting of submerged and emergent aquatic vegetation including spatterdock and red ludwigia (*Ludwigia repens*).

The uplands within the property are classified as Live Oak (FLUCFCS 427). The canopy is dominated by mature live oak (*Quercus virginiana*) and laurel oak (*Q. laurifolia*). The subcanopy is open and consists of scattered black cherry (*Prunus serotina*), cherry laurel *(P. caroliniana)*, and cabbage palm (*Sabal palmetto*). The shrub layer is generally low and evenly scattered with winged sumac (*Rhus copallinum*) and beautyberry (*Callicarpa americana*). Ground cover consists of dense bahiagrass (*Paspalum notatum*), muscadine (*Vitis rotundifolia*), blackberry (*Rubus* sp.), morning glory (*Ipomoea* sp.), beggarticks (*Bidens alba*), ragweed (*Ambrosia artemisifolia*), dogfennel (*Eupatorium capillifolium*), elephant foot (*Elephantopus elatus*), pokeweed (*Phytolacca americana*), goldenrod (*Solidago* sp.), and blazing star (*Liatris spicata*). In addition, there appears to be an upland island within the southeastern corner of the marsh dominated by live oak. The project surveyors estimated the extent of this island area, as E Sciences staff were not able to access it.

2.0 Protected Species

The United States Fish and Wildlife Service (USFWS), through the Endangered Species Act and other regulatory instruments, and the Florida Fish and Wildlife Conservation Commission (FFWCC), through Chapter 68 of the Florida Administrative Code, regulate activities that may affect protected species. The property was evaluated on October 6, 2005 by E Sciences staff to address the occurrence or potential occurrence of Threatened, Endangered, and Species of Special Concern wildlife and plant species. The Florida Natural Areas Inventory (FNAI), USFWS, and FFWCC databases were consulted regarding current state and federally listed species that have the potential to occur within certain habitats found in the region. The purpose of the assessments was to determine if listed species are located within the limits of the parcel and verify if habitat conducive to the listed species is present on site.

Two active gopher tortoise (*Gopherus polyphemus*) burrows were observed onsite. The general location of these burrows has been depicted on **Figure 1**. Most uplands within the property contain habitat suitable for gopher tortoise, and it is believed that a small population exists onsite. The gopher tortoise is a state-listed Species of Special Concern, and therefore receives a level of protection. A quantitative gopher tortoise survey of the property is recommended to calculate the population size which would be used to evaluate permitting and mitigation options for proposed impacts to gopher tortoises and their habitat. Based on onsite habitats, other listed species with a moderate potential to occur include Sherman's fox squirrel (*Sciurus niger shermani*), Eastern indigo snake (*Drymarchon corias couperi*), gopher frog (*Rana capito*), and Florida mouse (*Podomys floridanus*).

The wetlands have a high likelihood to be used for forage and/or nesting by protected wading bird species, including snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), and white ibis (*Eudocimus albus*), as well as by the Florida sandhill crane (*Grus canadensis pratensis*). The American alligator (*Alligator mississippiensis*) and alligator snapping turtle (*Macroclemys temminckii*) also have a high likelihood of occurring within the wetlands although none were observed during the site visit. As of October 4, 2005, the Florida Game and Freshwater Fish Commission (FWC) bald eagle (*Haliaeetus leucocephalus*) nesting database does not currently indicate an active or inactive bald eagle eagle nest within 1,500 feet of the subject site.

Aside from gopher tortoise, no species listed as threatened, endangered, or species of special concern were observed on site during our site visit. A list of all wildlife species observed onsite is presented in **Table 1**. Failure to establish listed species presence during our site visit should not be construed as listed species absence. Any future evidence of listed species occurring on the project and resulting impacts to habitat by proposed development should be coordinated with FFWCC and/or USFWS.

4.0 Summary

E Sciences staff conducted a wetland delineation and listed species assessment for the subject site. The large wetland system occupying the eastern half of the property in addition to the two smaller systems on the western and northern property boundaries were delineated. Active gopher tortoise burrows were encountered onsite, and a quantitative survey is recommended. E Sciences appreciates the opportunity to be of service to you. If you have any questions or require any additional information, please feel free to contact our office at (407) 481-9006.

Sincerely,
E SCIENCES, INCORPORATED

Angela M. Bowen
Senior Ecologist

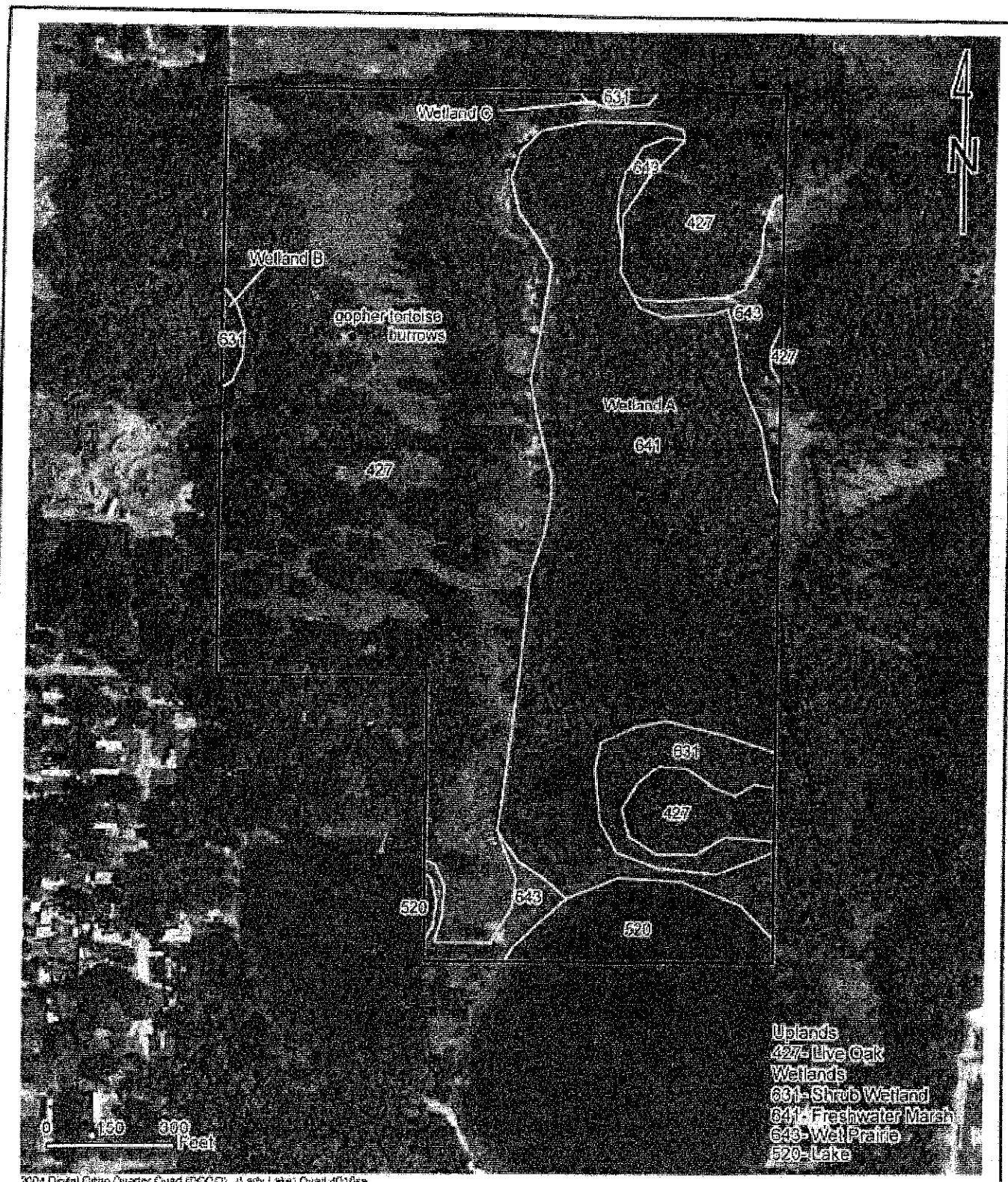
Patricia Hardy for
Genesis M. Humphrey
Staff Scientist

Attachments: Figure 1
Table 1

P:\Projects\1-600-699\1-689-01-701 Lady Lake Landing Wetland Delineation\5_deliverables\Lady Lake ECO letter.doc

Table 1. Wildlife Observed on Subject Property
Lady Lake Landings, Lake County, Florida
E Sciences Project No. 1-689-01-701

COMMON NAME	SCIENTIFIC NAME
BIRDS	
northern cardinal	(*Cardinalis cardinalis*)
gray catbird	(*Dumotella carolinensis*)
red-bellied woodpecker	(*Melanerpes carolinus*)
pileated woodpecker	(*Dryocopus pileatus*)
blue jay	(*Cyanocitta cristata*)
fish crow	(*Corvus ossifragus*)
American crow	(*Corvus brachyrhynchos*)
red-winged blackbird	(*Agelaius phoeniceus*)
Carolina wren	(*Thryothorus ludovicianus*)
blue-grey gnatcatcher	(*Polioptila caerulea*)
tufted titmouse	(*Parus bicolor*)
palm warbler	(*Dendroica palmarum*)
red shouldered hawk	(*Buteo lineatus*)
MAMMALS	
raccoon	(*Procyon lotor*)
armadillo	(*Hyla cinerea*)
Florida wood rat	(*Neotoma floridana*)
REPTILES AND AMPHIBIANS	
bullfrog	(*Rana catesbeiana*)
pig frog	(*Rana grylio*)
southern leopard frog	(*Rana sphenocephala*)
green tree frog	(*Hyla cinerea*)
southeastern five-lined skink	(*Eumeces inexpectatus*)
rough green snake	(*Opheodrys aestivus*)
Eastern garter snake	(*Thamnophis sirtalis sirtalis*)
coral snake	(*Micrurus fulvius fulvius*)
banded water snake	(*Nerodia fasciata*)



2004 Digital Ortho Quarter Quad (DOQQ), (Lady Lake) Quad 401dse
Source: SJRWMD

Sciences

Lady Lake Landing
Wetlands and Vegetative Communities
Hartsock Sawmill Road
S 27 T 18S R 27E
Lake County, Florida

Figure 1

Project No. 1-689-01-701

Scale	Date
as shown	10/10/2005
Drawn By	Approved
GMH	

Appendix F

Key Personnel Resumes

Resumes Key Personnel

Mr. Dane C. Wren, P.E. has over 32 years of practical experience in hazardous waste, industrial, environmental, and municipal engineering. He has prepared and managed hazardous waste site investigations, feasibility studies, and remediation of numerous sites throughout the United States, and provides experience with detailed design of industrial waste treatment, impoundments, landfills, and closures. Mr. Wren has supervised construction of various remediation projects and coordinated the work of remediation contractors in emergency situations. He has also conducted numerous, in-depth industrial environmental audits. He has experience in the design of water and sewer systems and in the construction of various ground water supply systems, wastewater treatment plants, and pumping stations.

Mr. Dana A. Wren has over 30 years experience in engineering and construction, as a consulting engineer, construction manager and inspector, surveyor, and contractor. His design and construction experience includes pre-stressed concrete reservoirs, steel reservoirs, hydraulic structures, water pumping stations, sewer pumping stations, pipelines, dam intake structures, water and wastewater treatment plants, hazardous waste, and heavy construction.

Mr. Jeffery T. Kipi has over 15 years experience providing legal consultation and representation to businesses and individual clients covering a wide array of legal issues. Representing clients through out the United States he has supervised, consulted, and litigated legal issues in all levels of federal and state courts. Mr. Kipi has participated in presenting two cases before the United States Supreme Court and has taken numerous cases before Federal Courts of Appeals, Federal District Courts, and all levels of State Courts. His expertise includes practical knowledge of all federal and state regulatory requirements and standards.

SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:

C/O Sherie Lindh
Randy Bates, Manager
Sawmill Holdings, LLC
P.O. Box 1266
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March 2015

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SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

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SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

Modica & Associates (M&A) conducted an ecological assessment of the approximately 51± acre Sawmill Holdings project site (herein referred to as "Subject Parcel") on March 23, 2015. The Subject Parcel is identified by the Lake County Property Appraiser with Alternate Key number 1771358. The project site is specifically located within Section 2, Township 26 South, Range 27 East, Lady Lake, Florida (**Figures 1 and 2**).

The intent of the Ecological Site Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for occurrence of protected wildlife species, and to identify potential ecologically-related development constraints associated with the property. The findings of our assessment presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

This assessment does not include a detailed soil analysis/survey, wetland delineation, formal protected species surveys, archaeological/historical structure survey, and/or environmental/hazardous waste review.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Subject Parcel, published literature and publicly available ArcView™ GIS data layers were reviewed in an effort to obtain an understanding of site topography, soils, vegetation, and anticipated/documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- 2013 Aerial Photographic Imagery, ESRI Online Basemap Options, Bing Maps;
- U.S. Department of Agriculture (USDA) *Soil Survey of Lake County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Lake County;
- *Florida's Endangered and Threatened Species*, January 2013, Florida Fish & Wildlife Conservation Commission (FWC);
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, 1999, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
    - U.S. Fish & Wildlife Service (USFWS) 2010-2011 bald eagle survey results (eaglenest11.shp)
    - USFWS wildlife observation database (Wildobs2006.shp)
- Florida Association of Environmental Soil Scientists. 2000. Hydric Soils of Florida

Handbook, Third Edition;

- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx);

M&A conducted a field inspection of the Subject Parcel on March 23, 2015. The property was traversed via pedestrian and vehicular transects for the purpose of identifying any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

According to the *Soil Survey of Lake County, Florida*, prepared by the USDA, Soil Conservation Service (SCS), five (5) soil types (plus "Water") occur within the Subject Parcel boundaries (**Figure 3**). The soil descriptions below are excerpts from the SCS *Soil Survey of Lake County, Florida.*

Candler sand, 0 to 5 percent slopes (8). This is a nearly level to gently sloping, excessively drained sandy soil. It is on the undulating upland ridge. The water table is at a depth of more than 120 inches. Permeability is very rapid throughout the profile, and available water capacity is very low. Organic-matter content and natural fertility are low.

Myakka sand (28). The Myakka series consists of nearly level, poorly drained, sandy soils that have a layer stained by organic matter at a depth of less than 30 inches. These soils occur mainly as broad areas in the flatwoods. They are also in low areas between lakes, ponds, swamps, and marshes and on the upland ridge. The organic-stained layers have moderate permeability, medium available water capacity, moderately high organic-matter content, and low natural fertility. The surface and subsurface layers and the layers at depths between 56 and 85 inches have rapid permeability, very low available water capacity, and very low natural fertility. The surface layer is moderate in organic-matter content. The rest are very low.

Placid and Myakka sands, depressional (40). These are nearly level, very poorly drained and poorly drained soils in low, marshy depressions. The water table in these soils is nearer the surface for longer periods than in Myakka sand, and the soil is covered with water for 4 to 6 months in most years.

Pompano sand (42). This is a nearly level to gently sloping, moderately well drained sandy soil. The water table is at a depth of 40 to 60 inches for about 8 months of the year and at a depth of 30 to 40 inches for about 4months. Pompano sand has very rapid permeability and very low available water capacity and organic-matter content in the surface and subsurface horizons. The organic-stained layer has moderately rapid permeability and moderate organic-matter content. This soil is very low in natural fertility.

Tavares sand, 0 to 5 percent slopes (45). This is a nearly level to gently sloping, moderately well drained soil. It has a very dark grayish-brown sand surface layer about 7 inches thick. Below this is a layer of very pale brown sand that has faint yellowish-brown mottles to a depth of 25 inches. The next layer, to a depth of 34 inches, is light yellowish-brown sand. Very pale brown sand that has faint yellow mottles is at depths between 34 and 61 inches. Below this is white sand mottled with very pale brown. The water table is at a depth of 40 to 60 inches for more than 6 months of the year. During periods of drought, it is below 60 inches. Tavares sand is very rapidly permeable. Available water capacity and organic-matter content are very low. Natural fertility is low.

Water (99). The water designation is associated with the lake located on the southern boundary of the Subject Parcel.

2.2 Land Use Types & Vegetative Communities

The Sawmill Holdings project site currently supports three (3) land use types/vegetative communities within its boundaries (**Figure 4**). The land use types/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use types/vegetative communities identified on the site:

Uplands

427 – Live Oak (31± acres)

The majority of the uplands consist of live oak hammocks; it is estimated that this community type makes up 31± acres of the Subject Parcel. The understory in these areas include sparse beautyberry (*Callicarpa americana*), blueberry (*Vaccinium* spp.), stagger bush (*Lyonia fruticosa*) and Cherokee bean (*Erythrina herbacea*). Herbaceous species in the central portions of this vegetative community primarily include bracken fern (*Pteridium aquilinum*), gopher apple (*Licania michauxii*), bull nettle (*Cnidoscolus stimulosus*), Chapman pea (*Chapmannia floridana*), and Chapman goldenrod (*Solidago odora*). Additional shrub vegetation found along the wetland periphery includes saltbush (*Baccharis* sp.), wax myrtle (*Myrica cerifera*), wild grape and slash pine (*Pinus elliottii*)

Wetlands and Surface Waters

523 –Lake (2± acres)

There are two (2) freshwater lakes occupying the south portion of the subject property. It is estimated that approximately 2± acres of this community type are located on the Subject Parcel. The easternmost lake appears to stay inundated, but the water levels in the westernmost lake appears to fluctuate greatly. In general the lakes consist primarily of open water with a densely vegetated littoral zone found to support button-weed (*Diodia virginiana*), dog fennel (*Eupatorium capillifolium*), white water lily (*Nymphaea odorata*), spatterdock (*Nuphar* sp.), long-stalked seedbox (*Ludwigia arcuata*), pickerelweed (*Pontedaria cordata*), maidencane (*Panicum*

hemitomon), marsh pennywort (*Hydrocotyle umbellata*), and spikerush (*Eleocharis* sp.).

641 Freshwater Marshes (19± acres)

There is a large wetland located in the eastern portion of the site. Although not delineated during the site inspection, it is estimated that on-site wetlands comprise approximately 19± acres of the Subject Parcel. The on-site wetland community was documented to include the following plant species: maidencane, muskgrass (*Chara* spp.), pickerelweed, wax myrtle, soft rush (*Juncus effuses*), marsh pennywort, white water lily, spatterdock, spikerush, and pondweed (*Potamogeton* spp.). Other wetland species included torpedograss (*Panicum repens*), arrowhead (*Sagittaria latifolia*), blue maidencane (*Amphicarpum muehlenbergianum*), yellow-eyed grass (*Xyris* sp.), St. John's wort (*Hypericum fasciculatum*), hatpins (*Syngonanthus flavidulus*), dahoon holly (*Ilex cassine*) and bald cypress (*Taxodium distichum*).

2.3 Wildlife

A qualitative review of the Subject Parcel was conducted to determine if any wildlife species using the property are listed as protected by the USFWS or the FWC. To assist in documenting the potential protected species on the project site, the FNAI Tracking List for Lake County was obtained and reviewed (**Exhibit A**). Using this information, an evaluation of the site was conducted to determine the need and extent of formal survey for any particular wildlife species. The following list of wildlife was observed on the Subject Parcel either directly or through indirect evidence such as tracks, birdcalls, etc. Those species presented in bold type are listed as protected by the USFWS and/or the FWC.

BIRDS
American crow (*Corvus brachyrhynchos*)
Great blue heron (*Ardea herodias*)
Red tailed hawk (*Buteo jamaicensis*)

REPTILES AND AMPHIBIANS
Black racer (*Coluber constrictor priapus*)

Based on research conducted prior to going to the site, is was determined that the Subject Parcel may contain habitat suitable for two (2) protected species: the gopher tortoise (*Gopherus polyphemus*) and the sand skink (*Neoseps reynoldsi*).

The gopher tortoise is listed as "Threatened" by the FWC. Although a formal survey was not conducted, all areas that appear to be gopher tortoise habitat were evaluated and zero (0) gopher tortoise burrows were found within the Subject Parcel.

The sand skink is listed as "Threatened" by both the FWC and the USFWS. Additional information about this protected species is discussed in Section 4.3 below.

2.4 Listed Flora

An evaluation was conducted to document the presence of any protected plant species within the Subject Parcel. This floral species evaluation was conducted in conjunction with the assessment on March 23, 2015.

No plant species listed by either the Florida Department of Agriculture or USFWS were observed on the site during the survey. The majority of the site is actively maintained, therefore the likelihood for the presence of protected plant species is very low.

3.0 REGULATORY AGENCY PERMITTING

Agencies with regulatory authority of the Subject Parcel include the Town of Lady Lake, the St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (ACOE).

3.1 Town of Lady Lake

The Town of Lady Lake has a Land Development Code (LDC), which is a codified ordinance (No. 2013-07) and was enacted on July 1, 2013. Pertinent sections of the LDC as they relate to ecological and natural resources are discussed below.

Chapter 3 – LDC Section 3.9, Clearing and Tree Permit
The Town of Lady Lake requires that applicants for new subdivisions prepare and submit an application for land clearing and tree removal. This is required "at the time of initial submittal of the preliminary subdivision plan so that consideration may be given to the protection of native trees and vegetation." The Subject Parcel does contain several native oak trees that may need to be located by a surveyor for consideration during the preliminary subdivision plan approval process.

Chapter 12 – Environmental Regulations
Chapter 12 of the LDC sets forth protection measures for wetlands, shorelines, native vegetation, aquifer, air quality and consideration for hazardous waste.

The Subject Parcel does contain jurisdictional wetlands, surface waters and a shoreline associated with a lake. Accordingly, Chapter 12, Articles I, II and III apply. Additionally, Articles IV through VII may be applicable to this project, but would need to be addressed by the appropriate consultant (i.e. engineer).

Article I – Wetlands Protection
Section 12-2 of the LDC requires that any alteration to wetlands or wetland buffers must be authorized by permit(s) from the appropriate

jurisdictional agency. The Town of Lady Lake "shall accept decisions made by federal, state or regional agencies concerning wetland alterations where their issued permits are deemed to completely address the requirements of this article." As discussed in Sections 3.2 and 3.3 of this report, any proposed wetland impacts will require permitting through the St. Johns River Water Management District (SJRWMD) and potentially the U.S. Army Corps of Engineers (ACOE). Accordingly, the intent of Section 12-2 of the Town of Lady Lake's LDC will be met and no further action should be required to facilitate development of the Subject Parcel.

Article II – Shoreline Protection

This Article of the LDC sets forth protection measures for the shoreline areas within the Town of Lady Lake. Section 12.52 requires a 35-foot setback from the Ordinary High Water Line (OHWL) for all habitable structures and septic tank drainfields must be 100-feet from the OHWL, or as far as possible based on the depth of the lot.

Section 12-53 requires a 25-foot minimum upland buffer measured from the OHWL. This is consistent with the SJRWMD regulations.

Sections 12-54 and 12-55 limit the amount of clearing that can be conducted along the shoreline to 25 linear feet along any one lot, and require a permit from the state or federal agency to authorize any clearing or development along a shoreline. Any such activities would require federal and state permitting; accordingly, the requirements of these sections will be met.

Article III – Listed Species and Native Vegetation Protection

This Article is set forth to protect listed plants and animals and native vegetation. The Subject Parcel does not contain listed plants or areas of native vegetation.

The Subject Parcel does contain habitat for the state-listed gopher tortoise, but no evidence of the presence of gopher tortoises was documented during the March 23, 2015 site inspection. The FWC considers these survey results to be valid for a period of 90 days. If permitting for development has not commenced before the expiration of this survey data (June 23, 3015), it may be necessary to repeat the survey to confirm that gopher tortoises are not present on-site. In the event tortoises are documented on-site, Section 12-83 (c) of the LDC requires a permit to be obtained from the relevant regulatory agency for any listed wildlife species. A permit will be obtained from the FWC for the relocation of gopher tortoises from the Subject Parcel.

The Subject Parcel also contains approximately 0.05 acre of potentially suitable habitat for the state and federally protected sand skink. Because the potential habitat is so limited and does not exhibit optimal conditions for the presence of sand skinks, it is likely that the USFWS will grant an exemption from survey requirements for the Subject Parcel. Please refer to Section 4.3 of this report for a more detailed discussion on this issue.

Article IV – Prime Recharge Areas Aquifer Protection Standards
This Article restricts "large quantity generators of hazardous waste as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP" within areas designated as high or prime recharge areas identified by the SJRWMD. The development/land use proposed for the Subject Parcel would not be considered to be a generator of hazardous waste and therefore this Article should not be applicable.

Article V – Sinkhole Protection
This Article is set forth to restrict development within areas adjacent to sinkholes. The applicability of this Article should be addressed by the Project Engineer at the appropriate time of development permitting.

Article VI – Air Quality and Open Burning
This Article prohibits the "open burning of material discarded incidental to land clearing or construction practices." This restriction should be noted by the Contractor and alternate disposal methods of land clearing debris will have to be considered.

Article VII – Hazardous Waste and Materials
This Article sets forth protection measures to handle generation and storage of hazardous materials for new developments. The development/land use proposed for the Subject Parcel would not be considered to be generate or handle hazardous materials and therefore this Article should not be applicable.

3.2 St. Johns River Water Management District

The SJRWMD administers regulatory authority for proposed developments through the Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted to the SJRWMD for stormwater management and environmental regulatory review. The SJRWMD exerts regulatory jurisdiction over wetland and surface water areas.

Any proposed impacts to the on-site wetlands will require authorization from SJRWMD. An Ecological Considerations report will need to accompany the ERP application and engineering drawings and calculations. Mitigation will

be required for any impacts to wetlands within the Subject Property.

3.3 U.S. Army Corps of Engineers

The on-site wetlands will be also regulated by the ACOE. The type of permit required by this agency will depend on the amount of wetland impact. The ACOE will also require mitigation for wetland impacts.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

M&A conducted a qualitative review of the Subject Parcel to determine if any wildlife species using the property are listed as protected by the USFWS or the FWC. Surveys were performed by conducting transects through the use of an ATV across the site.

The gopher tortoise, listed as "Threatened" by the FWC was not observed during the site inspection. The environmental constraints associated with this species' presence on-site are discussed in greater detail below.

No additional listed species were documented on-site during the investigations. It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. No evidence of gopher tortoises was documented on the Subject Parcel during the March 23, 2015 site inspection. It is not anticipated that permitting for this species will be required for development of the Subject Parcel.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

All areas that appeared to be potential gopher tortoise habitats were reviewed and no gopher tortoise burrows were documented during the March 23, 2015 site inspection. The site review was comprehensive and covered the majority of the Subject Parcel. However, this review did not constitute a formal gopher tortoise survey, which should be conducted at least 90 days prior to any development activities to determine if any gopher tortoises exist on the site and what permitting will be required. If no gopher tortoises are found onsite, no permitting will be required.

4.2 American Bald Eagle

In addition to the on-site evaluation for wildlife, the FWC's *Eagle Nest Locator* website (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx) was used to see if any documented eagle nests are located within or near the Subject Parcel. The closest confirmed eagle nest is located approximately 1.5 miles east of the subject parcel. This nest is identified as, Nest ID# LA-006 and was last documented as active in 2011 by the FWC. The associated management zones do not extend onto or near the Subject Parcel. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with FWC or USFWS is anticipated for the presence of this species.

4.3 Sand Skink

The sand skink is listed as "Threatened" by both the FWC and the USFWS. Even though this species is on both the state and federal protected species list, the USFWS is the permitting authority for this species. The sand skink is a small nearly legless lizard that spends its entire lifecycle beneath the surface of the sandy soils that are characteristic of Central Florida's sandy ridges. Its presence on a property is detected by observing the sinusoidal tracks left in the sand due to the unique manner in which this species moves through the substrate.

In accordance with the USFWS's *Sand Skink and Blue-tail Mole Skink Survey Protocol, Peninsular Florida* (Protocol) dated February 7, 2012, properties having suitable location, elevation (82 feet above sea level) and soils are assumed to support the federally protected sand skink. The Sawmill Holdings project site is located within the USFWS Sand Skink Consultation Area and contains two (2) of the soil types identified in the Protocol as suitable soils (Candler and Tavares soil types), but virtually all of the site falls below the 82-foot elevation criteria (**Figures 5 and 6**). It is estimated that less than 0.05 acre of the Subject Parcel has suitable elevations and soils for the potential presence of sand skinks.

A formal survey was not conducted and based on our experience it is anticipated that a survey should not be required for this species. However, the presence or absence of this species cannot be conclusively ascertained until a formal coverboard survey is conducted. Because this site is in the Formal Consultation Area, it contains suitable soils and a portion of the property appears to be above the required elevation, it is our recommendation that a consultation be conducted with the USFWS to confirm that the property is exempt from the formal survey requirement. If a survey is needed, the Protocol is provided below.

According to the Protocol, areas meeting the location, elevation and soils criteria must be subjected to a formal coverboard survey in order to demonstrate *absence* of this species. The USFWS *assumes presence* of sand skinks unless a formal coverboard survey fails to reveal sand skink activity. The Protocol requires that coverboard surveys be conducted between March 1st and May 15th of a calendar year.

To conduct the survey, coverboards surveys are placed within suitable soil areas at a minimum density of 100 coverboards per hectare (40 per acre), and checked once weekly for underlying signs of sand skink activity over a period of four (4) weeks. Once completed, the results of this survey are generally valid for a period of one (1) year.

In the event that a sand skink population is identified on the Sawmill Holdings site, it will be necessary to informally consult with USFWS to determine whether a proposed development will adversely impact the species. It will not be necessary to consult and/or permit with FWC related to this species, as the state agency will defer to the federal agency when a species is protected by both agencies. If the USFWS determines that site development "may affect" this species, *formal consultation* will be necessary to initiate the Incidental Take Permitting (ITP) process. If federally-jurisdictional wetland impacts are also proposed, the ITP process will be conducted pursuant to Section 7 of the Endangered Species Act. If no federally-jurisdictional wetland impacts are proposed, the ITP process will be conducted pursuant to Section 10 of the Endangered Species Act. It should be noted that the Section 10 consultation process can be time-consuming; any required consultation and permitting should be initiated early in the planning and project development process.

Mitigation for impacts is *generally* provided through purchase of credits from an approved Conservation Bank at a ratio of 2 credits per 1 acre of impact to occupied habitat. Conservation Banks are presently selling credits at a cost of $22,500/credit.

5.0 SUMMARY

M&A conducted an Ecological Assessment of the 51± acre Sawmill Holdings project site on March 23, 2015.

Wetland cover types were documented within the Subject Property. Any impacts to these systems will require approval and/or review through the Town of Lady Lake, SJRWMD and the ACOE. Mitigation will be required for wetland impacts, as well.

No gopher tortoises or sand skinks were found during the site inspection. Prior to initiation of any land clearing or development, it may be necessary to conduct another gopher tortoise survey. It is recommended that coordination with the UFWS be conducted to confirm that the Subject Parcel is exempt from a sand skink coverboard survey.

No other listed species of wildlife were identified on the property. It should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

6.0 REFERENCES

Florida Association of Environmental Soil Scientists. 2000. Hydric Soils of Florida Handbook, Third Edition.

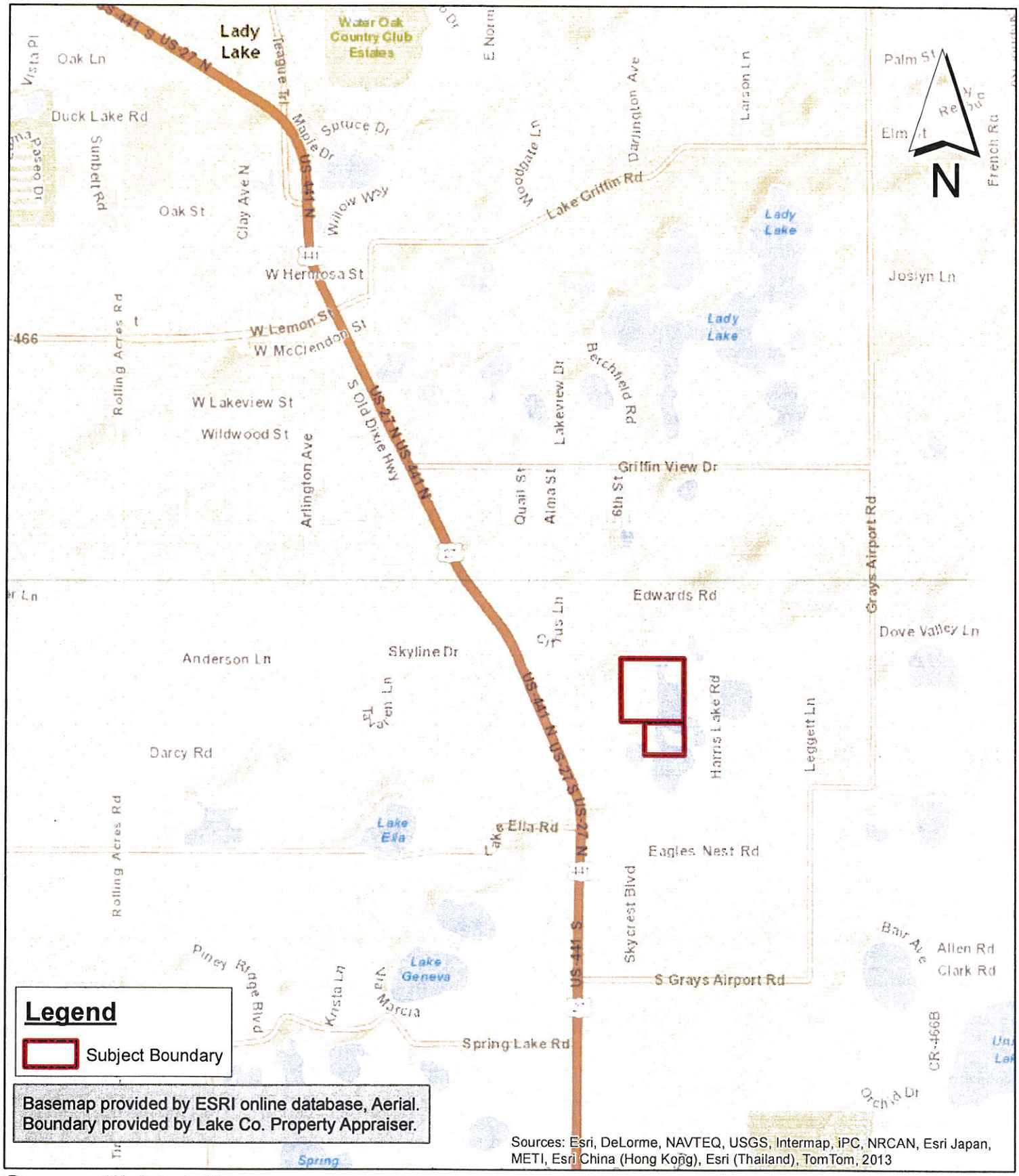
Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx)

Florida Fish and Wildlife Conservation Commission. 2013. Florida's Endangered and Threatened Species.

United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Lake County, Florida.

FIGURES

MODICA
& ASSOCIATES

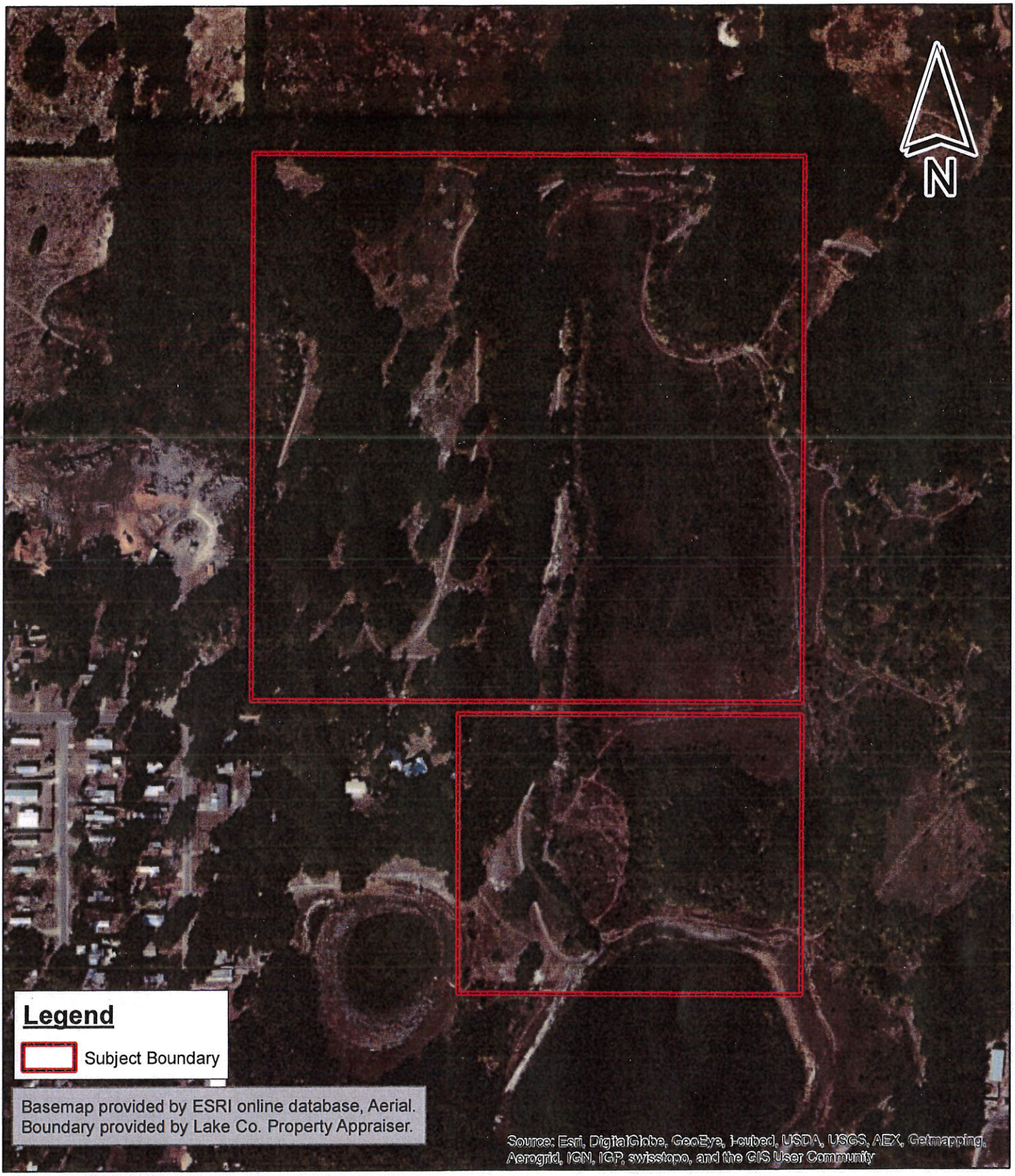


Sawmill Holdings

Ecological Assessment
Figure 1 - Location Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 1,500 3,000 6,000 Feet

Modica & Associates, Inc.
Environmental Planning, Design & Permitting
302 Mohawk Road
Clermont, FL 34715
Phone: (352) 394-2000
Fax: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Sawmill Holdings

Ecological Assessment
Figure 2 - Aerial Photography
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

Modica & Associates, Inc.
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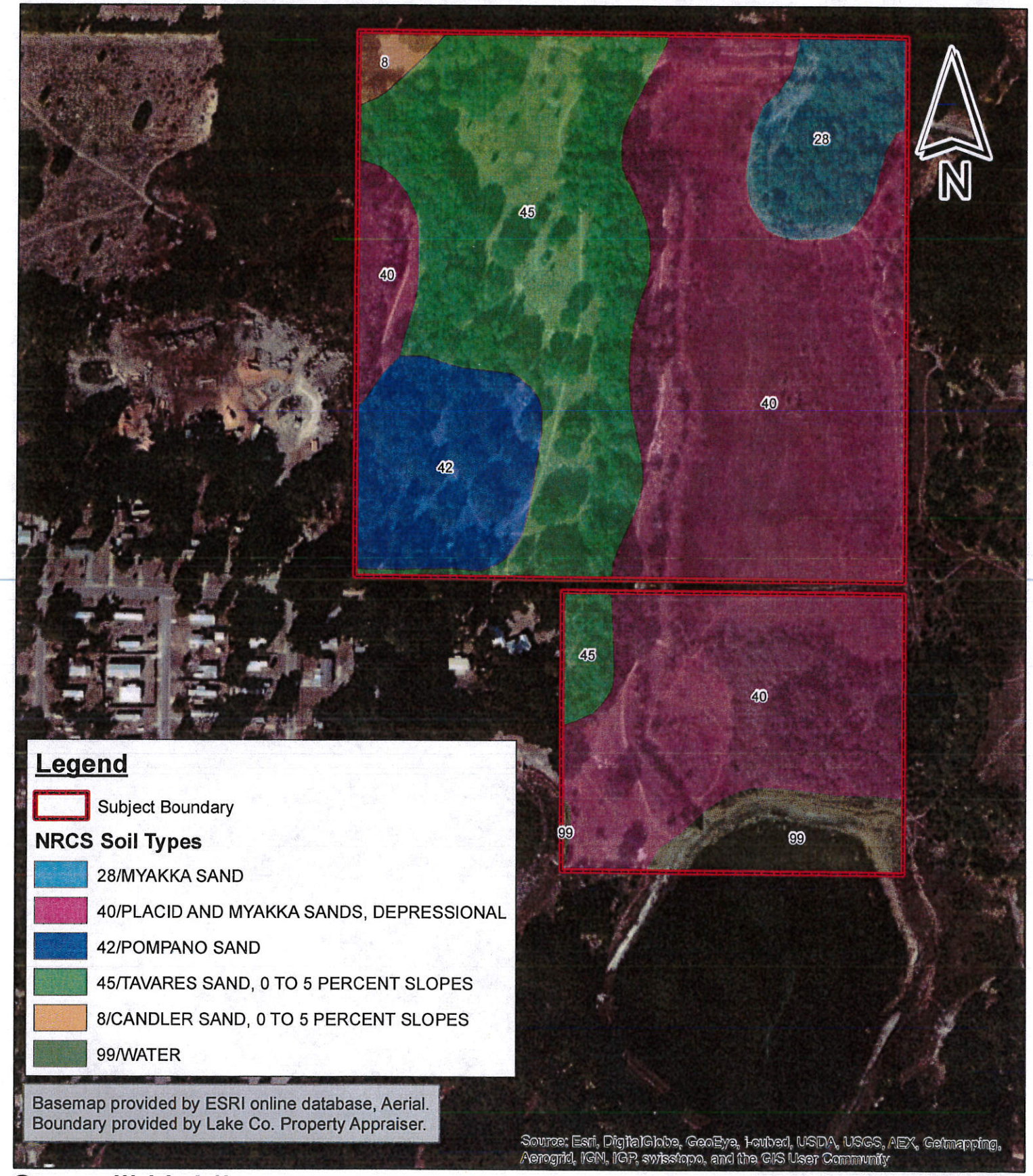

Sawmill Holdings

Ecological Assessment
Figure 3 - Soils Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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Environmental Planning, Design & Permitting
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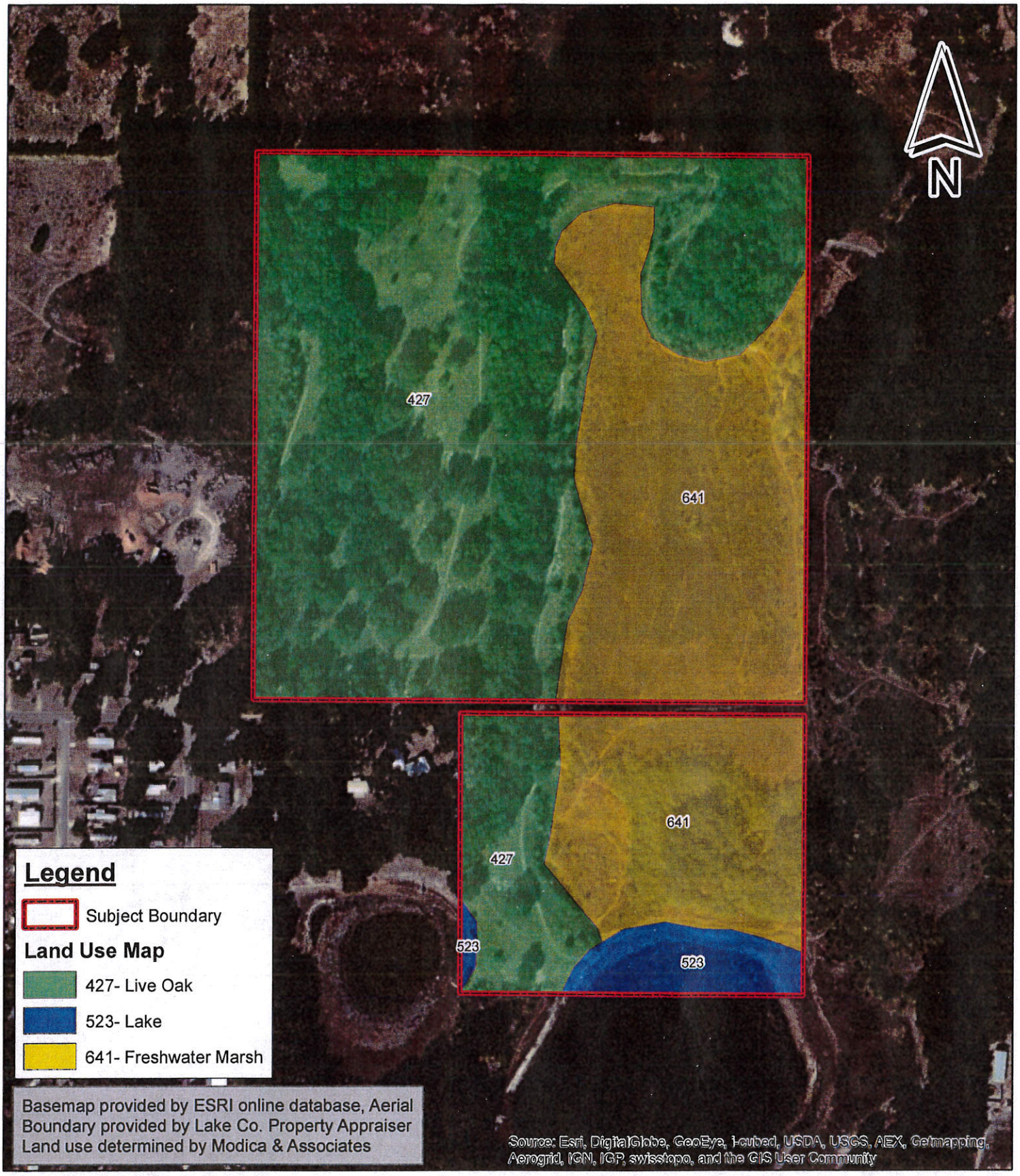

Sawmill Holdings

Ecological Assessment
Figure 4- Land Use Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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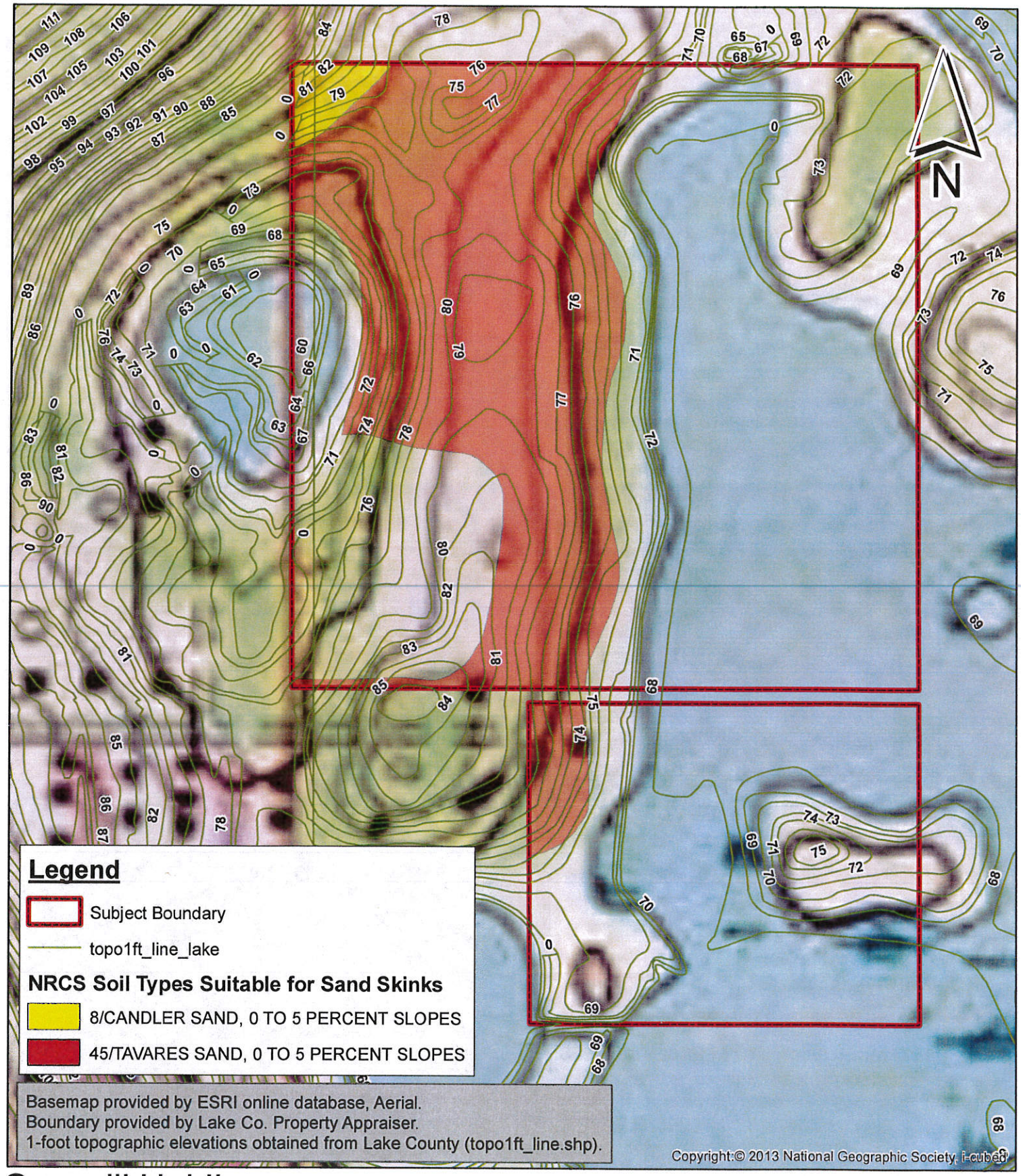

Sawmill Holdings

Ecological Assessment
Figure 5 - Topographic Elevation Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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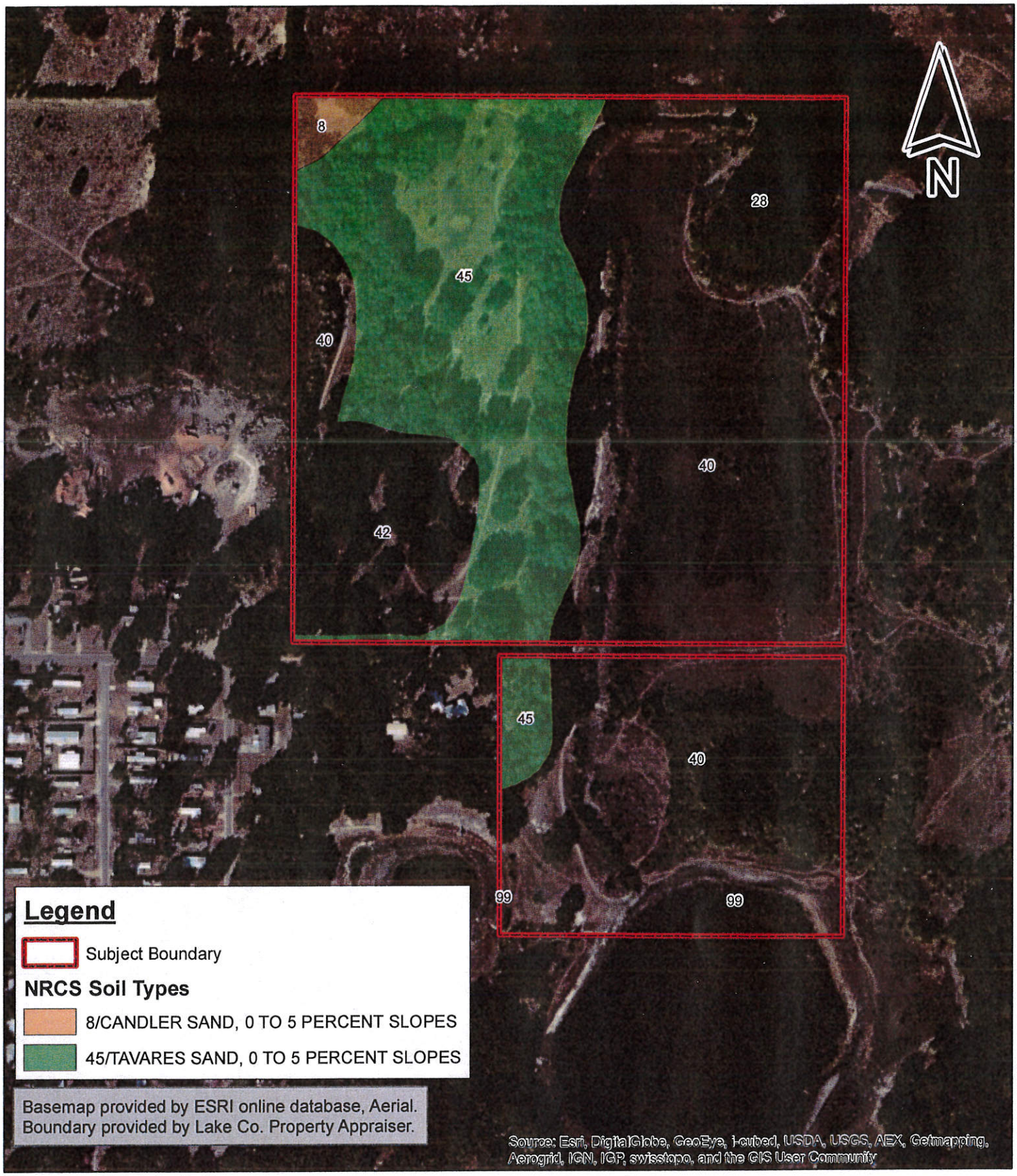

Sawmill Holdings

Ecological Assessment
Figure 6 - Suitable Sand Skink Soils
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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EXHIBIT A

MODICA
& ASSOCIATES

FLORIDA Natural Areas INVENTORY

ABOUT FNAI STAFF PARTNERSHIPS CONTACT US

FNAI tracking list

LAKE COUNTY

55 Vertebrates Found

Last Updated: December 2014

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to **NatureServe Explorer**, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the **NatureServe** network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map (**Adobe SVG viewer** required). If your browser does not support Adobe SVG, try this **link**

New Search

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included.

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ameiurus brunneus	Snail Bullhead	G4	S3	N	N
Cyprinodon variegatus hubbsi	Lake Eustis Pupfish	G5T2Q	S2	N	SSC
Enneacanthus chaetodon	Blackbanded Sunfish	G3G4	S3	N	N
Petromyzon marinus	Sea Lamprey	G5	SNA	N	N
Pteronotropis welaka	Bluenose Shiner	G3G4	S3S4	N	SSC

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Lithobates capito	Carolina Gopher Frog	G3	S3	N	SSC
Notophthalmus perstriatus	Striped Newt	G2G3	S2	C	N

Reptiles

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Alligator mississippiensis	American Alligator	G5	S4	SAT	FT(S/A)
Clemmys guttata	Spotted Turtle	G5	S2S3	N	N
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G4	S3	N	N
Drymarchon couperi	Eastern Indigo Snake	G3	S3	LT	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Heterodon simus	Southern Hognose Snake	G2	S2	N	N
Lampropeltis calligaster	Mole Kingsnake	G5	S2S3	N	N
Lampropeltis extenuata	Short-tailed Snake	G3	S3	N	ST
Lampropeltis getula	Common Kingsnake	G5	S2S3	N	N
Pituophis melanoleucus mugitus	Florida Pine Snake	G4T3	S3	N	SSC
Plestiodon reynoldsi	Sand Skink	G2	S2	LT	FT
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	SSC
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3	N	N

Birds

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Aphelocoma coerulescens	Florida Scrub-Jay	G2	S2	LT	FT
Aramus guarauna	Limpkin	G5	S3	N	SSC
Ardea alba	Great Egret	G5	S4	N	N
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3	N	SSC
Buteo brachyurus	Short-tailed Hawk	G4G5	S1	N	N
Egretta caerulea	Little Blue Heron	G5	S4	N	SSC
Egretta thula	Snowy Egret	G5	S3	N	SSC
Egretta tricolor	Tricolored Heron	G5	S4	N	SSC

Elanoides forficatus	Swallow-tailed Kite	G5	S2	N	N
Eudocimus albus	White Ibis	G5	S4	N	SSC
Falco columbarius	Merlin	G5	S2	N	N
Falco peregrinus	Peregrine Falcon	G4	S2	N	N
Falco sparverius paulus	Southeastern American Kestrel	G5T4	S3	N	ST
Grus canadensis pratensis	Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Haliaeetus leucocephalus	Bald Eagle	G5	S3	N	N
Ixobrychus exilis	Least Bittern	G5	S4	N	N
Laterallus jamaicensis	Black Rail	G3G4	S2	N	N
Mycteria americana	Wood Stork	G4	S2	LE	FE
Nyctanassa violacea	Yellow-crowned Night-heron	G5	S3	N	N
Nycticorax nycticorax	Black-crowned Night-heron	G5	S3	N	N
Pandion haliaetus	Osprey	G5	S3S4	N	SSC*
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	LE	FE
Picoides villosus	Hairy Woodpecker	G5	S3	N	N
Plegadis falcinellus	Glossy Ibis	G5	S3	N	N
Sternula antillarum	Least Tern	G4	S3	N	ST

Mammals

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2	N	N
Mustela frenata olivacea	Southeastern Weasel	G5T4	S3?	N	N
Mustela frenata peninsulae	Florida Long-tailed Weasel	G5T3	S3	N	N
Myotis austroriparius	Southeastern Bat	G3G4	S3	N	N
Neofiber alleni	Round-tailed Muskrat	G3	S3	N	N

Podomys floridanus		Florida Mouse	G3	S3	N	SSC
Sciurus niger shermani		Sherman's Fox Squirrel	G5T3	S3	N	SSC
Trichechus manatus		West Indian Manatee	G2	S2	LE	FE
Ursus americanus floridanus		Florida Black Bear	G5T2	S2	N	N

New Search

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 8, 2015

SUBJECT: **Ordinance No. 2015-05 – Large Scale Comprehensive Plan Amendment – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion #1

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located South of County Road 466 and West of Rolling Acres Road, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on April 28, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The conceptual bubble plan dated May 22, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') square feet. The lots will be individually sold for fee-simple ownership.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer -

- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

5.) Connection to Town Utilities will be required to service this RV Park Site.

6.) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

7.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-05 on Monday, July 6, 2015.

The **Town Commission** is scheduled to consider Ordinance 2015-05 for first reading on Monday, July 6, 2015. The second and final reading will be held after the Florida

Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

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6-2-2015

DEPARTMENT HEAD _____ Submitted 6/2/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER _____ Approved Agenda Item for: 6/8/15 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

J-14

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015- First Reading

SUBJECT: **Ordinance No. 2015-06 - Rezoning of 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on April 28, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The subject property lies in Section 27, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-06 at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-06 on Monday, July 6, 2015.

The **Town Commission** is scheduled to consider Ordinance 2015-06 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

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

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

[ ] Other

WP 6-29-2015 **[ ] Support Documents/Contracts Available for Review in Manager's Office**

DEPARTMENT HEAD CLC **Submitted** 6/29/15 **Date**

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

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

TOWN MANAGER KD **Approved Agenda Item for:** 7/6/15 **Date**

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2015-06

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 53.14± ACRES OF LAND, OWNED BY SAWMILL HOLDINGS, LLC, LOCATED EAST OF SOUTH HIGHWAY 27/441, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE SINGLE FAMILY MEDUM DENSITY (RS-6) TO LADY LAKE COMMERCIAL TOURIST (CT); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned to "Commercial Tourist", as described in the Memorandum of Agreement "Exhibit B", and shown on the Conceptual Plan "Exhibit C". Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake and the Florida Statutes, the property described in Exhibit "A" hereto is hereby rezoned to "Commercial Tourist".

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections,

sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this ___ day of _____, **2015**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.

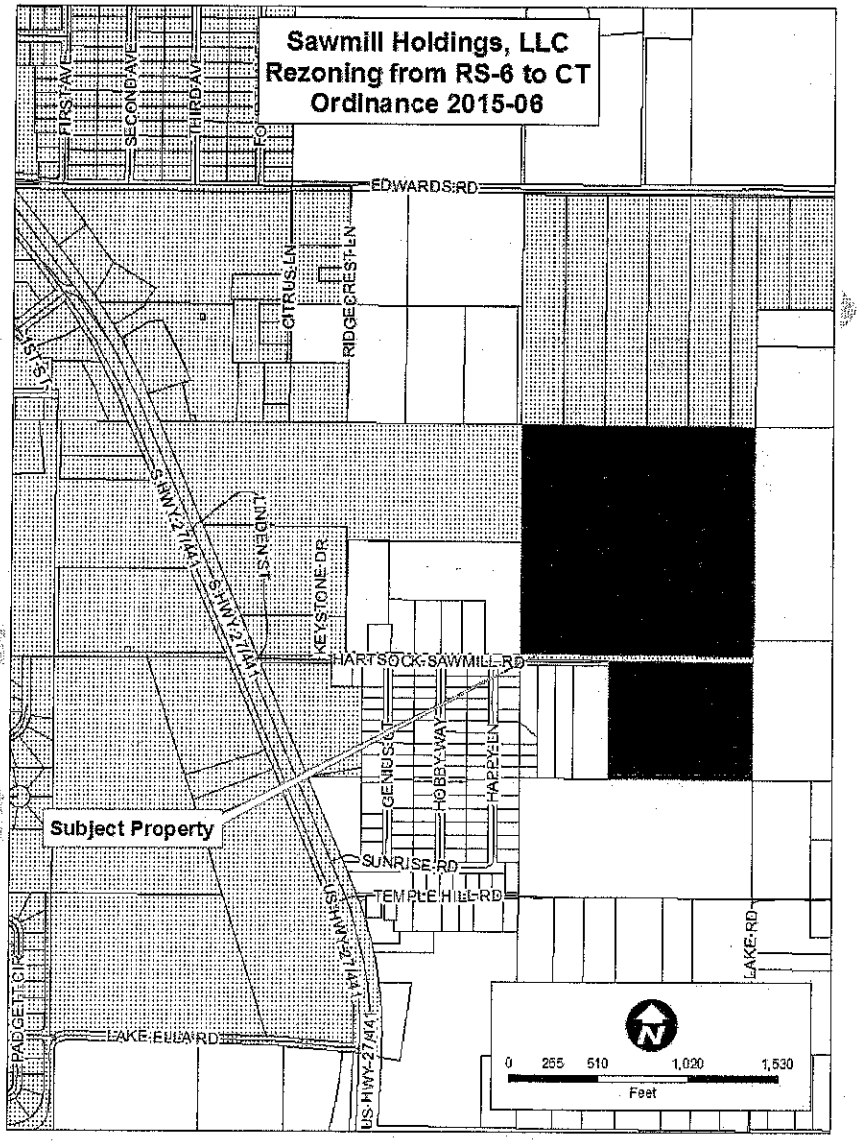


Exhibit "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement dated the _____ of _____, 2015, between the Town of Lady Lake, Florida, a Florida municipal corporation (the "Town"), whose mailing address is 409 Fennell Blvd., Lady Lake, Florida 32159, and Sawmill Holdings, LLC, whose mailing address is P.O. Box 1266, Mt. Pleasant, South Carolina 29465.

RECITALS:

1. Property owners are fee simple owners of certain real property in the Town of Lady Lake, Florida, described in the legal description attached as Exhibit "A".

2. The real property described in the legal description has a Future Land Use Map designation of Town of Lady Lake Single Family Medium Density (SF-MD). The current zoning is Single Family Medium Density (RS-6).

3. The applicant wishes to change the future land use and zoning in Exhibit "A" with the existing future land use and zoning of Commercial Tourist (CT), consistent with Lady Lake Comprehensive Plan and Land Development Code. This change is compatible with adjacent parcels in Exhibit "A" currently zoned Manufactured Homes High Density (MH-9) and Single Family Medium Density (RS-6).

4. The applicant has proposed that the site be developed as an RV Park consisting of 185 sites with a 4,500 square foot clubhouse, bath house, registration building and park. These uses will be conducted within the proposed CT zoning district as allowed in the Lady Lake Land Development Code. The proposed uses are consistent with and will further the objectives of the Lady Lake Comprehensive Plan by providing temporary alternative housing to senior citizens.

5. The Town currently has potable water and sanitary sewer available to the proposed facilities.

6. At this time, the owners wish to enter into a Memorandum of Agreement pursuant to the provisions of the Town's Land Development Regulations.

NOW THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the proposed CT zoning for that property depicted in the attached legal description Exhibit "A".

1. Permitted Uses: Permitted uses shall be limited to the following: Recreational Vehicle Park (gross density not to exceed four (4) units/acre), club house, bath house, registration building and park.

   Design Standards:
   a. The maximum impervious surface ratio for the CT property (which includes building coverage) shall be limited to eighty percent (80%).
   b. Maximum building height shall be limited to thirty five feet (35'); however, if adequate fire protection measures are provided the height limitation may be exceeded.
   c. Setback requirements shall be:
      1) Front Yard Setback from Hartsock Sawmill: twenty-five feet (25')
      2) Front Yard Setback from Interior Streets: twenty feet (20')
      3) Rear Yard Setback: ten feet (10')
      4) Side Yard Setback: five feet (5')
      5) Side Yard Setback from Interior Streets: twenty feet (20')
      6) Accessories Setback: All new accessory structures shall be located no closer to the property line than above listed setbacks.
   d. Parking: The Applicant will be required to meet the parking requirements of the Lady Lake Land Development Code for the proposed uses.
   e. Landscape requirements for future development shall be reviewed by the Town in accordance with individual applications in association with the Plat Process for new development.
   f. Signage: The applicant will be required to meet the sign requirements of the Lady Lake Land Development Code for any proposed signs.

2. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

3. The property shall be developed in a substantial accordance with the approved Conceptual Development Plan (Exhibit "C"); however, may be changed due to future design study and market changes as long as the design standards are adhered to and all conditions of this Memorandum of Agreement.

4. The drainage and storm water retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town. These areas shall be maintained by the property owners.

5. All applicable rules and regulations for development within the Town shall be met. Including but not limited to, Major Site Plan, landscaping, drainage, parking, signage, and yard setbacks.

6. All lighting for the proposed facilities shall be installed such that light and/or glare shall be directed upon the subject property only.

7. The property described in attached Exhibit "A" will be connected to the Town of Lady Lake's potable water system prior to issuance of a Certificate of Occupancy.

8. The property described in attached Exhibit "A" will be connected to the Town of Lady Lake's sanitary sewer system prior to issuance of a Certificate of Occupancy.

9. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement, the aforementioned property shall only be used for the purposes described herein. No change in use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Town Commission and shall be legally binding upon any heirs, assigns, and successors in title or interest.

10. The owners shall be responsible for and shall comply with all county, state, and federal rules and regulations related to the proposed development of the property.

11. This agreement shall be governed by the State of Florida

12. This Memorandum shall be recorded in the public record of Lake County, Florida

COMMENCEMENT. Notwithstanding the provisions herein, development shall commence within (12) months following the approval of the Plat Improvement Plans from the Town of Lady Lake.

In Witness Whereof, the parties hereto have executed this Agreement on the date first above written.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

OWNER

By: _____
Randy Bates

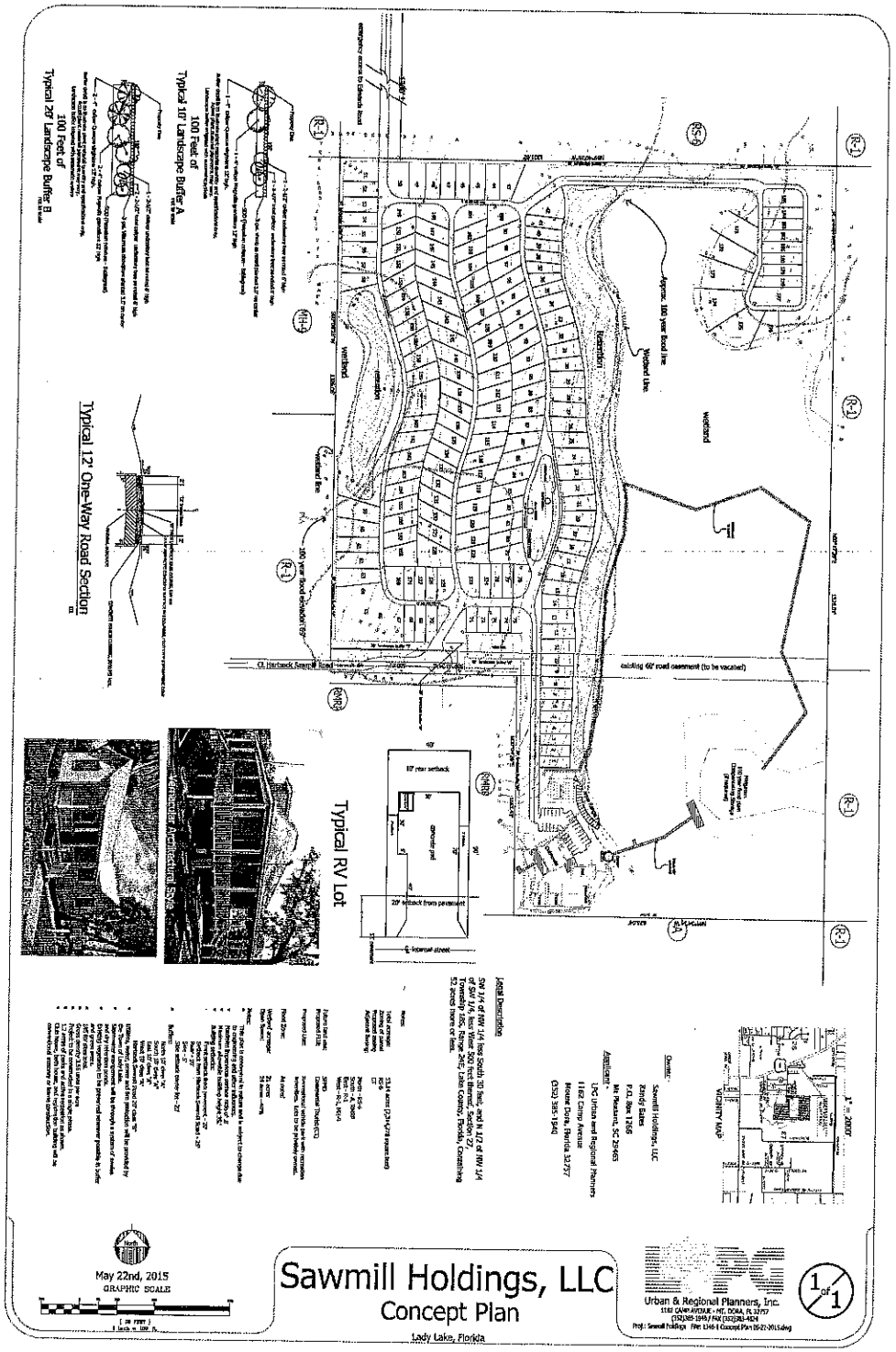
State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ___ day of _____, 2015 by _____, Owner of the Property, who is personally known to me to have produced _____ as identification.

_____
NOTARY PUBLIC, State of Florida

My Commission Expires:

EXHIBIT "C"
Bubble Plan



RECEIVED
APR 28 2015
GROWTH MANAGEMENT DEPT.
TOWN OF LADY LAKE

TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # 1771358

1. Owner's Name: Randy Bates, Sawmill Holdings, LLC
   Mailing Address: P.O. Box 1266, Mt. Pleasant, SC 29465
   Telephone #: 843-608-5300
2. Applicant's Name: Greg Beliveau, LPG Urban & Regional Planners, Inc.
   Mailing Address: 1162 Camp Ave., Mt. Dora, FL 32757
   Telephone #: 352-385-1940
3. Applicant is: Owner ___ Agent X Purchaser ___ Lessee ___ Optionee ___
4. Property Address/Location: Hartsock Sawmill Road
5. Legal Description of Property to be rezoned: See Attached

8. The property is located in the vicinity of the following streets:
   East of US 27441 and north of Hartsock Sawmill Road
7. Area of Property: _____ Square feet 53.14 +/- Acres
8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank____
9. Existing zoning of property: RS-6
10. Requested zoning of property: Commercial Tourist (CT)

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    Undeveloped
12. Proposed use the property: RV Park with associated amenities
13. Has any land use application been file within last year in connection with this property? X Yes ____No. If yes, briefly describe the nature of the request:
    Requested LSCPA to Commercial Tourist

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property. Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

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

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4-28-15 Received by: [illegible] Wilson

Fees Paid: $1,000.00

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Greg Beliveau, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/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 the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Rezoning to the CT zoning classification to allow: RV Park

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28 day of April, 2015, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

SHERIE D LINDH
MY COMMISSION # EE868089
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Randy Bates, Manager, who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for rezoning of said property with the classification of CT to allow:
RV Park

(3) That he has appointed Greg Beliveau to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

R B, manager for Sawmill Holdings LLC
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Randy Bates, who is personally known to me or who has produced driver's license as identification and who did (did not) take an oath.

Chad Sabron
Notary Public

INSTRUMENT#:2014135803 OR BK 4564 PG 1506 PAGES: 3 12/18/2014 12:57:46 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$924.00

PREPARED BY:
Jill Dehoop
City Title Services, LLC
540 E. Horatio Ave Suite 101
Maitland, FL 32751

Parcel ID Number: 2718240002-000-00800
NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 132,000.00

Warranty Deed

This Indenture, Made this 12th day of December, 2014 A.D., Between
Dream Street Equity LLC, a Florida limited liability company

of the County of CITRUS, State of Florida, grantor, and
Sawmill Holdings LLC, a Florida limited liability company

whose address is: PO Box 1266, Mount Pleasant, SC 29465

of the County of Charleston, State of South Carolina, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

See Exhibit A

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Warranty Deed - Page 2

Parcel ID Number: 2718240002-000-00800

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dream Street Equity LLC, a Florida limited liability company

Dennis Krause
Printed Name: Dennis Krause
Witness

By: _____ (Seal)
Chris Underwood
Managing Member
P.O. Address: ~~3050 W. Mustang Blvd~~, BEVERLY HILLS, FL 34465
531 W. Barrymore

Mike Diehl
Printed Name: Mike Diehl
Witness

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2014 by Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

AFFIDAVIT

Exhibit "A"

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company** who, after being duly sworn, deposes and says as follows:

That Affiant(s) is/are the of the following legally described property:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

Dream Street Equity, LLC is organized in the state of Florida

the LLC is manager-managed Chris Underwood is the Managing Member and the person authorized to execute the deed; and

neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

FURTHER AFFIANT SAYETH NAUGHT.

Dream Street Equity LLC, a Florida limited liability company

X By: _____
Chris Underwood
Managing Member 5311 W. Barrymore Dr
Beverly Hills, FL 34465

STATE OF Florida
COUNTY OF Citrus

Sworn to and subscribed before me this 11th day of December, 2014 by **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company** who is personally known to me or who has produced his Florida driver's **license** as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Property Record Card

General Information

Owner Name:	SAWMILL HOLDINGS LLC	**Alternate Key:**	1771358
Mailing Address:	PO BOX 1266 MOUNT PLEASANT, SC 29465-1266 *Update Mailing Address*	**Parcel Number:**	27-18-24-000200000800
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	3105 HARTSOCK SAWMILL RD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW | 1/4--LESS W 500 FT-- | ORB 4564 PG 1506 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH ACRE / LT NOT IN PARK (0230)	0	0		1	AC	$0.00	$14,350.00
2	NON AGRICULTURAL ACREAGE (9900)	0	0		22	AC	$0.00	$168,300.00
3	WASTELANDS (9600)	0	0		28	AC	$0.00	$1,260.00

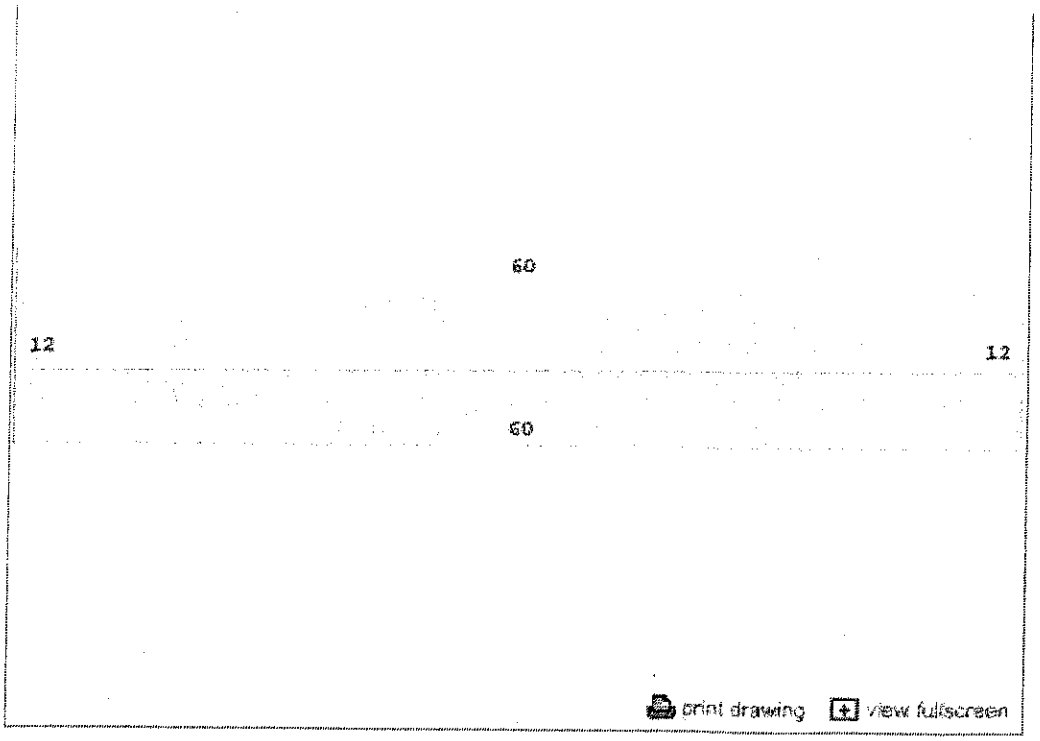
Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $8,864.00	
Summary			
Year Built: 1971	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 0	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	BOATHOUSE (BHS)	252	SF	1966	$1,397.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2795 / 981	3/30/2005	WD	Q	I	$416,000.00
3150 / 2295	4/28/2006	WD	Q	I	$1,100,000.00
4379 / 1336	8/20/2013	CT	U	I	$97,900.00
4564 / 1506	12/12/2014	WD	Q	I	$132,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$194,171	$194,171	$194,171	5.38560	$1,045.73
LAKE COUNTY MSTU AMBULANCE	$194,171	$194,171	$194,171	0.46290	$89.88
LAKE COUNTY MSTU FIRE	$194,171	$194,171	$194,171	0.47040	$91.34
SCHOOL BOARD STATE	$194,171	$194,171	$194,171	5.74600	$1,115.71
SCHOOL BOARD LOCAL	$194,171	$194,171	$194,171	1.50000	$291.26
TOWN OF LADY LAKE	$194,171	$194,171	$194,171	3.75000	$728.14
ST JOHNS RIVER FL WATER MGMT DIST	$194,171	$194,171	$194,171	0.31640	$61.44
LAKE COUNTY VOTED DEBT SERVICE	$194,171	$194,171	$194,171	0.16000	$31.07
LAKE COUNTY WATER AUTHORITY	$194,171	$194,171	$194,171	0.25540	$49.59
NORTH LAKE HOSPITAL DIST	$194,171	$194,171	$194,171	1.00000	$194.17
				Total: 19.0467	**Total:** $3,698.33

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 12 January 2015.

Electronic Articles of Organization For Florida Limited Liability Company

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

SAWMILL HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

303 E PAR STREET
ORLANDO, FL. 32804

The mailing address of the Limited Liability Company is:

PO BOX 1266
MT PLEASANT, SC. US 29465

Article III

The name and Florida street address of the registered agent is:

PETER A LEERDAM
303 E PAR STREET
ORLANDO, FL. 32804

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER LEERDAM

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

SAWMILL HOLDINGS LLC

Filing Information

Document Number	L14000188822
FEI/EIN Number	NONE
Date Filed	12/10/2014
State	FL
Status	ACTIVE
Effective Date	12/10/2014

Principal Address

303 E PAR STREET
ORLANDO, FL 32804

Mailing Address

PO BOX 1266
MT PLEASANT, SC 29465

Registered Agent Name & Address

LEERDAM, PETER A
303 E PAR STREET
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

BATES, RANDY J
PO BOX 1266
MT PLEASANT, SC 29465

Title AMBR

BATES, RANDY J, II
PO BOX 1266
MT PLEASANT, SC 29465

Annual Reports

No Annual Reports Filed

Sawmill Holdings, LLC, a Florida RV Resort

The RV lifestyle is one that has shown a steady increase in popularity as America takes to the wheel in search of popular destinations including National Parks and locations within the Sunbelt States. Most of the RV community is comprised of retirees, like the swelling Baby Boomer generation, and, therefore, our site selection process was focused on locations that are welcoming to retirees and offer the types of amenities that they seek such as golf, boating, and shopping conveniences. Of course, the proximity to the major tourism in Orlando and access to the coastal Florida beaches and cities was part of the site selection process as well. After searching for prospective locations, we determined that the Town of Lady Lake was a location that fit the parameters of our search.

The specific site attracted us in that it offers natural features such as lake views, beautiful trees, and gentle topography, as well as its close proximity to the highway network. These are the same characteristics that have made some of the other RV resorts successful in the area.

Our analysis revealed the RV communities' patrons have increasing discretionary income for their leisure and amenities associated with the leisure. In order to cater to that market, we intend to have exceptional amenities.

We found that the Town of Lady Lake and the surrounding areas had very little vacancy for a product that contained relatively small pads. Further, our research showed the site would provide another complimentary alternative to the Villages for our target market. Plus, with the advent of new technologies, this site would provide exceptional connectivity for the ever-increasingly tech-savvy traveler / RVer.

Aside from our market evaluation, we performed our preliminary due diligence of the site for over a year prior to purchasing and held a preliminary application meeting with the Town staff.

After completing our investigations, it is our conclusion that the market demand for this project is strong, and this type of development shall serve as a good fit for the community of Lady Lake.

Please see the recent market report from the RVIA on the sales.

Market Report

February 2015

RV wholesale shipments to retailers continued to improve in February reaching 32,045 units during the second month this year, a 12.5% increase over last month and a 4% increase over this same month one year ago. Reacting to an improved economic climate and rising consumer sentiment wholesale shipments responded with the highest February total since 2006.

In spite of winter's disruptive patterns RV shipments have consistently outperform recent history and continue to set new records. Through the first two months this year shipments have reached 60,539 units, a gain of 7.5% compared to the same period last year. On a seasonally adjusted basis, shipments through February were at an annual rate of more than 395,000 units, more than 10% ahead of the actual 2014 total.

EXHIBIT A
LEGAL DESCRIPTION
SAWMILL HOLDINGS, LLC

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet.

AND

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL REVIEW 05/28/2015

Project: Sawmill Holdings, LLC

Proposal:

Ordinance 2015-05- Large Scale Future Land Use Amendment Application to change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-06- Rezoning Application to change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-07- Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Description:

On 04/28/2015, Town Staff received applications proposing a 185-Unit RV Site for property located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of South Highway 27/441, identified by alternate key number 1771358. The conceptual bubble plan dated April 28, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x90') square feet. The lots will be individually sold for fee-simple ownership.

The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The property is currently zoned "RS-6" Single Family Medium Density, and the rezoning proposal seeks to establish the Commercial Tourist (CT) zoning designation to allow the RV Park Facility The current Future Land Use Map designation for the site is Single Family Medium Density (SF-MD), and the large scale seeks to amend to Commercial Tourist (CT).

GENERAL INFORMATION

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

warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

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

GROWTH MANAGEMENT

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

1. All comments are addressed under the Growth Management Dept. as of 05-28-2015.

POLICE

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

1. No comments at this time from the Police Dept. regarding this project as of 05-27-2015.

FIRE

Questions may be directed to Kerry Barnett at k-l5122@peoplepc.com or via phone 813-778-4981

1. No comments required from Fire Inspector at the Large Scale and Rezoning stage.

BUILDING

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

1. No comments at this time -05-27-2015.

PUBLIC WORKS

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

1. No comments at this time from the Lady Lake Public Works Dept.-5-27-2015.

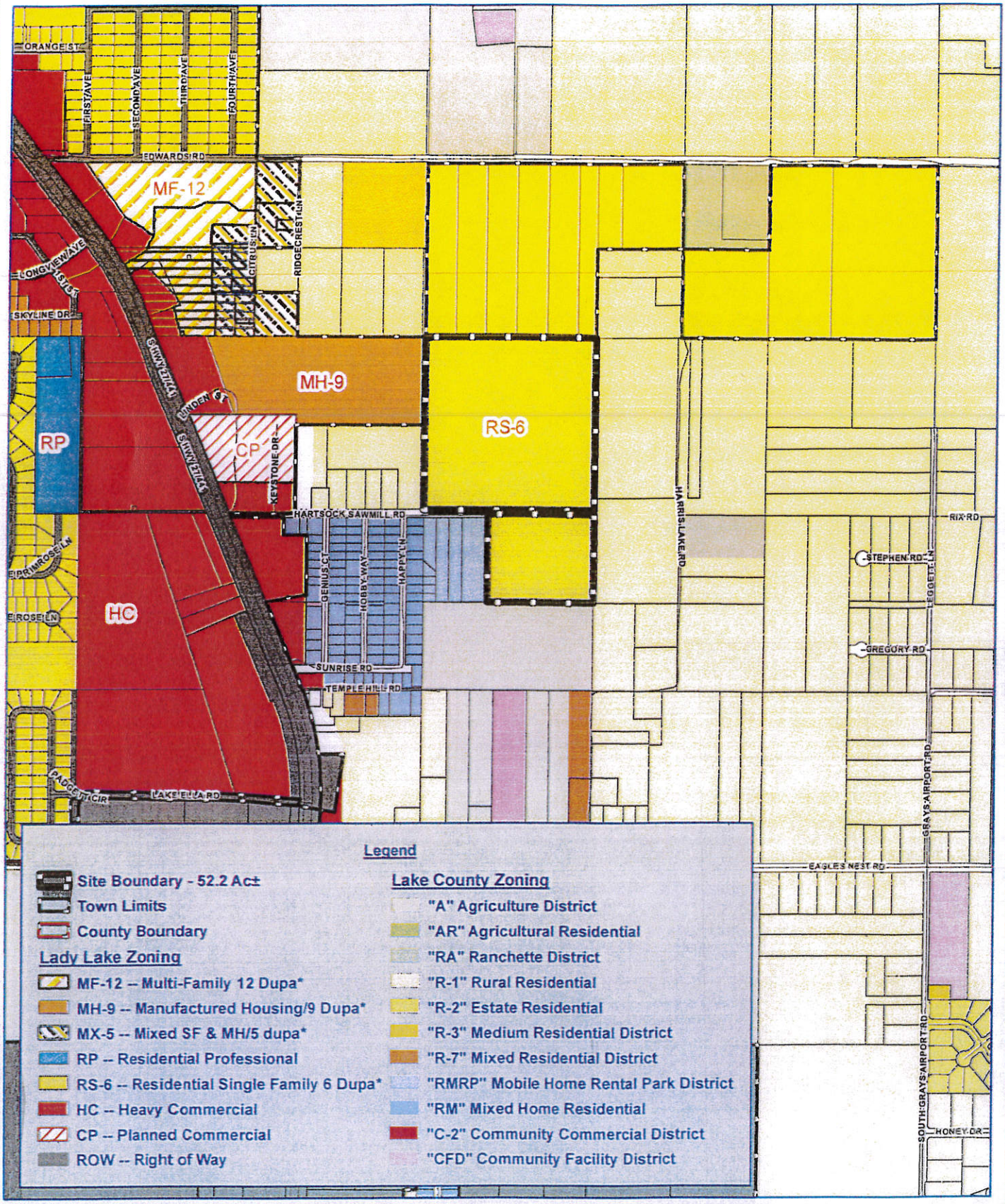
LAKE-SUMTER MPO

Questions may be directed to Pam Richmond at PRichmond@LakeSumterMPO.com or at 352-315-0170

1. Review Pending by MPO as of 05-28-2015.

Town of Lady Lake
Sawmill Holdings, LLC
Surrounding Property Owners within 150'

DUNLAP BERNARD E	3006 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
BULL FRED & BARBARA LIFE ESTATE	79 HUDSON ST S	GLENS FALLS	NY	12803
PATEL RAJESH & KRISHNA	2115 NICOLETTE WAY	LEESBURG	FL	34748
MOYE KENNETH & JANET	14201 LEANING PINE DR	MIAMI LAKES	FL	33014
VAN NESS RUSSELL R & LORETTA	15469 CAMP DUBOIS CRES	WINTER GARDEN	FL	34787
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
DUNMIRE RONALD A & ANITA	8014 ROGERS PL	WESLEY CHAPEL	FL	33544
LIGHTY DAVID J & CHERYL A	3026 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
GIBSON JAMES B	37820 RIDGECREST LN	LADY LAKE	FL	32159
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
HARTSOCK MARIANE	3040 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
DUNLAP BERNARD E	3006 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
ENGLISH JUANITA G	178-26 ZOLLER RD	SPRINGFIELD GARDENS	NY	11444
MOYE KENNETH & JANET	14201 LEANING PINE DR	MIAMI LAKES	FL	33014
SOUTH EASTERN TIMBER CORP INC	PO BOX 9289	CORAL SPRINGS	FL	33075
BEAHAN J T IV ET AL	34 CLAYTON LN	SANDY LAKE	PA	16145



N W E S

500 0 500 Feet

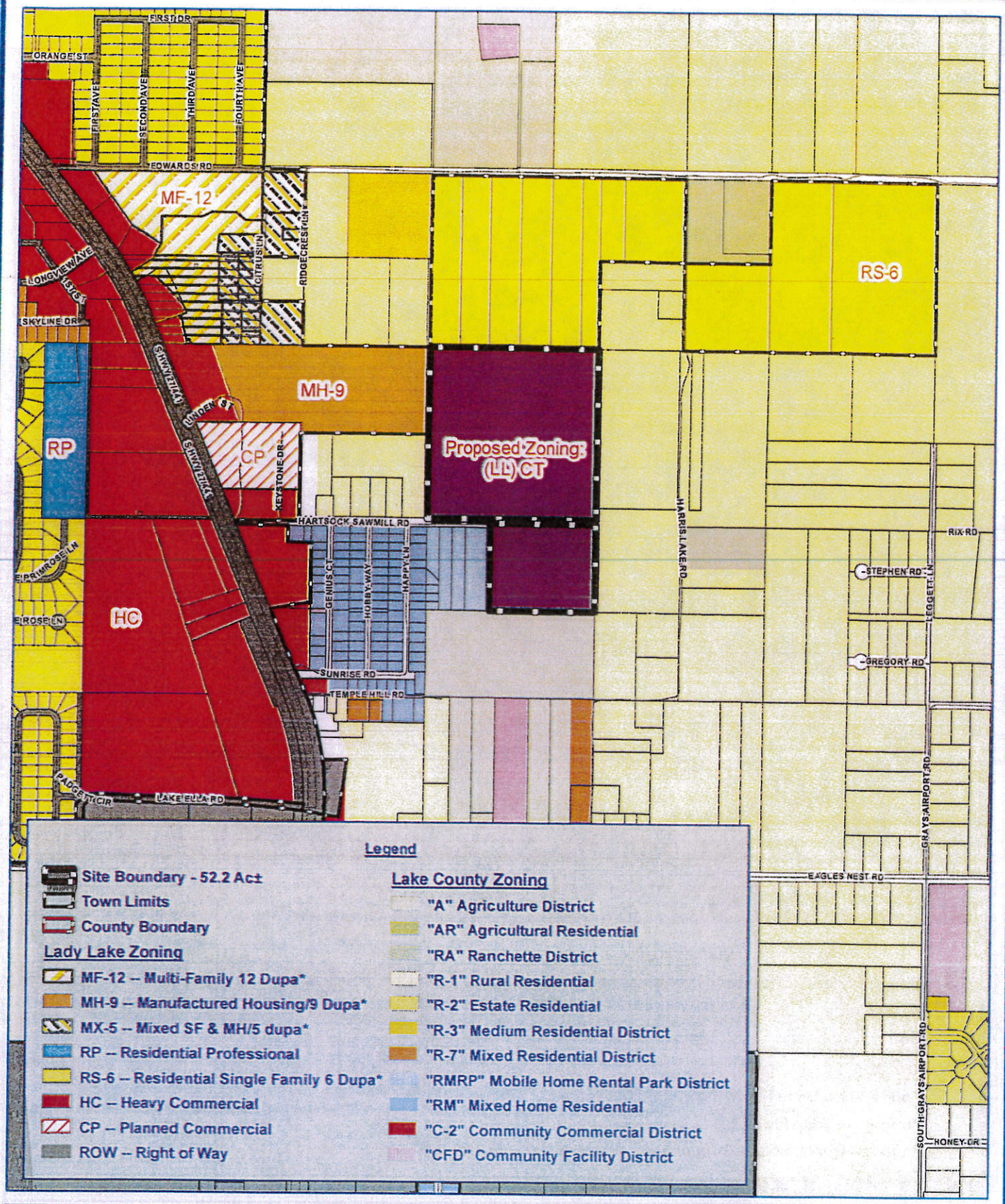
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Zoning

Project: 1615-1
File: Existing Zoning.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cand Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lady Lake Zoning

- MF-12 -- Multi-Family 12 Dupa*
- MH-9 -- Manufactured Housing/9 Dupa*
- MX-5 -- Mixed SF & MH/5 dupa*
- RP -- Residential Professional
- RS-6 -- Residential Single Family 6 Dupa*
- HC -- Heavy Commercial
- CP -- Planned Commercial
- ROW -- Right of Way

Lake County Zoning

- "A" Agriculture District
- "AR" Agricultural Residential
- "RA" Ranchette District
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-3" Medium Residential District
- "R-7" Mixed Residential District
- "RMRP" Mobile Home Rental Park District
- "RM" Mixed Home Residential
- "C-2" Community Commercial District
- "CFD" Community Facility District

N W E S

500 0 500 Feet

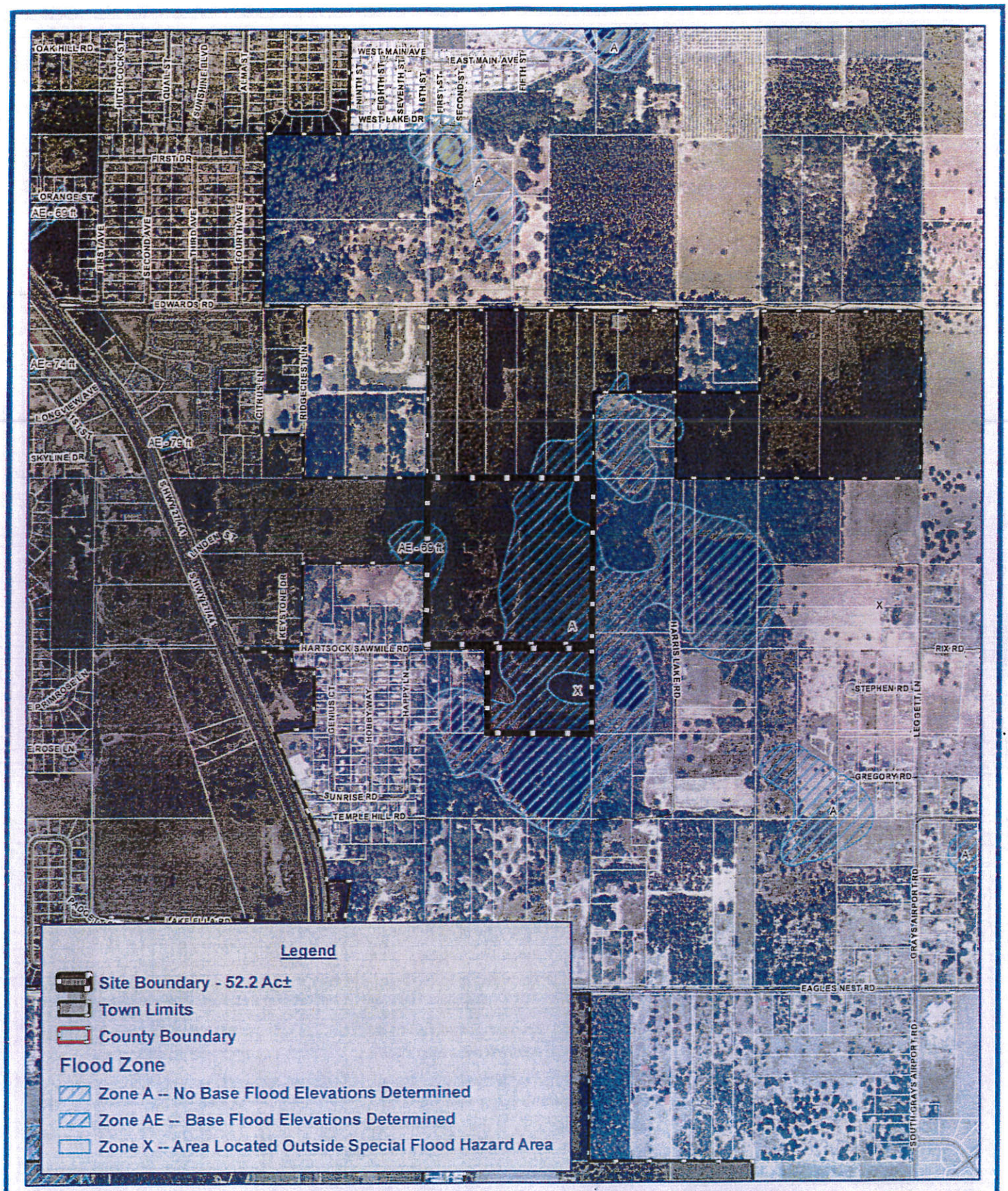
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Proposed Zoning

Project: 1615-1
File: Proposed Zoning.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Tamp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-3224



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Flood Zone

- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

N W E S

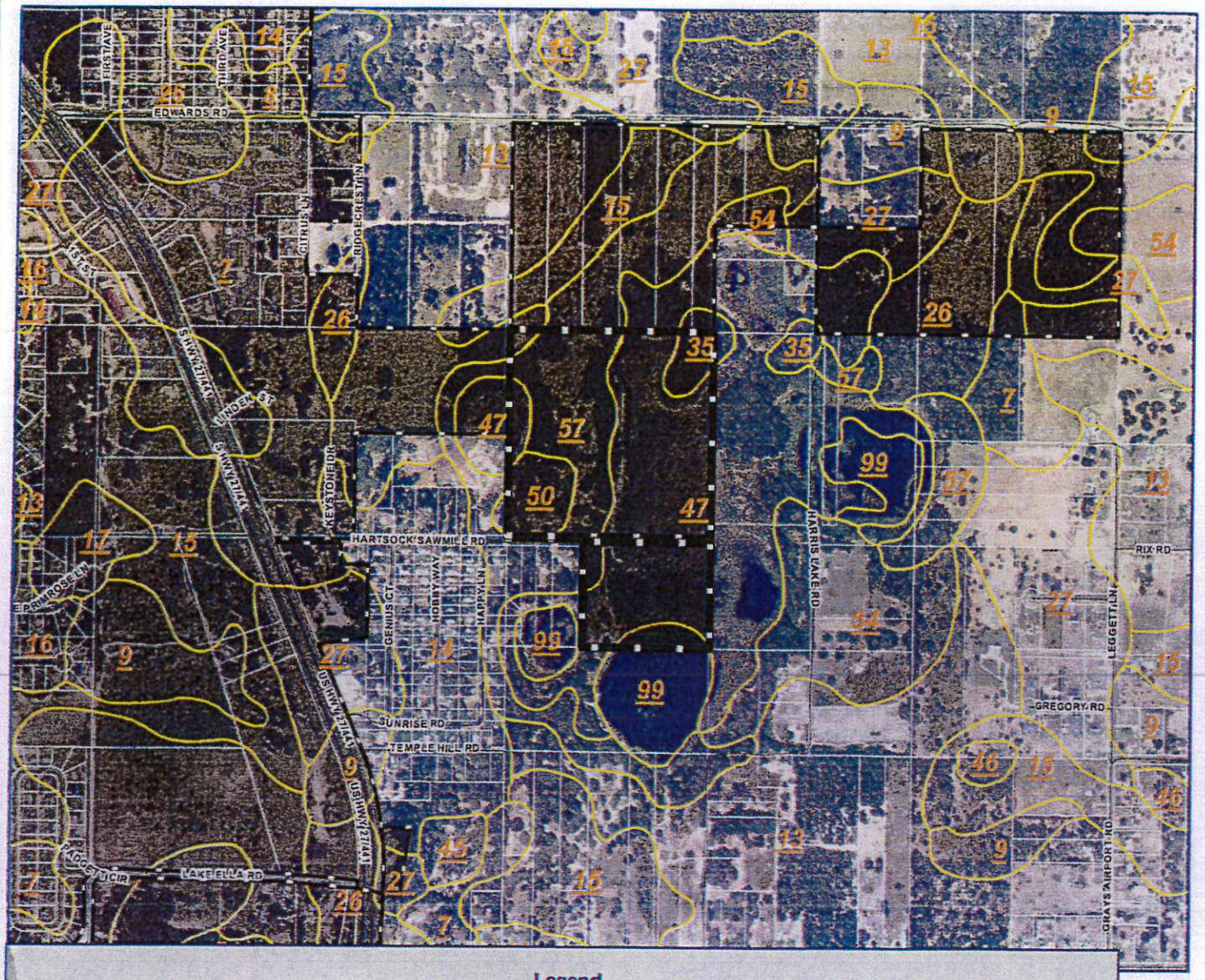
500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC
Lake County, Florida
Flood Zone

Project: 1615-1
File: Flood.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1161 Camp Avenue, Mount Dora, Florida 32757
Offices (352) 383-1949 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lake County Soils

- 7 - Apopka sand, 0 to 5 percent slopes
- 8 - Apopka-Urban land complex, 0 to 5 percent soils
- 9 - Apopka sand 5 to 12 percent slopes
- 13 - Candler sand, 0 to 5 percent slopes
- 14 - Candler-Urban land complex, 0 to 5 percent slopes
- 15 - Candler sand, 5 to 12 percent slopes
- 16 - Candler-Urban land complex, 5 to 12 percent slopes
- 17 - Candler sand, 12 to 25 percent slopes
- 26 - Kendrick sand, 0 to 5 percent slopes
- 27 - Kendrick sand, 5 to 8 percent slopes
- 35 - Myakka sand
- 40 - Orlando fine sand, 0 to 5 percent slopes
- 45 - Pits Water Complex
- 46 - Placid sand, depressional
- 47 - Placid and Myakka sands, depressional
- 50 - Pompano sand
- 54 - Seffner Sand
- 57 - Tavares sand, 0 to 5 percent slopes
- 99 - Water

N W E S

500 0 500 Feet

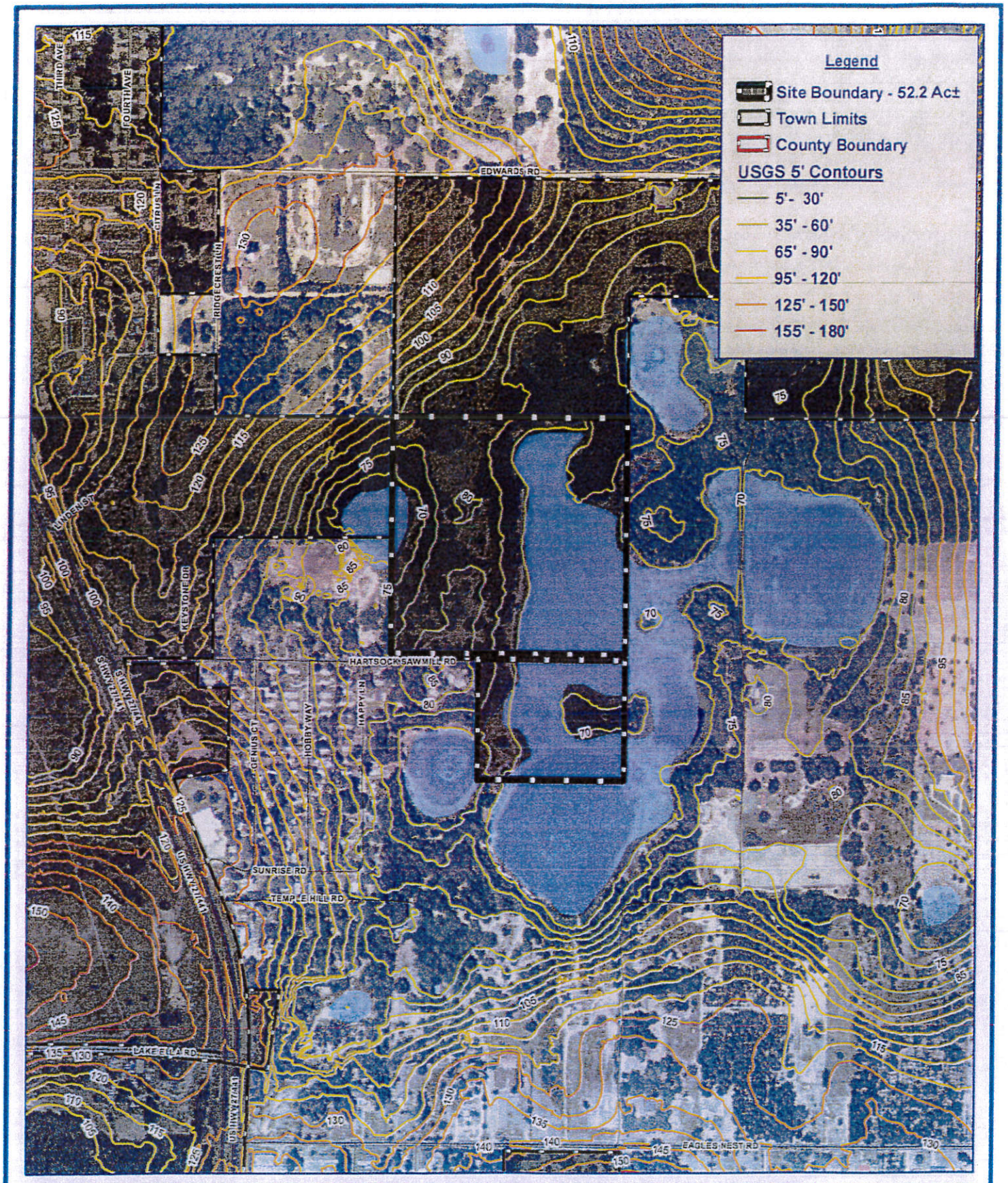
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Soils

Project: 1615-1
File: Soils.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1948 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

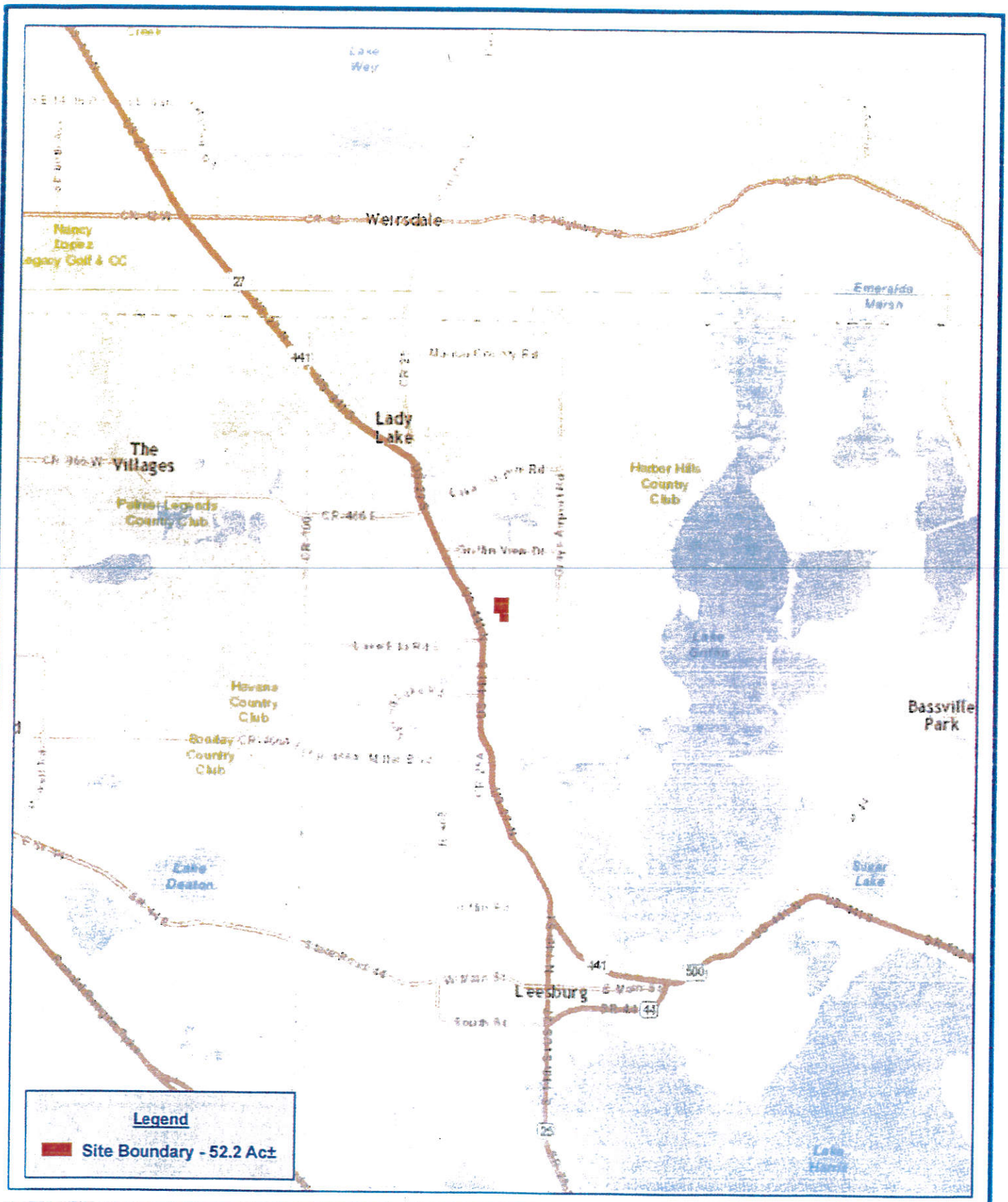
1 inch = 700 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Topography

Project: 1615-1
File: Topo.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cena Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4274



N
W E
S

0.5 0 0.5 1 1.5 Miles

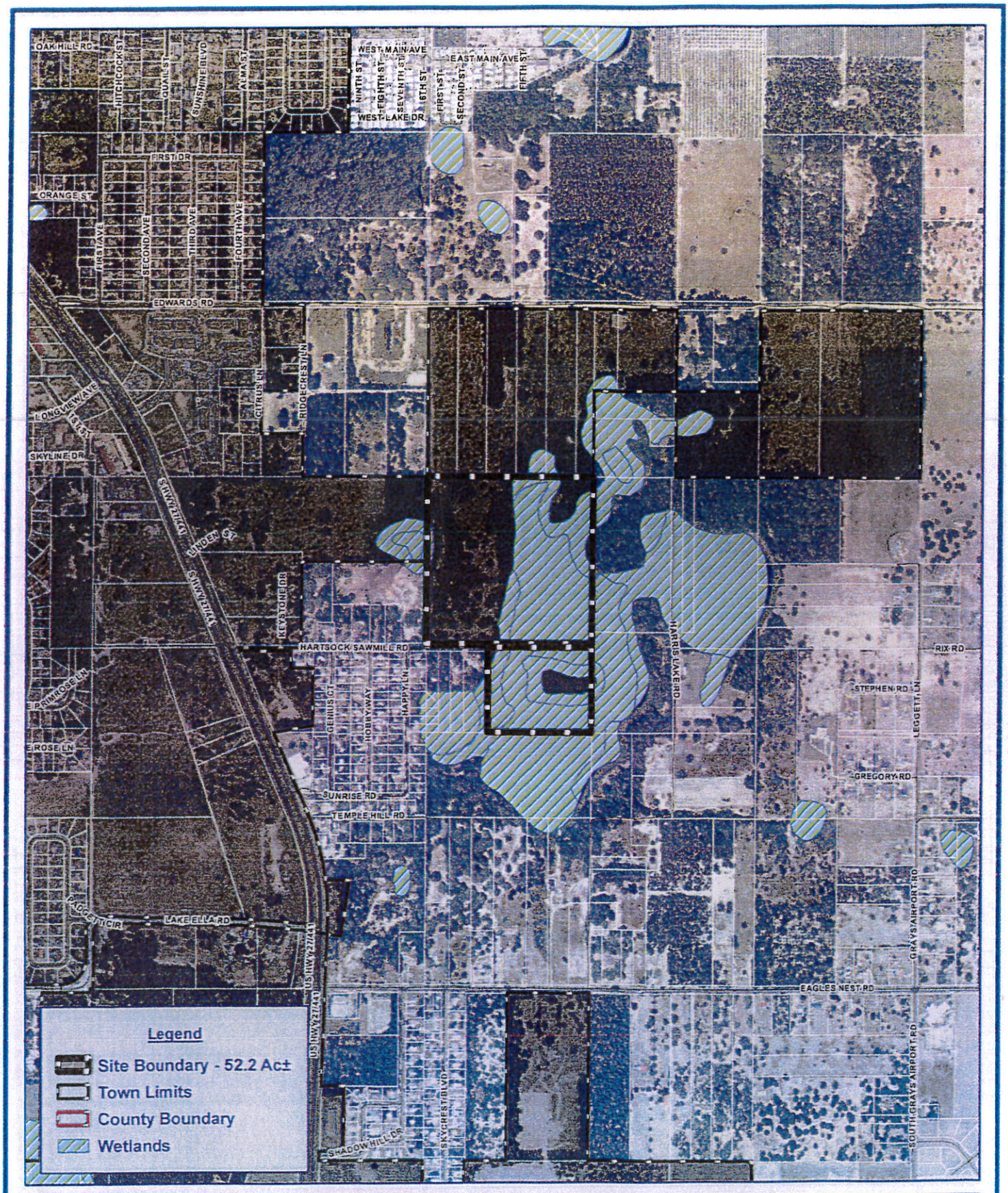
1 inch = 2 miles

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Location

Project: 1615-1
File: Location.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.



N
W E
S

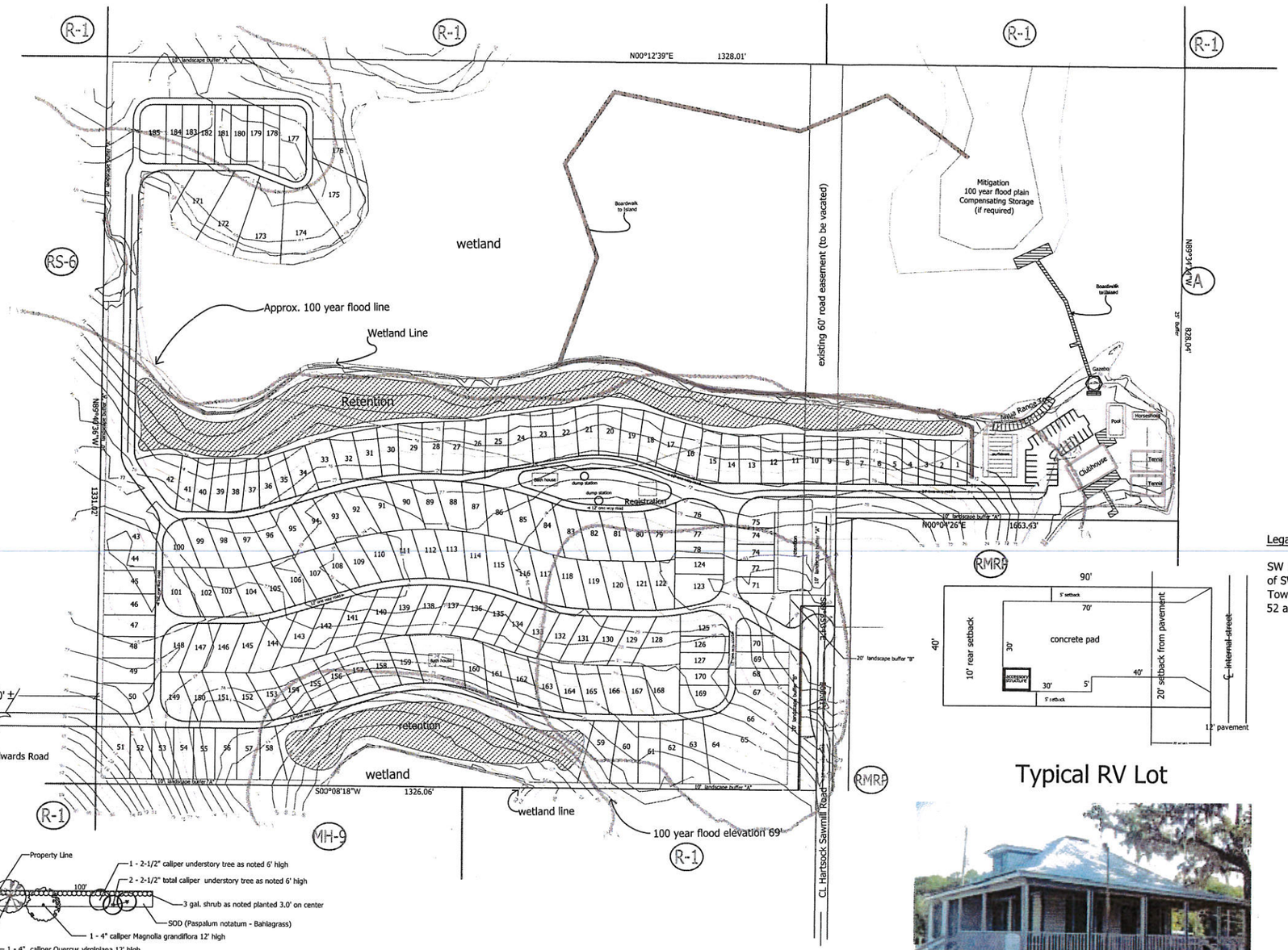
500 0 500 Feet

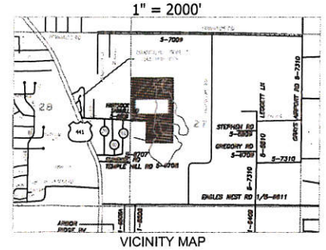
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC
Lake County, Florida
Wetlands

Project: 1615-1
File: Wetlands.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cuna Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824





Owner -

Sawmill Holdings, LLC
Randy Bates
P.O. Box 1266
Mt Pleasant, SC 29465

Applicant -

LPG Urban and Regional Planners
1162 Camp Avenue
Mount Dora, Florida 32757
(352) 385-1940

Legal Description

SW 1/4 of NW 1/4 less South 30 feet, and N 1/2 of NW 1/4 of SW 1/4, less West 500 feet thereof, Section 27, Township 18S, Range 24E, Lake County, Florida, Containing 52 acres more or less.

Typical RV Lot

Notes:

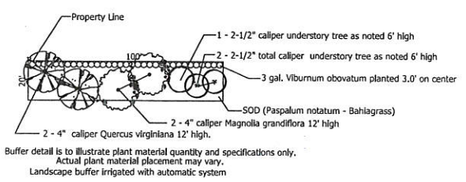
Total acreage:	53.14 acres (2,314,778 square feet)
Zoning of parcel	RS-6
Proposed zoning	CT
Adjacent Zoning:	
	North - RS-6
	South - A, RMRP
	East - R-1
	West - R-1, MH-9
Future land use:	SFMD
Proposed FLU:	Commercial Tourist (CT)
Proposed Use:	Recreational vehicle park with recreation amenities. Lots to be privately owned.
Flood Zone:	As noted
Wetland acreage:	21 acres
Open Space:	24 acres - 40%

Notes:

* This plan is conceptual in nature and is subject to change due to engineering and other influences.
* Maximim impervious surface ratio of .8
* Maximum allowable building height 35.'
* Building setbacks:
  - Front setback from pavement - 20'
  - Setback from Hartsock Sawmill Road - 25'
  - Rear - 10'
  - Side - 5'
  - Side setback corner lot - 20'
* Buffers:
  - North 10' class "A"
  - South 10' class "A"
  - East 10' class "A"
  - West 10' class "A"
  - Hartsock Sawmill Road 20' class "B"
* Utilities, water, sewer and fire protection will be provided by the Town of Lady Lake.
* Stormwater mangement will be through a system of swales and dry retention ponds.
* Existing vegetation to be preserved wherever possible in buffer and green areas.
* 185 RV sites total.
* Gross density 3.56 units per acre
* Project to be constructed in a single phase.
* 1.2 acres of parks and active recreation as shown.
* Club house, bath house, and registration building will be conventional masonry or frame construction.

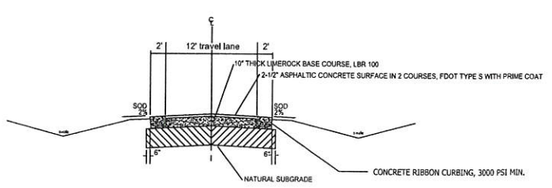
Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

100 Feet of
Typical 10' Landscape Buffer A
not to scale



Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

100 Feet of
Typical 20' Landscape Buffer B
not to scale



Typical 12' One-Way Road Section
NTS

Sawmill Holdings, LLC
Concept Plan

Lady Lake, Florida

May 22nd, 2015
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
North

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

Proj.: Sawmill Holdings File: 1346-1 Concept Plan 05-22-2015.dwg

~~Mr. Carroll stated that Martin Dzuro as applicant is present, as is Jeff Head as engineer, if there are any questions.~~

~~Commissioner Holden commented that he is not enthused about this project and thinks there could be a better location for it. He stated the residents are not happy about losing some of the green space in this area.~~

- ~~Ken Kincaid of 1402 Plantation Dr. asked how many parking spaces will be lost. He stated he is concerned about parking in the area and suggested adding more drive-through lanes to the other bank site down the street instead.~~

~~Mr. Carroll replied that three parking spaces will be lost and that parking is spread out in a variety of areas for the commercial center and is considered adequate as per the requirements of the town center.~~

~~Marty Dzuro of The Villages Operating Company commented that the whole town center of Spanish Springs is an aggregate parking area and they keep close tabs on the required number and provided number of parking with each plan submitted. He stated there is an excess of parking spaces at this time for the aggregate parking, and that many people consider there is not enough parking because it is not as close to the door they want to go to. Mr. Dzuro stated they believe that the drive-through will alleviate the need for some parking at this bank site.~~

~~Mr. Dzuro also commented on the green space, stating that the trees they are removing are diseased and they will be planting even more, and will be saving the large historic tree. He also stated that this is a commercial building area and was always proposed as such, and although it was nice that folks could use this as open space in the interim, it was always proposed for development and will continue to have green space around it.~~

~~Mr. Dzuro stated that the Commission expressed concerns regarding the traffic entering near the intersection on Caballero on the first submittal of plans for this drive-through facility. He stated it was suggested at that time that the entrance be moved and have it come through the parking lot off of Caballero, and this worked out well using two drive-through lanes. Mr. Dzuro stated there have been no variances requested and all codes have been met with this re-submittal.~~

~~***It was the consensus of the Commission that they were in favor of advancement of the conceptual presentation of the Citizen's First Bank Drive-Through Facility Major Site Plan – MJSP 01/15-004 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision of a Two Service Lane Drive-Through Facility as presented by a vote of 3-1 (Kussard).***~~

~~Mayor Kussard stated that she has heard from so many residents who are opposed to this, and as a result, is opposed to this plan.~~

6. Conceptual Presentation for the Sawmill Holdings, LLC Site – Proposing an RV Park Consisting of 185 Units – Located off of Hartsock Sawmill Road; Approximately 1,490 Lineal Feet East of the Intersection of S. Hwy 27/441 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Greg Beliveau with LPG Urban & Regional Planners, on behalf of property owner, Sawmill Holdings, LLC, would

like to present a conceptual development plan on a 52-acre parcel located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of S. Highway 27/441 (Alternate Key #1771358). The property was annexed into the town in April of 2006 and adopted a zoning designation of Lady Lake Single Family Medium Density "RS-6" under Ordinance No. 2006-44 as part of a project known as Lady Lake Landing, LLC.

Mr. Carroll stated that at this time, the applicant has been retained by Randy Bates, Manager of Sawmill Holdings, LLC, to receive input and comments from the Town Commission to direct and advise the applicant on the next step regarding changing the land use from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for a 185-unit RV park. He stated comparable zoning in the town is Recreation Plantation. The conceptual plan highlights a complete facility to include clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. The lots will be individually sold for fee-simple ownership.

Mr. Carroll reviewed aerial photos and drawings of the property. He stated that even though parts of the parcel are within designated wetlands and special flood hazard areas, the development layout takes into account these environmentally sensitive areas and offers compensating storage accordingly. Following the rezoning, during the site plan process, all environmental regulations are to be reviewed for adherence to the Town's Code and applicable County, State, and Federal regulations.

Prior to submitting for large scale comprehensive plan amendment and rezoning applications, the applicant would like to seek community input and support with the understanding that the conceptual workshop only offers non-binding guidance. The following items were included in the packet:

- Introduction letter
- Conceptual Plan
- Aerial elevation

Mr. Carroll stated that Greg Beliveau with LPG is present to review the plans.

Mr. Beliveau introduced himself and reviewed the proposed plans and commented that the present zoning use is residential to include six units per acre, and the property is approximately 52 acres. He stated there are over 20 acres of wetlands within this site, mostly on the northeastern portion of the property. Mr. Beliveau stated that the proposed zoning change to an RV park would result in less density per acre, or three units per acre. He stated that they are proposing an upscale RV resort and would utilize the Town's water and sewer services and would utilize Hartsock Sawmill Road as the entranceway. Mr. Beliveau stated they believe this would be an improvement to the area and would include amenities such as a clubhouse that takes advantage of the wetland system. He stated that the RV park use for the property would be a less intense development than the current proposed use for residential development, and would be a positive impact to the area.

Commissioner Richards asked how the applicant plans to contend with the fact that approximately one third of the proposed RV lots are in the 100 year flood plain.

Mr. Beliveau replied that these lots are not for permanent structures and would be evacuated if the need arose.

Commissioner Holden asked what type of RVs will be allowed in the park and if there will be permanent structures allowed.

Mr. Beliveau replied that they will allow only Class A type units, or high-end RVs, and there will be no permanent structures.

Commissioner Vincent asked if there will be full-time residents. He confirmed that they are planning to utilize Town utilities. He asked about the distance and green areas between the lots.

Mr. Beliveau stated that it is too early in the planning stages to answer regarding full-time residents, but that there will be landscaping between the lots and other amenities to attract return stays from visitors.

Mayor Kussard asked if there will be a manager on site seven days per week.

Mr. Beliveau confirmed that there would be.

- Mariane Hartsock-Patten of 3040 Hartsock Sawmill Rd. expressed her concern about the use of this property which abuts her property. She stated this property was annexed into the Lady Lake town limits and zoned RS-6. She stated that she thought that you could not build within so many feet of wetlands.

Mr. Carroll replied that the Town's code provides for a 25' building setback from wetlands.

- Ms. Hartsock-Patten also expressed other concerns such as traffic would be going through her property to access the RV park, and noise from generators, etc. that would disturb the peacefulness of her property. She stated her property is already zoned for RVs. She also stated that Hartsock Sawmill Road is very narrow. She asked if the developers have planned for fire hydrants, more police and fire protection, and school impacts. Ms. Hartsock Patten asked why the property owners in the area were not notified of this proposed development.

Mr. Carroll replied that property owners were not notified because this is just a conceptual plan and the first step in the process. If this is approved and the applicant proceeds with the rezoning request, property owners within 150' feet of the site will be notified and the site will be posted as required.

Mr. Beliveau commented that the RVs would be plugging into electricity and there would be no generators. He stated that Ms. Hartsock-Patten's concerns would be magnified if the developer was proposing to build the allowable number of residential homes on this tract, between 200 to 300 units, under current zoning. He stated that the developer will be complying with all the required aspects such as fire hydrants and will be required to do a traffic study, which he estimates will be less with an RV park than with a standard subdivision. Mr. Beliveau stated they will do improvements to Hartsock Sawmill Road if required by the County regardless of what development option is picked, and there are no school impacts with this option.

Town Manager Kris Kollgaard suggested that the applicant/developer set up a meeting with the residents in the area to discuss their concerns.

- Ms. Hartsock-Patten spoke from the audience expressing more concerns regarding easements and access.

Mr. Carroll explained that the applicant will address these issues if the application is formally submitted, but that this is just a conceptual presentation for the proposed type of use.

Commissioner Holden asked how close the lots are to be from the property line and if the developer has proposed a buffer between the properties.

Mr. Beliveau replied they will have a buffer there, but the width of it has not been determined yet, but will comply with the Town's LDRs if they move forward with this project.

- Daniel Patten of 3040 Hartsock Sawmill Rd. stated that he and his neighbor maintain a portion of Hartsock Sawmill Road because it was just a dirt road, and they put down millings. He stated he was told by code enforcement that he was not allowed to bring his tractor trailer truck home because the road does not allow vehicles over 12,000 lbs. for parking. He asked how they would allow RVs in there to park.

Mr. Carroll confirmed that Mr. Patten's property is in the county, not within Town limits. As such, he stated the code enforcement issue is with the county, and if any improvements are required to be made to the road to allow RVs to use the road, the applicant would have to address them as part of their application if they move forward with the project.

Mr. Beliveau stated that they will have a meeting with the residents prior to submitting the application to the Town.

Commissioner Richards stated the issue at hand is the idea for an RV park in this area, and he is receptive to it. He stated that if there is no public easement, the applicant will need to do his homework regarding easements and public access, as the county may make them rebuild all of Hartsock Sawmill Road.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Sawmill Holdings, LLC Site – Proposing an RV Park Consisting of 185 Units – Located off of Hartsock Sawmill Road; Approximately 1,490 Lineal Feet East of the Intersection of S. Hwy 27/441 as presented.

7. ~~**Conceptual Presentation of Village Veranda at Lady Lake – Proposing a Facility to be Developed in Three Phases Including Three (3) Outparcels with Office and Clinic for a Total of 22,000 Sq. Ft. of Commercial Spaces, and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located on S. Hwy 27/441, Just North of the Too Your Health Spa (V) Project (Thad Carroll)**~~

~~Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that on October 20, 2014, applicant Gregory A. Beliveau with LPG Urban & Regional Planners, on behalf of Village Veranda at Lady Lake, LLC, submitted an application for a Major Site Plan proposing a facility including three outparcels with office and clinic space, and a proposed multi-story building for an assisted living and memory care facility to be erected along S. Highway 27/441 (Alternate Key #1699100). 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.~~

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 8, 2015

SUBJECT: **Ordinance No. 2015-06 – Rezoning of 53.14± Acres of Property – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.**

2. **Motion to forward Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Denial.**

Staff is in Support of Motion #1

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located South of County Road 466 and West of Rolling Acres Road, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on April 28, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The subject property lies in Section 27, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-05 for first reading on Monday, July 6, 2015.

The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

W2
6-2-15

DEPARTMENT HEAD _____ Submitted 6/2/15 Date

FINANCE DEPARTMENT _____ Approved as to Budget Requirements Date

TOWN ATTORNEY _____ Approved as to Form and Legality Date

TOWN MANAGER _____ Approved Agenda Item for: 6/8/15 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

J-15

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015 - First Reading

SUBJECT: **Ordinance 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends Approval of Ordinance 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road (Alternate Key 1771358).

Applicant, LPG Urban & Regional Planners, Inc., has submitted a Special Exception Use (SEU) application, to incorporate the Commercial Tourist land use as permitted under existing parcel located at 3105 Hartsock Sawmill Road (Alternate Key 1771358), formerly part of a project known as the Lady Lake Landing LLC. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District.

The property is currently vacant residential and future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for the proposed 185-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 square feet. The lots will be individually sold for fee-simple ownership.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV park)* is defined as: A parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Comments:

1) The applicant has properly addressed the review criteria for Special Exception Uses as outlined in the Land Development Regulations, Chapter 6, Section 2, (e), (2). The application is complete and meets the requirements for submittal to the Town Commission per the requirements of the Land Development Regulations.

2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development. Connection to Town Utilities will be required to service

this RV Park Site. Additionally, all necessary regulatory agency permits will be required to be submitted during the site plan process, and required mitigation will assessed during site plan process to address concurrency deficiencies associated with the impacts of this project.

Chapter 6, Section 2, (e), (2) Review Criteria.

When reviewing an application for a special exception the Town Commission shall consider the following requirements and criteria, including but not limited to:

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

C) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.

D) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code.

E) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

F) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-07 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** does not review Special Exception Use applications.

Public Hearing Dates:

The **Town Commission** is scheduled to consider Ordinance 2015-07 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted future land use map amendment (Ord. 2015-05) for this project.

FISCAL IMPACT: $ **-0-** **[ ] Capital Budget**

[ ] Operating **[ ] Other**

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

[ ] Other

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

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6-29-15 **DEPARTMENT HEAD**		**Submitted** 6/29/15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 7/6/15	**Date**

COMMISSION ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

ORDINANCE NO. 2015-07

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; WITH PROVISIONS AS HERINAFTER SET FORTH; GRANTING A SPECIAL EXCEPTION USE ON CERTAIN PROPERTY LOCATED AT 3105 HARTSOCK SAWMILL ROAD (ALTERNATE KEY #1771358) IN THE TOWN OF LADY LAKE, FLORIDA, FOR PROPERTY OWNED BY SAWMILL HOLDINGS, LLC, REQUESTING TO INCORPORATE THE RECREATIONAL VEHICLE (RV) PARK LAND USE WITHIN THE COMMERCIAL TOURIST (CT) ZONING CLASSIFICATION; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED and enacted by the Town Commission of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of a certain landowner of the property located in the town limits of the Town of Lady Lake, Florida, the Town grants a Special Exception Use for the property described in the attached Exhibit "A", zoned CT (Commercial Tourist). Said property is hereinafter referenced as the "Property."

Section 2. The Special Exception use for the Property is governed by the following:

A). The proposed site may front on an arterial, collector or local roadway.

B) The proposed site shall be a minimum of five (5) acres.

C) The proposed site shall be designated and used for short-term, transient accommodations (no tents) of:
1. Travel trailers.
2. Vehicles with sleeping accommodations.
3. Other similar type facilities.

D) No additions shall be allowed (such as, but not limited to carports, screened rooms, or utility sheds) to any RV, trailer, or any vehicle with sleeping accommodations.

E) An occupant of one (1) of the spaces (other than those employed to maintain the site) shall remain in the same facility no longer than one hundred eighty (180) days out of every three hundred and sixty-five (365) days.

F) Convenience establishments, such as grocery stores, souvenir shops, restaurants and laundries may be permitted provided the convenience establishments shall not be advertised for patronage by the general public.

G) Restrooms and shower facilities shall be provided based upon the following:

1. Men's toilets: one (1) for every thirty (30) spaces, or fraction thereof.
2. Men's urinals: one (1) for every fifty (50) spaces, or fraction thereof.

3. Men's lavatories: one (1) for every twenty (20) spaces, or fraction thereof.
4. Women's toilets: one (1) for every fifteen (15) spaces, or fraction thereof.
5. Women's lavatories: one (1) for every twenty (20) spaces, or fraction thereof.
6. Showers: one (1) for each sex for every one hundred (100) spaces, or fraction thereof.

H) Sanitary stations for disposal of recreation vehicle and lodging waste shall be provided at a ratio of one (1) for every one hundred (100) spaces, or fraction thereof.

I) Interior streets shall be designed as follows:
1. All one (1) way streets shall have a minimum pavement width of twelve (12) feet.
2. All two (2) way streets shall have a minimum pavement width of twenty-four (24) feet.

J) The minimum lot space shall be two thousand five hundred (2,500) square feet.

K) The minimum lot space width shall be twenty-five (25) feet.

L) Minimum setback requirements.
1. Front yard setback.
   a. Local roadway: twenty-five (25) feet.
   b. Collector roadway: thirty-five (35) feet.
   c. Arterial roadway: fifty (50) feet.
   d. Interior paved streets: twenty (20) feet.

2. Side yard setback when adjoining.
   a. Another lot: five (5) feet.
   b. Local roadway: twenty-five (25) feet.
   c. Collector roadway: thirty-five (35) feet.
   d. Arterial roadway: fifty (50) feet.
   e. Interior paved streets: twenty (20) feet.

3. Rear yard setback: ten (10) feet.

M) Master park plans shall be submitted at the time of application and final site development plans must be submitted in accordance with the improvement standards (i.e., water, sewer, drainage, etc.), in other chapters of this Code.

N) Accessory uses shall only be permitted in compliance with Chapter 9, Section 2 of the Town of Lady Lake Land Development Regulations.

O) The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

P) All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility.

DRAFT

Q) All signage, current and proposed, must be in compliance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances, and approved by the Town of Lady Lake.

R) No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances.

S) Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. That this Ordinance shall become effective upon its adoption by the Lady Lake Town Commission.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the Special Exception Use is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this _____ day of _____, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

ACKNOWLEDGED:

THE UNDERSIGNED LAND OWNER BY THE EXECUTION HEREOF AGREES TO COMPLY WITH THE CONDITIONS OF THE SPECIAL EXCEPTION USE AS ESTABLISHED HEREIN.

_____

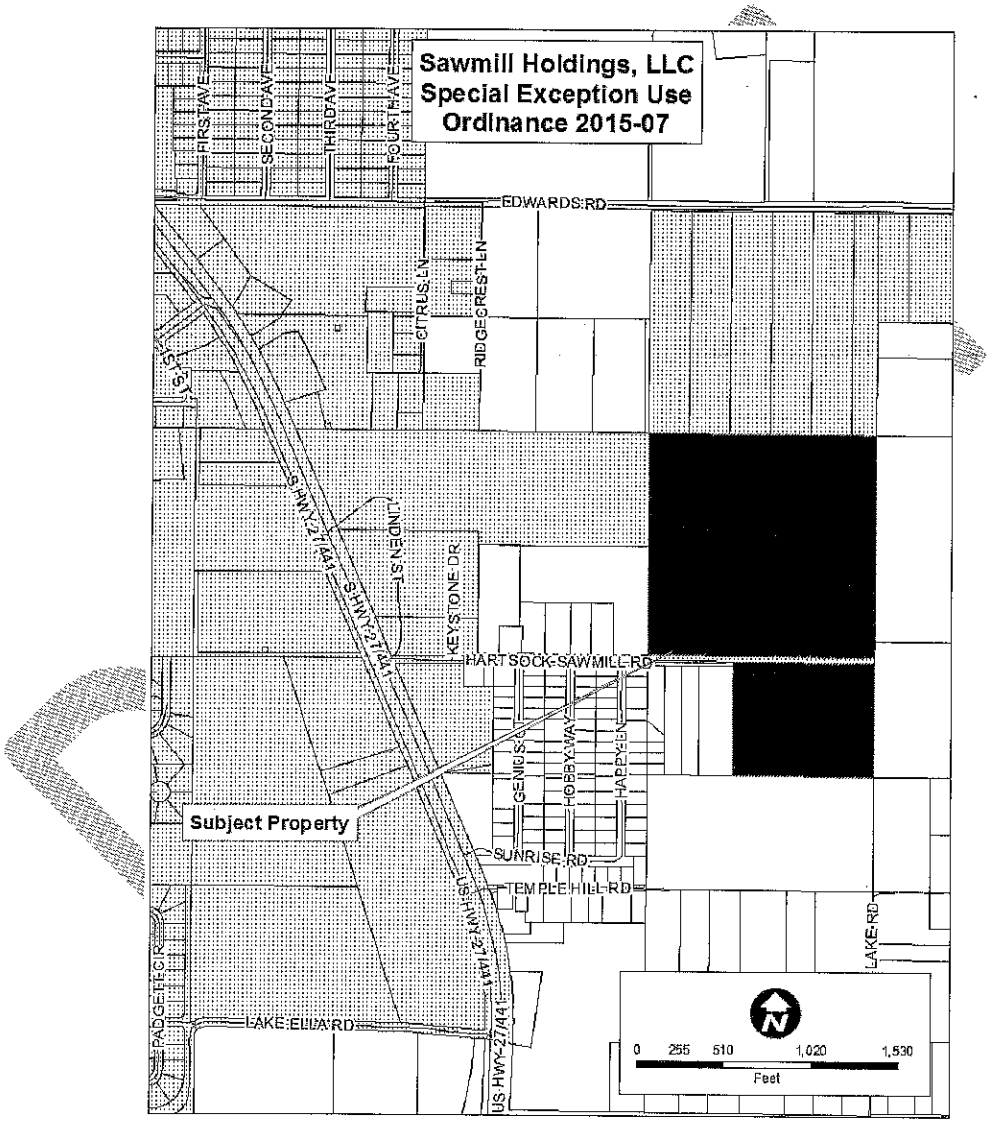
Printed Name: Randy Bates
Title: Member/Authorized Representative of Sawmill Holdings, LLC

DRAFT

EXHIBIT "A"
Legal Description and Map

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.



RECEIVED
APR 28 2015
GROWTH MANAGEMENT DEPT.
TOWN OF LADY LAKE

TOWN OF LADY LAKE
APPLICATION FOR SPECIAL EXCEPTION USE

1. Applicant's Name: Greg Beliveau, LPG Urban & Regional Planners, Inc.

   Address: 1162 Camp Ave., Mount Dora, FL 32757

   Telephone Number: 352-385-1940 E-mail address Gregb@lpgurp.com

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

2. Owner's Name: Randy Bates, Sawmill Holdings, LLC

   Address: P.O. Box 1266, Mt. Pleasant, SC 29465

   Telephone Number: 843-608-5300 E-mail address randy@evergreenendavors.com

3. Project Name: _____

   Physical Location/Address: 3105 Hartsock Sawmill Road

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

5. The property is currently zoned: CT

6. Briefly describe the proposed special exception use: RV Park

   If for storage, what type of material will be stored? N/A

7. Have any development reviews and/or approvals been granted to this property? Yes X No ___ If yes, list the type, date and result: LSCPA & Rezoning

8. List existing structure(s) located on the site and its/their use Vacant

9. Area of Property: _____ Sq. Ft. Acres: 53.14 +/-

10. Does property have X Central Water ___ Well X Sewer ___ Septic

11. Provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other pertinent information.

12. Provide a written statement addressing the Review Criteria listed in Chapter 6, Section 2, e), 2) and addressing any specific requirement for the requested use as described in Chapter 6, Secion 2, g) of the Land Development Regulations.

13. If the project is to be developed in phases, give a brief description of how it will be phased and attach a legible descriptive document: N/A

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TEN (10) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION and one (1) 11" x 17" copy AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 4-28-15 Received by: WThen

Present Zoning of Property: RS-6 (Residential-up 6 dwelling units / per acre

Future Land Use Designation: SF-MD

Fees Paid: Special Exception Use (Zoning Fees (BZ)) $1,100.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Randy Bates, Manager who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for:
RV Park

(3) That he has appointed Greg Beliveau to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

R Bates, manager
Affiant (Owner's Signature)
for Sawmill Holdings LLC

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Randy Bates, who is personally known to me or who has produced drivers license as identification and who did (did not) take an oath.

Chad Shaw
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 Greg Beliveau, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:
RV Park

(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 28 day of April, 2015, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

SHERIE D LINDH
MY COMMISSION # EE868069
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

INSTRUMENT#:2014135803 OR BK 4564 PG 1506 PAGES: 3 12/18/2014 12:57:46 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$924.00

RETURN

PREPARED BY:
Jill Dehoop
City Title Services, LLC
540 E. Horatio Ave Suite 101
Maitland, FL 32751

Parcel ID Number: 2718240002-000-00800
NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 132,000.00

Warranty Deed

This Indenture, Made this 12th day of December, 2014 A.D., **Between**
Dream Street Equity LLC, a Florida limited liability company

of the County of CITRUS, State of Florida, **grantor,** and
Sawmill Holdings LLC, a Florida limited liability company

whose address is: PO Box 1266, Mount Pleasant, SC 29465

of the County of Charleston, State of South Carolina, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

See Exhibit "A"

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

Warranty Deed - Page 2

Parcel ID Number: 2718240002-000-00800

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dream Street Equity LLC, a Florida limited liability company

Dennis Krause
Printed Name: Dennis Krause
Witness

By: _____ (Seal)
Chris Underwood
Managing Member
P.O. Address: ~~3060 W. Mustang Blvd~~, BEVERLY HILLS, FL 34465
531 W. Barrymore

Mike Diehl
Printed Name: Mike Diehl
Witness

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2014 by Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/23/2018

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

AFFIDAVIT

Exhibit "A"

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company**
who, after being duly sworn, deposes and says as follows:

That Affiant(s) is/are the of the following legally described property:
The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

Dream Street Equity, LLC is organized in the state of Florida

the LLC is manager-managed Chris Underwood is the Managing Member and the person authorized to execute the deed; and

neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

FURTHER AFFIANT SAYETH NAUGHT.

Dream Street Equity LLC, a Florida limited liability company

X By: _____
Chris Underwood
Managing Member 531 W. Barrymore Dr
Beverly Hills, FL 34465

STATE OF Florida
COUNTY OF Citrus

Sworn to and subscribed before me this 11th day of **December**, **2014** by **Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company**
who is personally known to me or who has produced his **Florida driver's license** as identification.

_____
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

0107446

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Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Property Record Card

General Information

Owner Name:	SAWMILL HOLDINGS LLC	**Alternate Key:**	1771358
Mailing Address:	PO BOX 1266 MOUNT PLEASANT, SC 29465-1266 *Update Mailing Address*	**Parcel Number:**	27-18-24-000200000800
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	3105 HARTSOCK SAWMILL RD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW | 1/4--LESS W 500 FT-- | ORB 4564 PG 1506 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH ACRE / LT NOT IN PARK (0230)	0	0		1	AC	$0.00	$14,350.00
2	NON AGRICULTURAL ACREAGE (9900)	0	0		22	AC	$0.00	$168,300.00
3	WASTELANDS (9600)	0	0		28	AC	$0.00	$1,260.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $8,864.00

Summary

Year Built: 1971	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 0	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	BOATHOUSE (BHS)	252	SF	1966	$1,397.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2795 / 981	3/30/2005	WD	Q	I	$416,000.00
3150 / 2295	4/28/2006	WD	Q	I	$1,100,000.00
4379 / 1336	8/20/2013	CT	U	I	$97,900.00
4564 / 1506	12/12/2014	WD	Q	I	$132,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$194,171	$194,171	$194,171	5.38560	$1,045.73
LAKE COUNTY MSTU AMBULANCE	$194,171	$194,171	$194,171	0.46290	$89.88
LAKE COUNTY MSTU FIRE	$194,171	$194,171	$194,171	0.47040	$91.34
SCHOOL BOARD STATE	$194,171	$194,171	$194,171	5.74600	$1,115.71
SCHOOL BOARD LOCAL	$194,171	$194,171	$194,171	1.50000	$291.26
TOWN OF LADY LAKE	$194,171	$194,171	$194,171	3.75000	$728.14
ST JOHNS RIVER FL WATER MGMT DIST	$194,171	$194,171	$194,171	0.31640	$61.44
LAKE COUNTY VOTED DEBT SERVICE	$194,171	$194,171	$194,171	0.16000	$31.07
LAKE COUNTY WATER AUTHORITY	$194,171	$194,171	$194,171	0.25540	$49.59
NORTH LAKE HOSPITAL DIST	$194,171	$194,171	$194,171	1.00000	$194.17
				Total: 19.0467	**Total:** $3,698.33

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

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Property data last updated on 12 January 2015.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

SAWMILL HOLDINGS LLC

Filing Information

Document Number	L14000188822
FEI/EIN Number	NONE
Date Filed	12/10/2014
State	FL
Status	ACTIVE
Effective Date	12/10/2014

Principal Address

303 E PAR STREET
ORLANDO, FL 32804

Mailing Address

PO BOX 1266
MT PLEASANT, SC 29465

Registered Agent Name & Address

LEERDAM, PETER A
303 E PAR STREET
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

BATES, RANDY J
PO BOX 1266
MT PLEASANT, SC 29465

Title AMBR

BATES, RANDY J, II
PO BOX 1266
MT PLEASANT, SC 29465

Annual Reports

No Annual Reports Filed

Electronic Articles of Organization
For
Florida Limited Liability Company

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

SAWMILL HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

303 E PAR STREET
ORLANDO, FL. 32804

The mailing address of the Limited Liability Company is:

PO BOX 1266
MT PLEASANT, SC. US 29465

Article III

The name and Florida street address of the registered agent is:

PETER A LEERDAM
303 E PAR STREET
ORLANDO, FL. 32804

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER LEERDAM

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
RANDY J BATES
PO BOX 1266
MT PLEASANT, SC. 29465

Title: AMBR
RANDY J BATES II
PO BOX 1266
MT PLEASANT, SC. 29465 US

Article V

The effective date for this Limited Liability Company shall be:

12/10/2014

Signature of member or an authorized representative

Electronic Signature: RANDY BATES

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Sawmill Holdings, LLC, a Florida RV Resort

The RV lifestyle is one that has shown a steady increase in popularity as America takes to the wheel in search of popular destinations including National Parks and locations within the Sunbelt States. Most of the RV community is comprised of retirees, like the swelling Baby Boomer generation, and, therefore, our site selection process was focused on locations that are welcoming to retirees and offer the types of amenities that they seek such as golf, boating, and shopping conveniences. Of course, the proximity to the major tourism in Orlando and access to the coastal Florida beaches and cities was part of the site selection process as well. After searching for prospective locations, we determined that the Town of Lady Lake was a location that fit the parameters of our search.

The specific site attracted us in that it offers natural features such as lake views, beautiful trees, and gentle topography, as well as its close proximity to the highway network. These are the same characteristics that have made some of the other RV resorts successful in the area.

Our analysis revealed the RV communities' patrons have increasing discretionary income for their leisure and amenities associated with the leisure. In order to cater to that market, we intend to have exceptional amenities.

We found that the Town of Lady Lake and the surrounding areas had very little vacancy for a product that contained relatively small pads. Further, our research showed the site would provide another complimentary alternative to the Villages for our target market. Plus, with the advent of new technologies, this site would provide exceptional connectivity for the ever-increasingly tech-savvy traveler / RVer.

Aside from our market evaluation, we performed our preliminary due diligence of the site for over a year prior to purchasing and held a preliminary application meeting with the Town staff.

After completing our investigations, it is our conclusion that the market demand for this project is strong, and this type of development shall serve as a good fit for the community of Lady Lake.

Please see the recent market report from the RVIA on the sales.

Market Report

February 2015

RV wholesale shipments to retailers continued to improve in February reaching 32,045 units during the second month this year, a 12.5% increase over last month and a 4% increase over this same month one year ago. Reacting to an improved economic climate and rising consumer sentiment wholesale shipments responded with the highest February total since 2006.

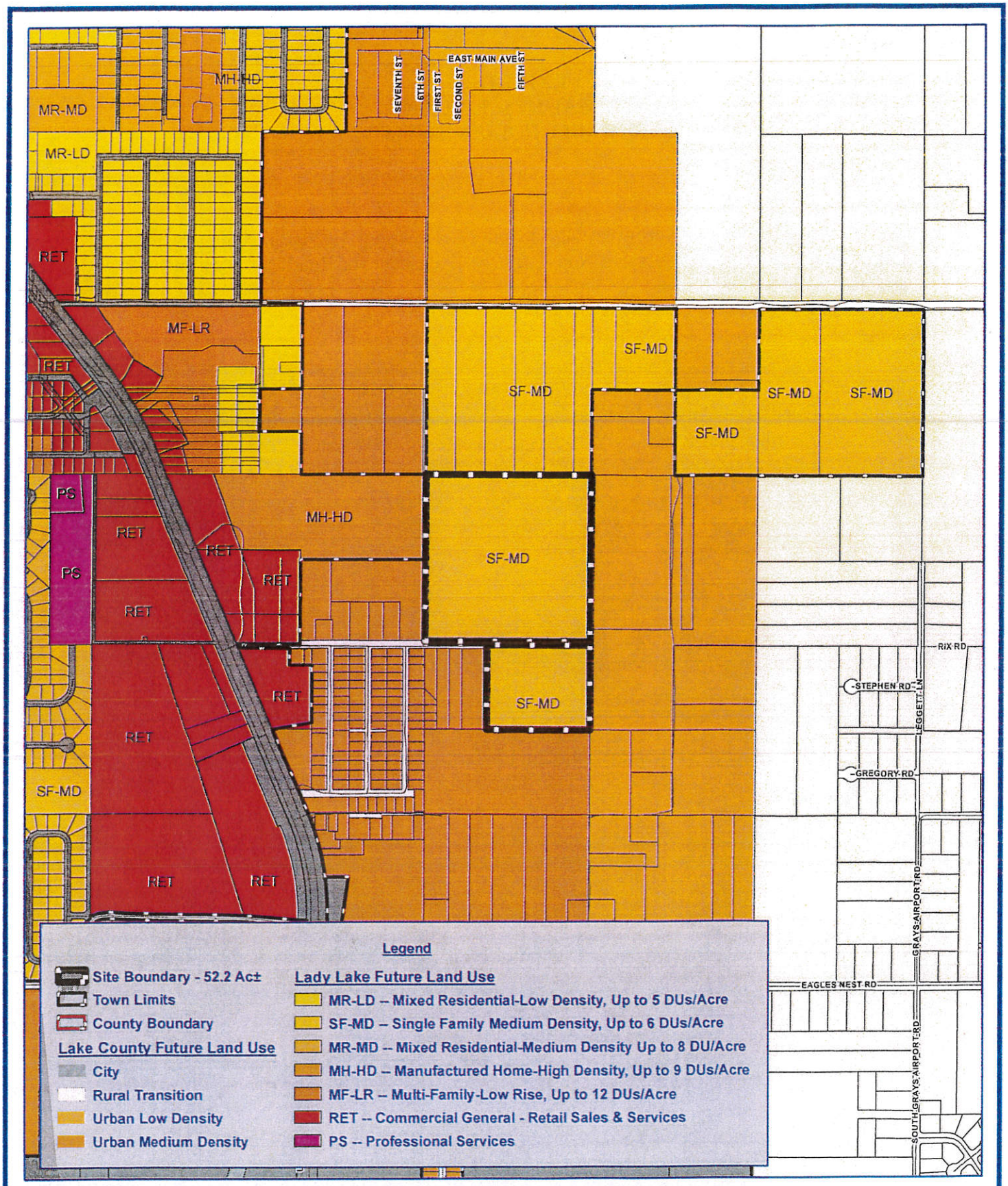
In spite of winter's disruptive patterns RV shipments have consistently outperform recent history and continue to set new records. Through the first two months this year shipments have reached 60,539 units, a gain of 7.5% compared to the same period last year. On a seasonally adjusted basis, shipments through February were at an annual rate of more than 395,000 units, more than 10% ahead of the actual 2014 total.

EXHIBIT A
LEGAL DESCRIPTION
SAWMILL HOLDINGS, LLC

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet.

AND

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.



N W E S

500 0 500 Feet

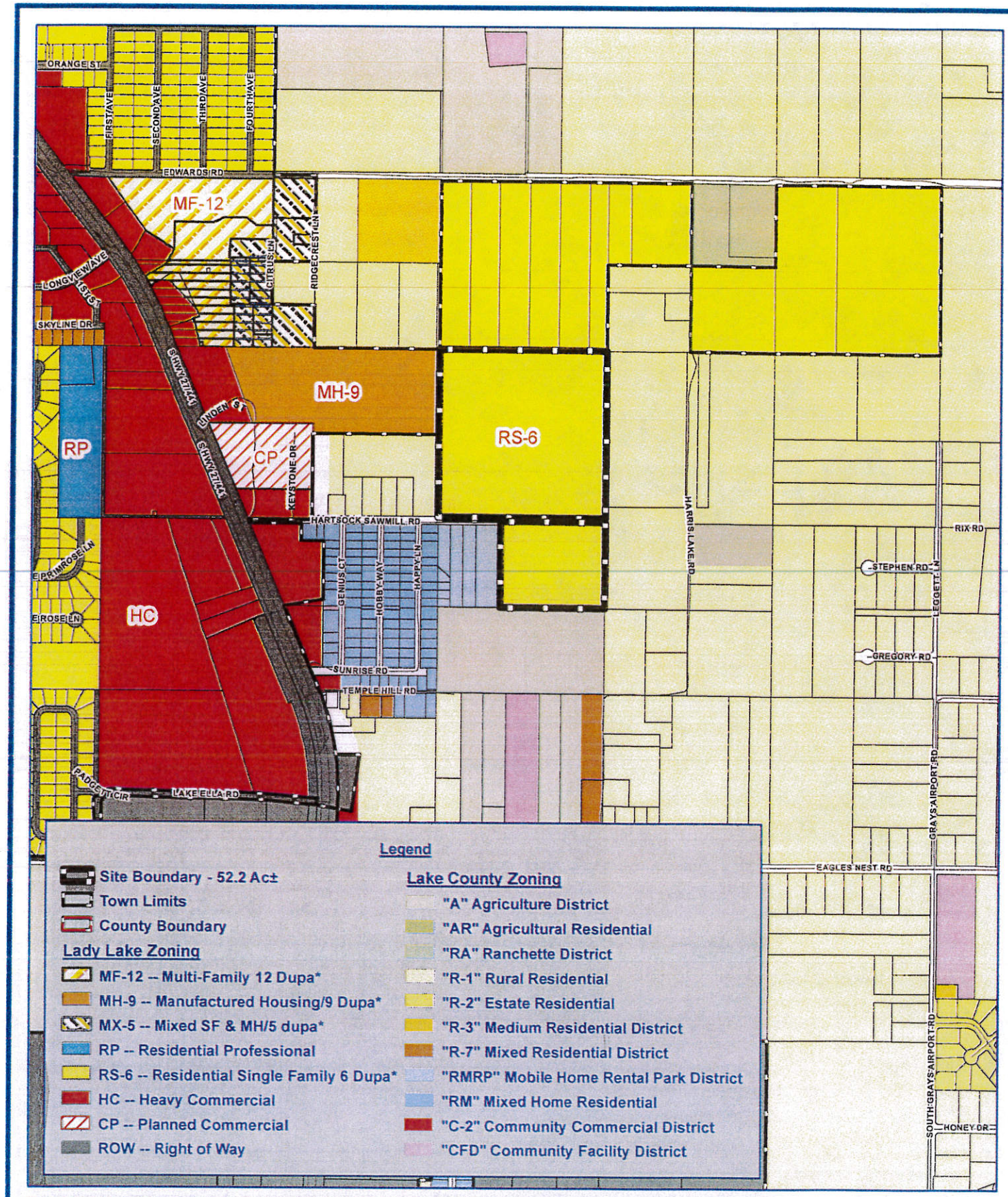
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Future Land Use

Project: 1615-1
File: Existing FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cama Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4874



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lady Lake Zoning

- MF-12 -- Multi-Family 12 Dupa*
- MH-9 -- Manufactured Housing/9 Dupa*
- MX-5 -- Mixed SF & MH/5 dupa*
- RP -- Residential Professional
- RS-6 -- Residential Single Family 6 Dupa*
- HC -- Heavy Commercial
- CP -- Planned Commercial
- ROW -- Right of Way

Lake County Zoning

- "A" Agriculture District
- "AR" Agricultural Residential
- "RA" Ranchette District
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-3" Medium Residential District
- "R-7" Mixed Residential District
- "RMRP" Mobile Home Rental Park District
- "RM" Mixed Home Residential
- "C-2" Community Commercial District
- "CFD" Community Facility District

N W E S

500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Zoning

Project: 1615-1
File: Existing Zoning.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

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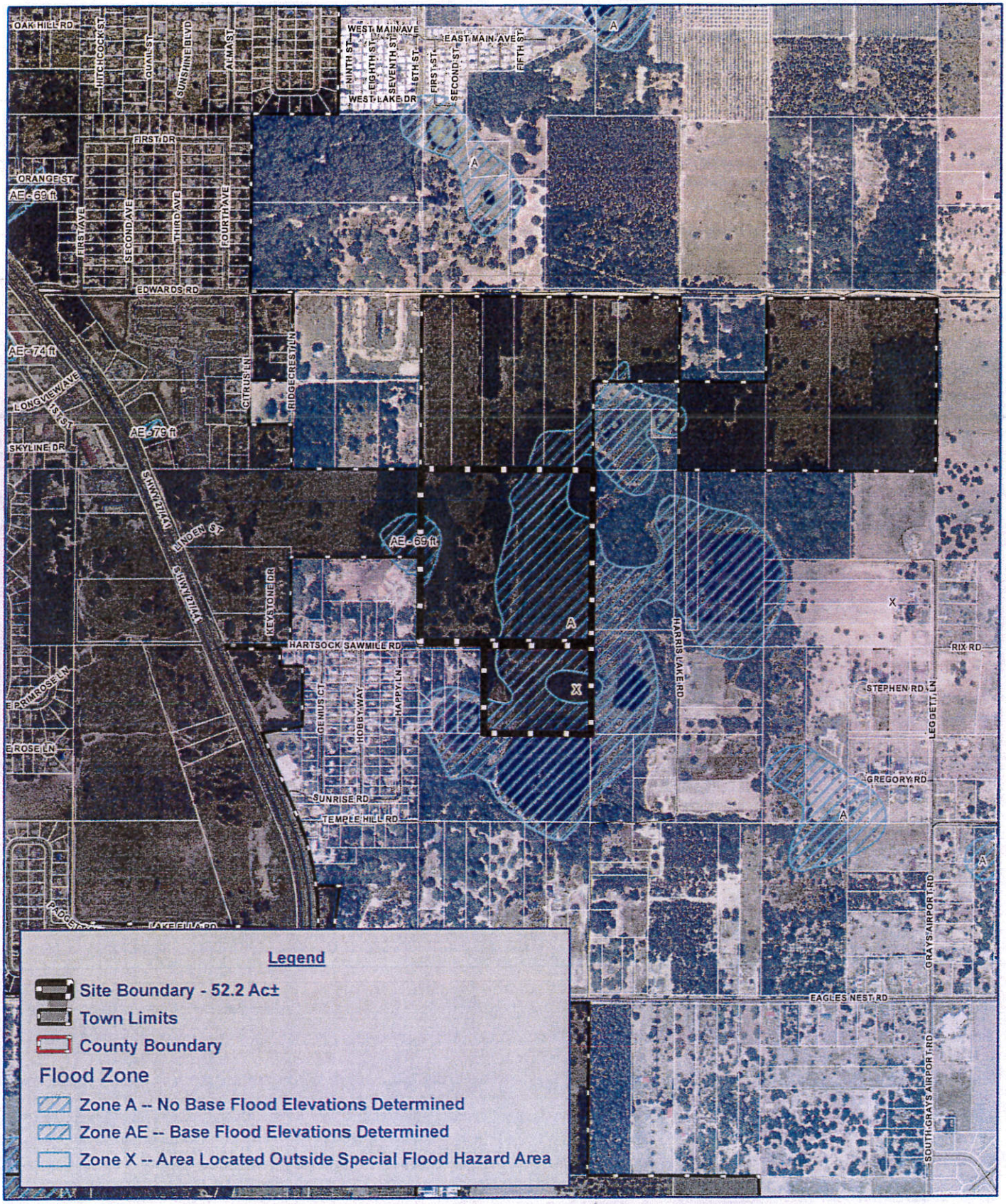
1162 Cairo Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
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Flood Zone

- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

N W E S

500 0 500 Feet

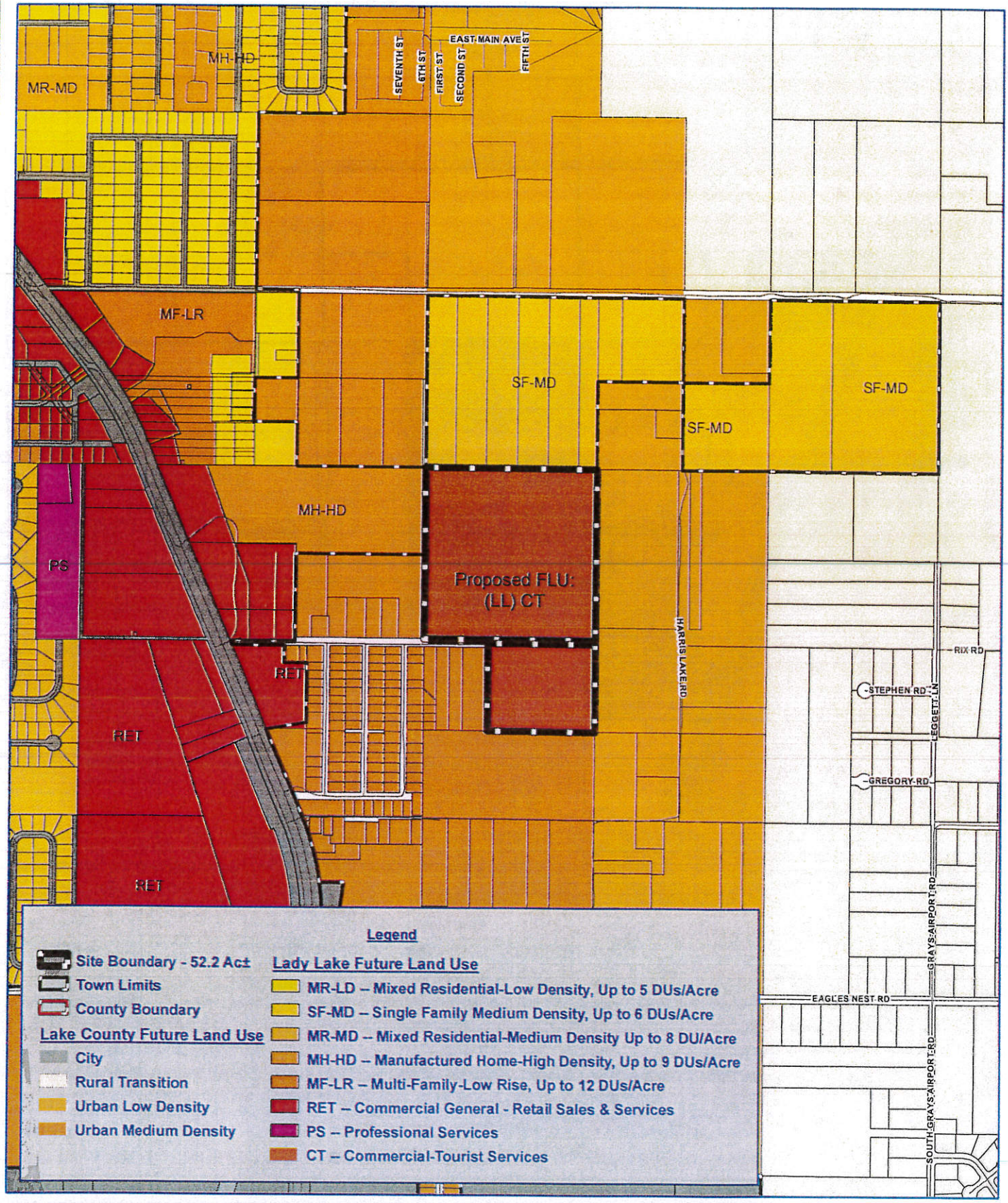
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Flood Zone

Project: 1615-1
File: Flood.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Proposed Future Land Use

Project: 1615-1
File: Proposed FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

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1162 Camp Avenue, Mount Dora, Florida 32757
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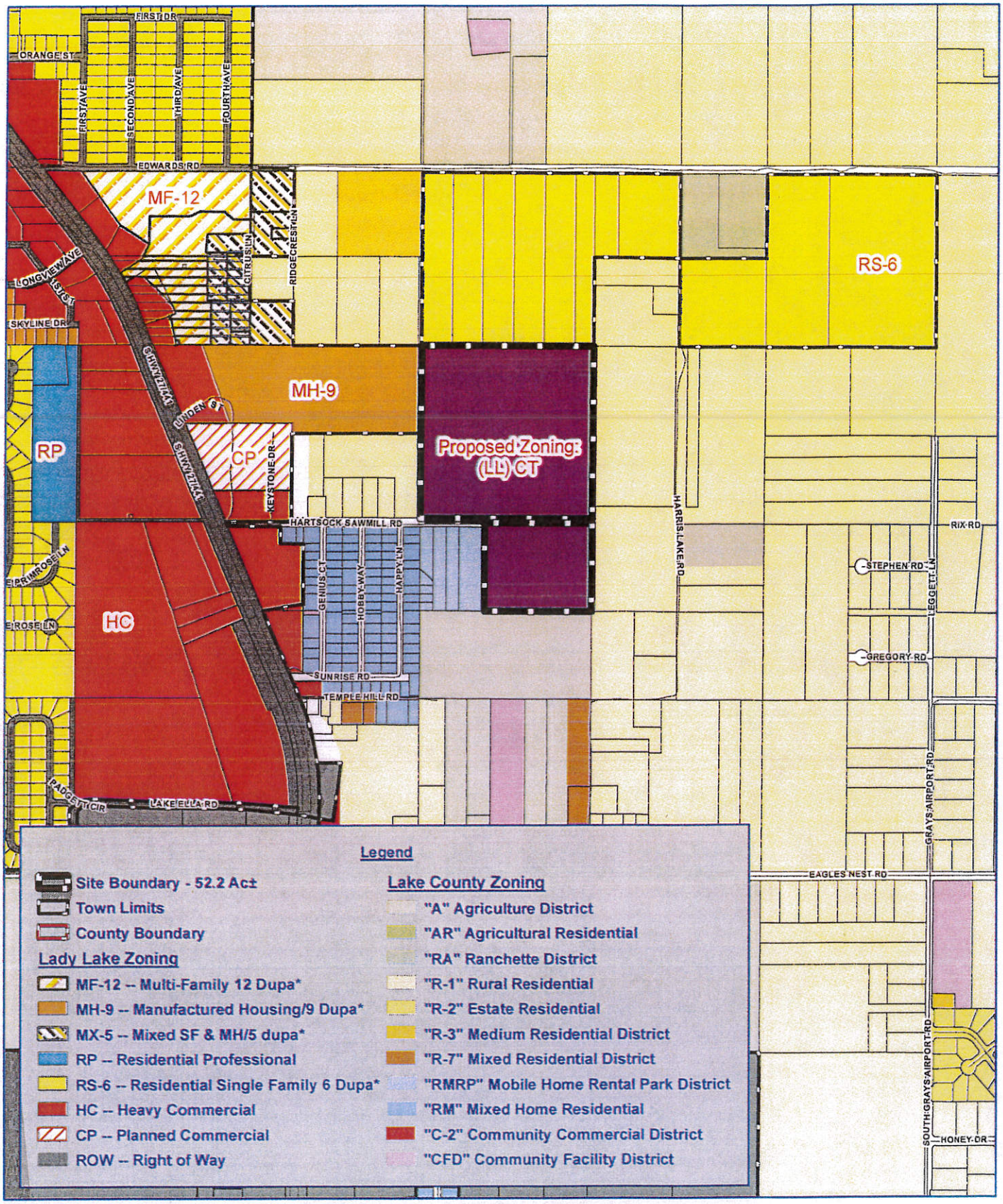

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- Town Limits
- County Boundary

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- "CFD" Community Facility District

N W E S

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1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Proposed Zoning

Project: 1615-1
File: Proposed Zoning.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
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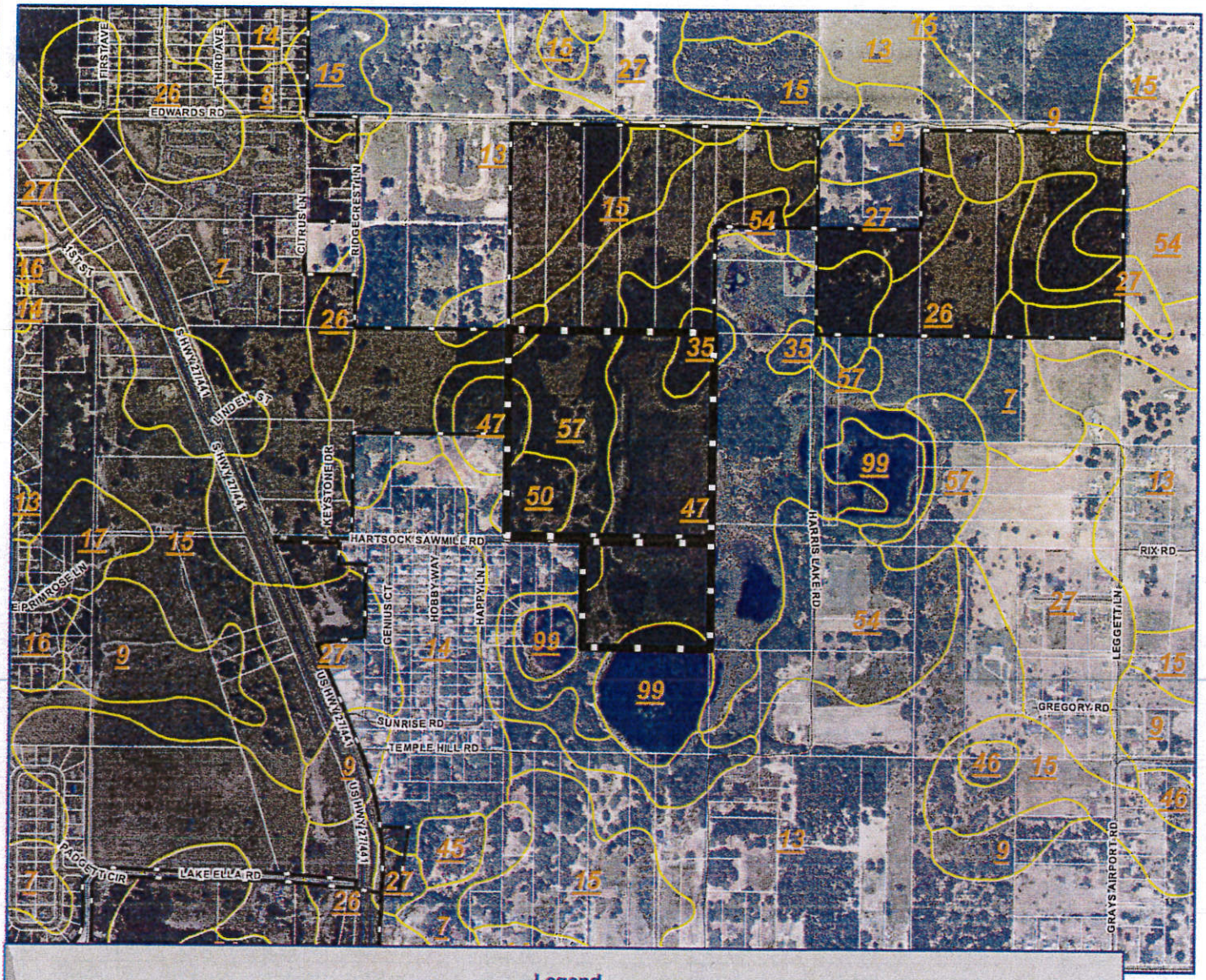
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-1824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lake County Soils

- 7 - Apopka sand, 0 to 5 percent slopes
- 8 - Apopka-Urban land complex, 0 to 5 percent soils
- 9 - Apopka sand 5 to 12 percent slopes
- 13 - Candler sand, 0 to 5 percent slopes
- 14 - Candler-Urban land complex, 0 to 5 percent slopes
- 15 - Candler sand, 5 to 12 percent slopes
- 16 - Candler-Urban land complex, 5 to 12 percent slopes
- 17 - Candler sand, 12 to 25 percent slopes
- 26 - Kendrick sand, 0 to 5 percent slopes
- 27 - Kendrick sand, 5 to 8 percent slopes
- 35 - Myakka sand
- 40 - Orlando fine sand, 0 to 5 percent slopes
- 45 - Pits Water Complex
- 46 - Placid sand, depressional
- 47 - Placid and Myakka sands, depressional
- 50 - Pompano sand
- 54 - Seffner Sand
- 57 - Tavares sand, 0 to 5 percent slopes
- 99 - Water

N W E S

500 0 500 Feet

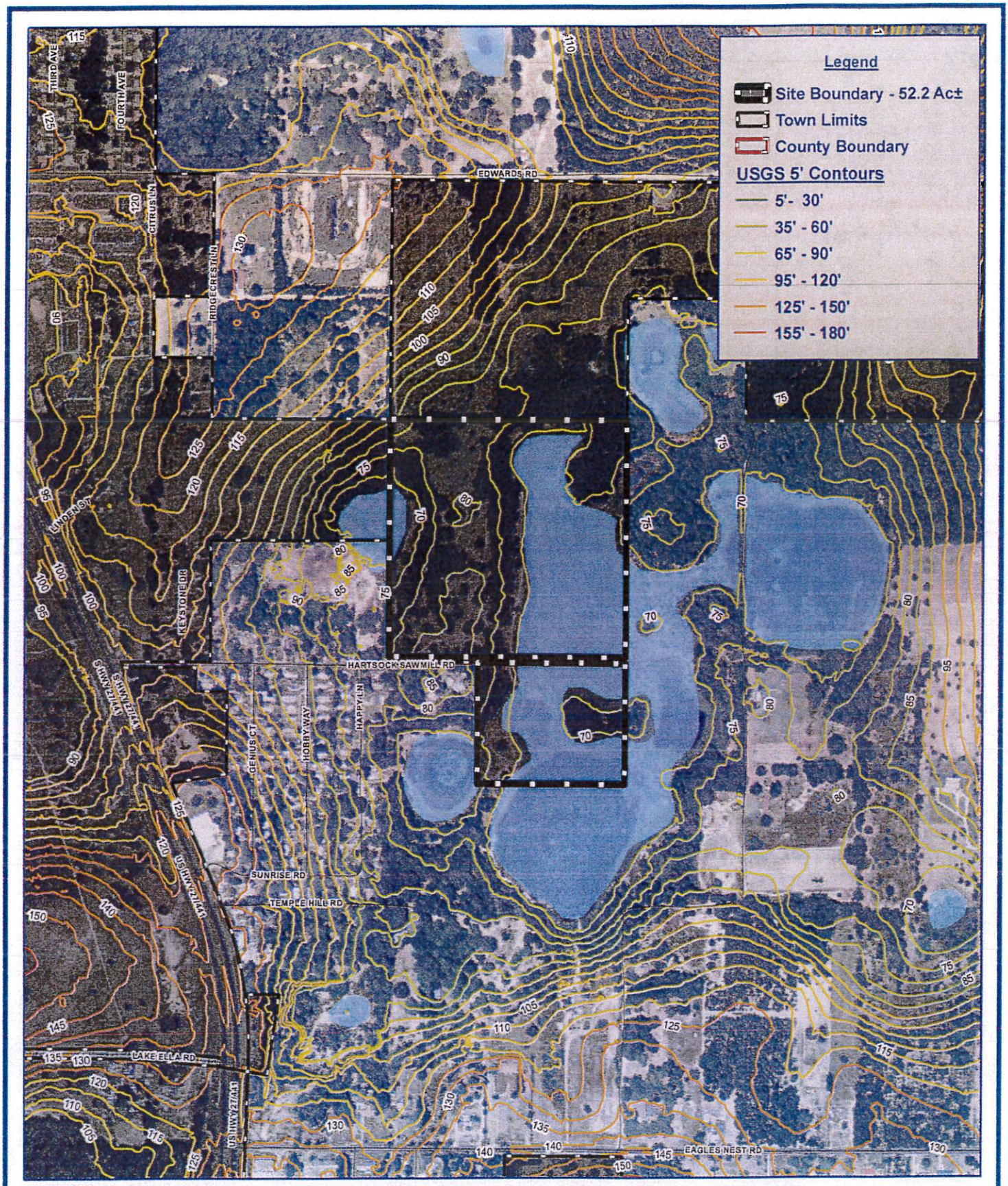
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Soils

Project: 1615-1
File: Soils.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

1 inch = 700 feet

Town of Lady Lake
Sawmill Holdings, LLC

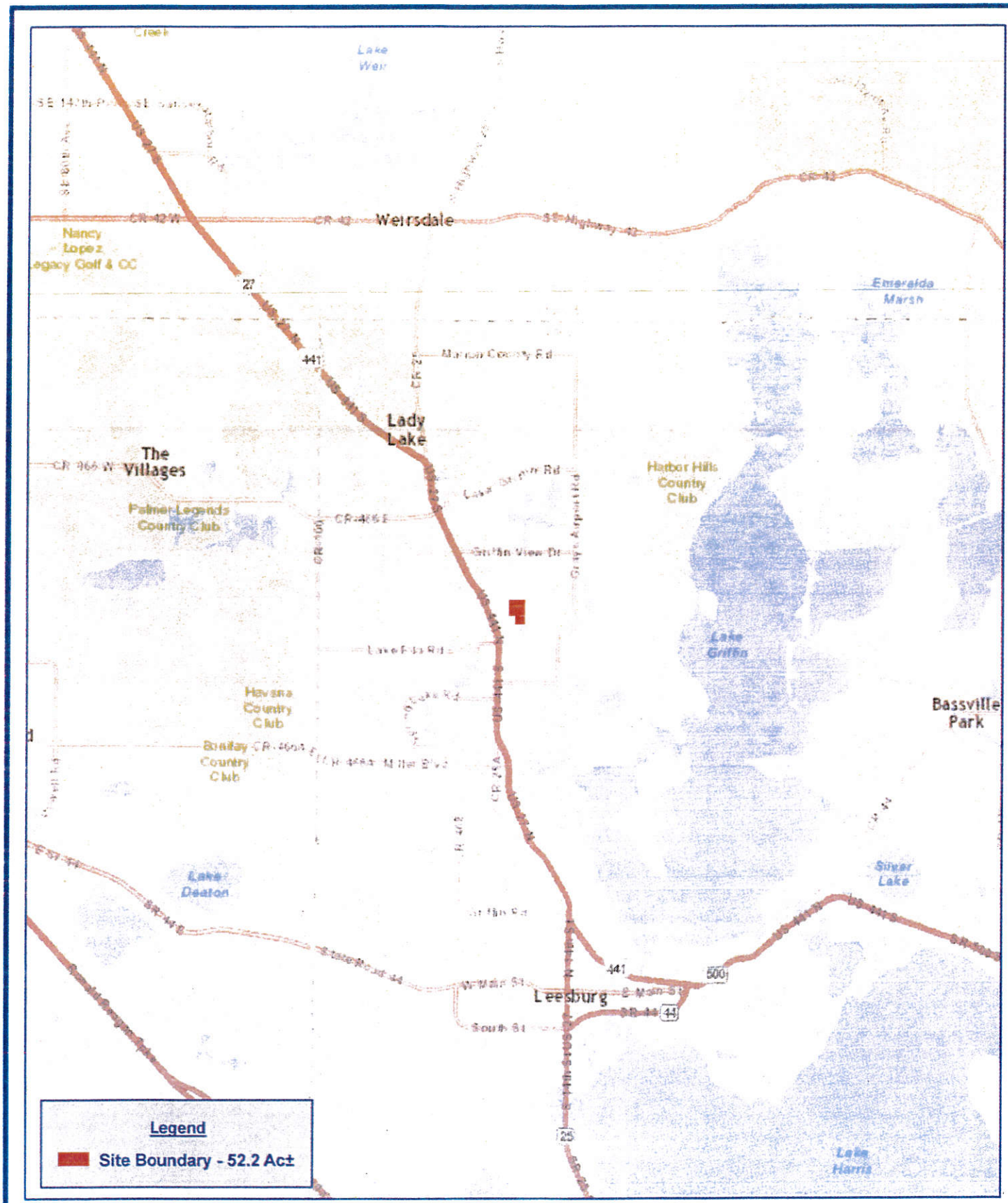
Lake County, Florida
Topography

Project: 1615-1
File: Topo.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 383-1940 / Fax: (352) 383-1824

Town of Lady Lake
Sawmill Holdings, LLC
Surrounding Property Owners within 150'

DUNLAP BERNARD E	3006 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
BULL FRED & BARBARA LIFE ESTATE	79 HUDSON ST S	GLENS FALLS	NY	12803
PATEL RAJESH & KRISHNA	2115 NICOLETTE WAY	LEESBURG	FL	34748
MOYE KENNETH & JANET	14201 LEANING PINE DR	MIAMI LAKES	FL	33014
VAN NESS RUSSELL R & LORETTA	15469 CAMP DUBOIS CRES	WINTER GARDEN	FL	34787
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
DUNMIRE RONALD A & ANITA	8014 ROGERS PL	WESLEY CHAPEL	FL	33544
LIGHTY DAVID J & CHERYL A	3026 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
GIBSON JAMES B	37820 RIDGECREST LN	LADY LAKE	FL	32159
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
SHADOW OAK FARMS LLC	PO BOX 214866	SOUTH DAYTONA	FL	32121
HARTSOCK MARIANE	3040 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
DUNLAP BERNARD E	3006 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
ENGLISH JUANITA G	178-26 ZOLLER RD	SPRINGFIELD GARDENS	NY	11444
MOYE KENNETH & JANET	14201 LEANING PINE DR	MIAMI LAKES	FL	33014
SOUTH EASTERN TIMBER CORP INC	PO BOX 9289	CORAL SPRINGS	FL	33075
BEAHAN J T IV ET AL	34 CLAYTON LN	SANDY LAKE	PA	16145



N W E S

0.5 0 0.5 1 1.5 Miles

1 inch = 2 miles

Town of Lady Lake
Sawmill Holdings, LLC
Lake County, Florida
Location

Project: 1615-1
File: Location.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

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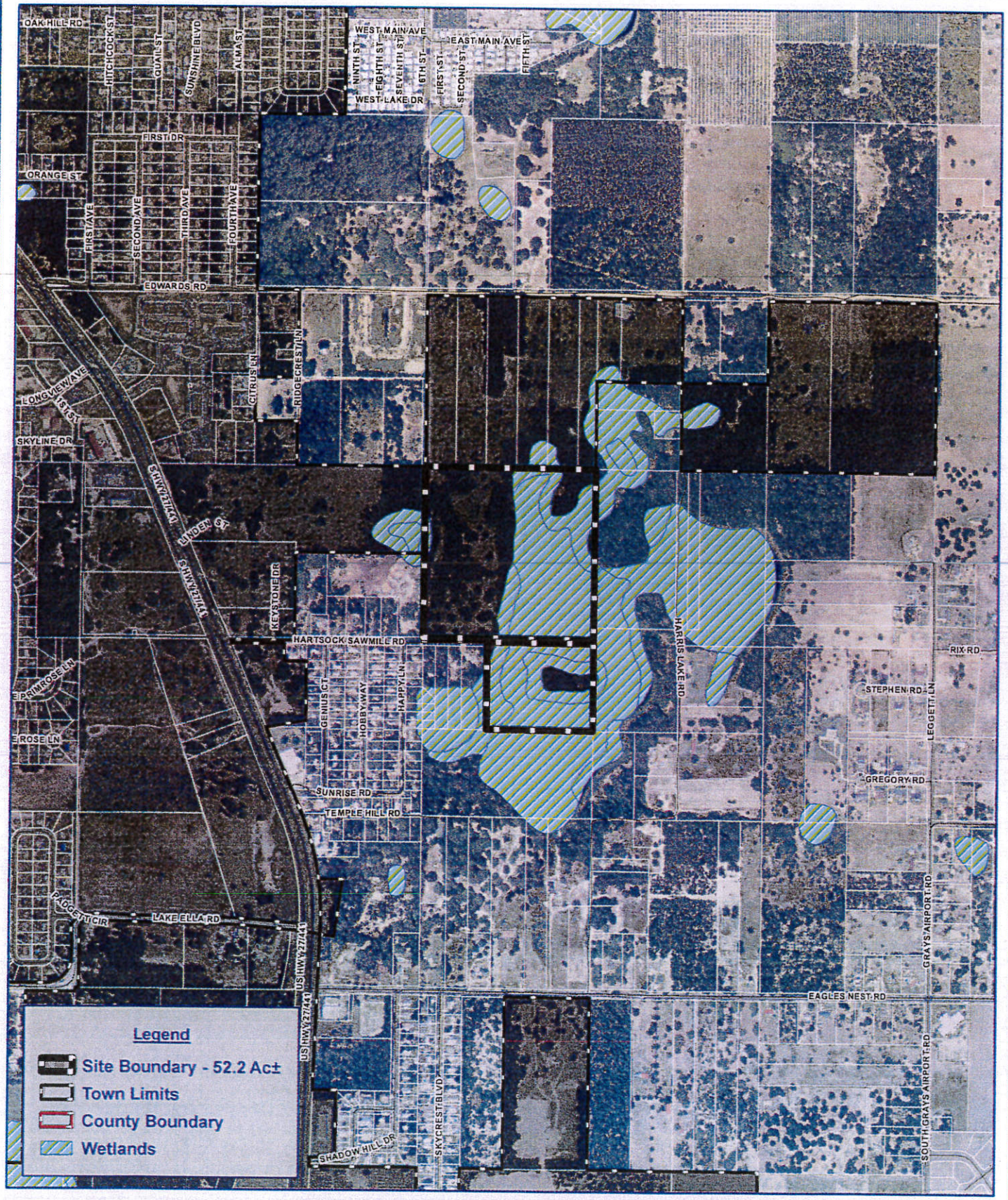

N
W E
S

500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Wetlands

Project: 1615-1
File: Wetlands.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

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1161 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824