



REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Monday, July 20, 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. **INVOCATION¹:** Pastor David Collette - First Baptist Church of Lady Lake
- E. **ROLL CALL**
- F. **PUBLIC COMMENTS²**
- G. **CONSENT³:**
 - 1. Minutes – July 6, 2015 – Regular Commission Meeting
- H. **OLD BUSINESS:**
- I. **NEW BUSINESS:**
 - 2. Consideration of Lumen Park at Lady Lake Major Site Plan - MJSP 06/15-001 – A Development Proposing a Three Story 151,790 Sq. Ft. Facility Providing 154 Beds in 129 units, and Pool Amenity for its First Phase - to be Located on a 30-Acre Parcel off Highway 466, Formerly Known as the Crisbo Property (Thad Carroll)
 - 3. Consideration of Approval for FY 2015-2016 Benefits (Medical, Dental, Life, Long Term Disability, Short Term Disability, Critical Illness, Accident Coverage) (Tia O’Neal)

4. Discussion of the Proposed Millage Rate, and Proposed Dates, Times and Places for the Tentative Millage & Budget Hearing and the Second Public Hearing for Adopting the Final Millage Rate and Budget (Jeannine Michaud)
5. Consideration of Approval of the Mutual Agreement for Pavement Management-Preservation Services with C.W. Roberts Contracting for the FY 2014-2015 Annual Street Resurfacing Project (C.T. Eagle)
6. Consideration of Approval for Interdepartmental Transfer of Funds to Purchase a Double Impact Tamping Machine (C.T. Eagle)

J. TOWN ATTORNEY'S REPORT:

7. Ordinance No. 2015-02 – Second/Final Reading (Tabled from 6/1/15 & 6/15/15) – 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)

K. TOWN MANAGER'S REPORT:

L. MAYOR/COMMISSIONER'S REPORT:

M. PUBLIC COMMENTS⁴

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 – 07-20-2015

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.

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**MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
July 6, 2015**

G-1

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 6:05 p.m.

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE: Led by Joe Quinn.

D. INVOCATIONⁱ: Reverend Michael Smith – North Lake Presbyterian Church

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

ABSENT: Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Chief Chris McKinstry, Capt. Rob Tempesta, Capt. Jason Brough, Elvira Barrett, and Michelle Herbster, Police Department; John Pearl, IT Director; Jeannine Michaud, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTSⁱⁱ

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

Mayor Kussard requested that Chief McKinstry to come to the podium for a presentation.

Police Chief Chris McKinstry reported that Ms. Teresa Oullette of the Villages Elementary School PTO approached him and stated they would like to express their appreciation of the work done by Michelle Herbster, Community Service Aide (CSA), who directs traffic at the school. Ms. Oullette presented Ms. Herbster with a proclamation and thanked her for smiling attitude and all that she does at the school. The Commission congratulated Ms. Herbster.

G. CONSENTⁱⁱⁱ:

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

2
3 **1. Minutes – June 15, 2015 – Regular Commission Meeting**

4
5 **2. Budget Amendment to Establish Budget for Guava Concession Stand from Parks and**
6 **Recreation Impact Fees; and to Utilize Retained Earnings in Utilities to Establish a Budget for**
7 **WWTP Aeration Improvement (Jeannine Michaud)**

8
9 The background summary for this agenda item is on file in the Town Clerk's office. It states that
10 Amendment BT 15-010 appropriates a budget for the Guava Concession Stand Preliminary
11 Engineering. This amendment will increase the expense line item for Parks and Recreation Building
12 Expense funded by Parks and Recreation Impact Fees. The Commission approved preliminary
13 engineering at the July 21, 2014 Commission meeting and an increase at the April 20, 2015
14 Commission meeting. At the end of FY 2014, there was \$353,486 in P&R Impact Fees.

15
16 Amendment BT 15-010 also appropriates a budget for the WWTP Aeration Improvement Project
17 Engineering Services; increasing the expense line item for Sewer Improvement Other Than Building.
18 The Commission approved the engineering services at the March 16, 2015 Commission meeting. At
19 the end of FY 2014, there is \$2,365,504 in Utility Retained Earnings (Unrestricted Reserves).

20
21 **3. Budget Amendment to Increase Revenues Actually Received and Increase**
22 **Corresponding Expense Line Items (Jeannine Michaud)**

23
24 The background summary for this agenda item is on file in the Town Clerk's office. It states that
25 Amendment BT15-013 increases revenues \$134,724 and increases expenses \$134,724 to properly
26 reflect expenses with corresponding reviews. The revenues have only been increased by what the
27 Town has actually received to date. The expense line items currently reflect that they are over
28 budget. This amendment will correct this situation. This budget amendment will increase the bottom
29 line of the budget.

30
31 **4. Consideration and Approval of Proposal from GIS Associates, Inc., in Association with**
32 **Mannion Geosystems, LLC and Nikos Computer Engineering, LLC, for Geographic**
33 **Information System (GIS) Continued Support (John Pearl)**

34
35 The background summary for this agenda item is on file in the Town Clerk's office. It states that this
36 project is in support of the continued development and maintenance of the Town's general purpose
37 GIS infrastructure, for both internal staff and the citizens of the Town of Lady Lake. This project is a
38 continuation of previous years' implementations and scopes of work. This proposed scope of work
39 was originally budgeted for in the previous fiscal year, but was postponed due to the Communication
40 Services Tax issue. This is a budgeted item.

41
42 **5. Consideration of Renewal of the Lease Agreement for One (1) Harley Davidson Police**
43 **Motorcycle (Chris McKinstry)**

44
45 The background summary for this agenda item is on file in the Town Clerk's office. It states that to
46 maintain the current fleet configuration, the Police Department requests to renew the lease agreement
47 with Gator Harley Davidson of Leesburg for one Harley Davidson police motorcycle for a period of
48 two years, commencing October 1, 2015 and terminating on September 30, 2017. This lease contains
49 the exact same terms as the previous lease with no increase in price.

1 **6. Acknowledgement of the Appointment of Leonard Cieciek to the Police Pension Board**
2 **(Kris Kollgaard)**
3

4 The background summary for this agenda item is on file in the Town Clerk's office. (The minutes of
5 the Police Pension Board meeting of June 10, 2015 confirm that the members appointed Leonard
6 Cieciek as a member at that meeting.)
7

8 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
9 *Commission approved Consent Items #G-1 through #G-6 by a vote of 4 to 0.*
10

11 **H. OLD BUSINESS:** No old business.

12
13 **I. NEW BUSINESS:**

14
15 **7. Consideration of the Second Amendment to the Agreement between the Town and**
16 **Waste Management Inc. (Kris Kollgaard)**
17

18 Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the
19 Clerk's office). By the adoption of Ordinance 92-08, the Town established a solid waste collection
20 program, and on September 20, 2007, executed an agreement with Waste Management Inc. (WMI),
21 giving them the exclusive right to furnish solid waste collection services to the Town. On June 18,
22 2012, the Town approved the First Amendment to the original contract, which extended the contract
23 through September 30, 2019.
24

25 Ms. Kollgaard stated that with this proposed Second Amendment, the Town is also including
26 residential units located within the Town limits and currently controlled by The Villages (serviced by
27 WMI under its contract with The Villages of Lake Sumter, Inc.). She stated that these residential
28 units will be transferred to the control of the Town and serviced by WMI under this amended
29 agreement beginning October 1, 2015. Ms. Kollgaard stated that the second amendment also extends
30 the contract through September 30, 2024. She stated that Derek Schroth, Town Attorney, has
31 reviewed and approved the Second Amendment to the contract.
32

33 Ms. Kollgaard reported that WMI will continue providing current service levels to these residences
34 (garbage/yard waste twice a week with resident supplied bags, bulk pick up and curbside recycling
35 once weekly with resident supplied clear bags) at the residential rates applicable to the Town. She
36 stated that these additional units (approximately 5,079) will be placed on the Town's tax roll and
37 WMI is paid by the Town for these units. Ms. Kollgaard reported that there are some residences that
38 are still under a previous arrangement with The Villages where their solid waste collection is paid by
39 The Villages, and The Villages has provided a contact number for those residents to call to discuss
40 reimbursement. She stated a sample letter to the residents was included in the packet.
41

42 Ms. Kollgaard stated that the residents who currently have their waste management paid by The
43 Villages are charged about \$17-\$18 per month, whereas the cost to residents will be \$162.00 yearly
44 (or \$13.50 monthly); noted on their tax bill as a non-ad valorem assessment, when put under Lady
45 Lake by this agreement. She stated that the Town has utilized Waste Management for many years
46 and have been extremely satisfied with their service. Ms. Kollgaard also stated that Lady Lake
47 currently gets charged the lowest rate of any other municipality in Lake County for solid waste
48 collection.
49

50 Mayor Kussard disclosed that she spoke with Skip McCall of Waste Corporation of America by
51 telephone, and he was hoping that the Town would do an RFP for solid waste collection when the

1 contract was up in 2019, rather than the Town extending the current contract with Waste
2 Management until 2024. She stated that she feels the Town has negotiated a very good contract with
3 Waste Management for its residents, and since the surrounding communities are paying a
4 significantly higher cost, she does not see why the Town should make a change as there is no change
5 in service to the residents.

6
7 Commissioner Richards commented that the cost to residents of \$162.00 yearly or \$13.50 monthly is
8 listed on the cover sheet for this agenda item, but is not listed on Exhibit B. He asked if it will be
9 added to Exhibit B if this is approved.

10
11 Ms. Kollgaard replied that the rates are set by a resolution that was put in place years ago and may
12 not need to be on the agreement.

13
14 Commissioner Richards stated that he appreciates the negotiations for this lowered rate for residents
15 of The Villages, but he feels it should be tied into the agreement with Waste Management on Exhibit
16 B unless the Town Attorney feels that the approval in the minutes would suffice.

17
18 Town Attorney Derek Schroth replied that the Town should be okay if the resolution has the correct
19 rate, although he sees no harm in amending Exhibit B to reflect consistency with the agreement.

20
21 Ms. Kollgaard asked Doug McCoy of Waste Management if he agrees with the amendment to
22 Exhibit B to reflect the rate of \$162.00 yearly (or \$13.50 monthly).

23
24 Mr. Schroth noted that Mr. McCoy stated from the audience that he is fine with that change.

25
26 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
27 *Commission approved Second Amendment to the Agreement between the Town and Waste*
28 *Management Inc., with the addition to Exhibit B as noted above, by a vote of 4 to 0.*

29
30 **8. Village Center Service Area Wastewater Treatment Plant – Major Modification MJM**
31 **05/15-001 – Proposing for the Construction of Stormwater Management that Includes Swales**
32 **and Detention Pond for the Wastewater Treatment Plant Facility – Located at 501 Sunbelt**
33 **Road (Thad Carroll)**

34
35 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
36 file in the Clerk's office). He stated that Janet Tutt, representing the Village Center Community
37 Development District, property owner, has submitted a Major Modification to the Site Plan as per
38 Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b.1, where a 10% or more
39 change in the project acreage or square footage requires the submittal and approval of a Major
40 Modification application. He stated that the project proposes the construction of stormwater
41 management that includes swales and detention pond for the wastewater treatment plan facility
42 located at 501 Sunbelt Road, within The Villages area (Alternate Key #3635493). The site plan was
43 reviewed and was determined to be in compliance with the Land Development Regulations (LDRs),
44 including engineering and environmental protection regulations.

45
46 Mr. Carroll reported that the present use of the property is a wastewater treatment plant and the
47 proposed uses of the property are to install swales and a detention pond for the facility. He stated that
48 the property is zoned Public Facilities District (PFD,) and the Future Land Use Map designation for
49 the site is Government Facilities (GF), which is consistent with directives of the Comprehensive Plan.
50 The site plan modification engineering plans have been drawn and certified by Wesley D. Barrow,

1 Professional Engineer with Farner Barley and Associates, Inc., dated May 6, 2015. Aerial views of
2 the parcel and plans of the proposed changes were reviewed.

3
4 Mr. Carroll stated the applicant's original intent was to install 20 new parking spaces and they
5 decided against doing that at this time, although the swales and pond were already designed. They
6 decided to move forward with these plans and may come back with a plan for additional parking
7 spaces at a later date.

8
9 Reviews were completed for the Town by Town staff and The Villages Fire Department. The
10 following items were included in the packet:

- 11
12 1) Response to comments by applicant, dated 04/28/2014, addressing outstanding site plan
13 comments completed by Town Engineer, dated 06/8/2015 (Satisfied).
14 2) Fire Review comments for the general site development completed by The Villages Fire
15 Department, dated 06/08/2015 (Satisfied).

16
17 All outstanding engineering comments have been properly satisfied by the applicant.

18
19 The Village Center Service Area Wastewater Treatment Plant - Stormwater Improvement Project
20 received an Environmental Resource Permit by St. John's River Water Management District
21 (SJRWMD) for the proposed improvements under Permit No. ERP35-0332683-001-EI; for the
22 swales and detention pond improvements. The improvements do not require a permit or
23 authorization from the U.S. Army Corps of Engineer nor a State-owned submerged lands
24 authorization. The applicant has met all requirements of the Land Development Regulations (LDRs)
25 for site plan submittal per Chapter 7 of the Land Development Regulations.

26
27 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the
28 Major Modification application and determined the application to be complete and ready for
29 transmittal to the Town Commission. He noted that the Planning and Zoning Board does not make
30 recommendations on site plan applications.

31
32 Mr. Carroll stated Jeff Head with Farner/Barley is present to answer any questions.

33
34 *Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission*
35 *approved the Village Center Service Area Wastewater Treatment Plant – Major Modification MJM*
36 *05/15-001 as presented by a vote of 4 to 0.*

37
38 **9. Green Key Subdivision – Preliminary Plat Phase II, a Partial Replat of Green Key**
39 **Village Subdivision and Chetwynd Land Company – to Provide a Subdivision Recreation**
40 **Center for the Green Key Village Single Family Residential Subdivision – Proposing an 1,800**
41 **Sq. Ft. Pickle Ball Court, a 7,200 Sq. Ft. Tennis Court, a 2,350 Sq. Ft. Half Basketball Court, an**
42 **8,906 Sq. Ft. Area for a Subdivision Community Pool with Concrete Deck and Two Pavilions**
43 **(480 Sq. Ft. Each) – Located at 1257 Fiesta Key Circle (Thad Carroll)**

44
45 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
46 file in the Clerk's office). He stated that the applicant and owner, Greg Thomas of Mainsail
47 Solutions, Inc., has submitted plans for Preliminary Plat Phase II which includes 41.33 acres for Tract
48 B, replat of six existing lots, and approval of 1.54 +/- acres for amenities to include a recreation
49 center for the Green Key Village subdivision; proposing an 1,800 sq. ft. pickle ball court, a 7,200 sq.
50 ft. tennis court, a 2,350 sq. ft. half basketball court, an 8,906 sq. ft. area for a subdivision community

1 pool with concrete deck and two) pavilions consisting on 480 sq. ft. each. He stated the present use
2 of the property is vacant single family residence on the parcel located at 1257 Fiesta Key Circle.
3

4 The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development
5 Regulations (LDRs). The following items were included in the packet:
6

- 7 1. Preliminary Plan Review completed by Public Works dated May 27, 2015.
- 8 2. Fire Review No. 2 for the Preliminary Plat completed by Kerry Barnett dated May 14, 2015
9 (Satisfied).
- 10 3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated June 2, 2015.
- 11 4. Lady Lake Building Official comments dated June 2, 2015.

12
13 Mr. Carroll stated that the property Future Land Use designation is Single Family Medium Density
14 (SF-MD). He stated that the Zoning designation is Single Family Medium Density (RS-6), allowing
15 up to six dwelling units per acre. Aerial views of the property and zoning maps were shown. Mr.
16 Carroll stated that this preliminary plat is a technicality to satisfy the Town's LDRs as it states that
17 any less than 10% of the total number of lots can be incorporated in any phase. Plans were reviewed,
18 as were some recent photos of the property
19

20 The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development
21 Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the
22 Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of nine
23 sheets, are drawn in 24"x36" pages and have been certified by Charles Cecil Hiott, Professional
24 Engineer with Booth Ern Straughan Hiott, Inc. dated June 2, 2015.
25

26 All comments have been satisfied for the Preliminary Plat application.
27

28 To be submitted at the Time of Improvement Plans Submittal:
29

- 30 1) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit
31 copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable),
32 including:
 - 33 • Florida Department of Environmental Protection Water Main Extensions permit and/or
34 exemption.
 - 35 • Florida Department of Environmental Protection Wastewater Collection/ Transmission
36 System and/or exemption.
 - 37 • St. John's River Water Management District ER Permit
- 38 2) The applicant will be required to submit the Street Lighting Plan for that portion of the recreation
39 center at the time of Improvement Plans submittal.
- 40 3) All utilities (gas, water, sewer, electric, telephone, cable) for new construction shall be
41 underground as per Chapter 9, Section 9-6).a).1).
42

43 It was noted that the Preliminary Plat Approval does not permit the construction of any
44 improvements. All permits from other agencies with jurisdiction must be completed before a
45 development order may be issued.
46

47 Mr. Carroll stated that application was received on April 14, 2015. The Technical Review
48 Committee members individually reviewed the application on Monday, June 1, 2015, and provided
49
50
51

1 comments regarding the Preliminary Plat Plan application which have been satisfied. The Planning
2 and Zoning Board heard the application for the Green Key Subdivision Phase II Replat Preliminary
3 Plat at their regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote.
4

5 Mr. Carroll stated that Greg Thomas is present if there are any questions.
6

7 Commissioner Richards commented that he is happy this developer is in Town, as he recently had a
8 neighbor talking about solar power and how not many in the sunshine state are making use of it. He
9 stated he showed his neighbor this development as an example of someone building energy efficient
10 housing.
11

12 Commissioner Holden, Mayor Kussard and Commission Vincent agreed that this development is a
13 vast improvement for the area.
14

15 *Upon a motion by Commissioner Holden and a second by Commissioner Richards, the*
16 *Commission approved the Preliminary Plat of Green Key Subdivision – Phase II, a Partial Replat*
17 *of Green Key Village Subdivision and Chetwynd Land Company, to provide a Subdivision*
18 *Recreation Center, by a vote of 4 to 0.*
19

20 **10. Consideration of Application for the Pet Food Donation Program from Sam's**
21 **Club/Wal-Mart (Chris McKinstry)**
22

23 Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the
24 Clerk's office). He stated that staff is requesting approval to apply for, and accept if awarded, the Pet
25 Food Donation Program from Sam's Club consisting of the donation of pet food for use by the
26 Town's Animal Control Officer. This pet food donation is through a program offered by Sam's
27 Club/Wal-Mart) for charitable purposes. Chief McKinstry stated that any pet food donated will only
28 be used for the intended purpose of feeding animals in the care and custody of the Town and will not
29 be sold or recycled for any other purpose. He stated that Town Attorney Derek Schroth has reviewed
30 and approved this agreement.
31

32 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
33 *Commission approved the application for the Pet Food Donation Program from Sam's Club/Wal-*
34 *Mart by a vote of 4 to 0.*
35

36 Town Manager Kris Kollgaard commented that staff has created a separate line item in the budget for
37 animal control donations.
38

39 **11. Consideration of Approval to Utilize Funds from the Infrastructure One-Cent Sales**
40 **Surtax to Purchase One Fully Equipped Marked Vehicle (Chris McKinstry)**
41

42 Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the
43 Clerk's office). He stated that the current five year Police Department vehicle rotation plan provides
44 for the purchase of four police vehicles and one specialty vehicle each year to maintain the police
45 fleet in a state of operational readiness and to ensure that all vehicles are covered under an extended
46 warranty to manage repair costs more effectively.
47

48 Chief McKinstry stated that this fiscal year to date, the PD has only purchased three vehicles due to
49 budgetary restrictions, and there is currently \$101,100 available in excess of any other obligation in
50 the Infrastructure One Cent Sales Surtax budget line item. He stated the price point for a fully
51 equipped, marked police vehicles is \$37,472, and to maintain the vehicle rotation plan as closely as

1 possible, the PD is requesting to utilize the Infrastructure One Cent Surtax funds for the purchase of
2 one fully equipped marked unit.

3
4 Commissioner Richards asked if the Town received more funds from the Infrastructure One-Cent
5 Sales Surtax than originally budgeted for as a reason for the excess.

6
7 Town Manager Kris Kollgaard replied that the Town receives about \$1.1 million a year from the tax
8 and the \$900,000 library payment comes out of this. She stated the Town usually keeps any excess
9 funds in this fund in case the tax is not renewed, and because it can only be used for infrastructure or
10 emergency vehicles.

11
12 Commissioner Vincent asked if any items from the old vehicles can be reused on the new vehicles.

13
14 Chief McKinstry stated that they repurpose any items that they can, although some items off the older
15 vehicles such as light bars will not fit the newer body styles.

16
17 *Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission*
18 *approved utilizing funds from the Infrastructure One-Cent Sales Surtax to purchase one fully*
19 *equipped marked vehicle by a vote of 4 to 0.*

20
21 **12. Consideration of Approval of the Wastewater Treatment Plan Capacity Reservation and**
22 **Bulk Treatment Agreement between the Town and the City of Fruitland Park (Kris**
23 **Kollgaard/C.T. Eagle)**

24
25 Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the
26 Clerk's office). She stated that staff has been coordinating with the City of Fruitland Park staff for
27 the possible implementation of a wastewater collection system interconnection between the two
28 municipalities. Ms. Kollgaard stated that the attached final agreement stipulates the terms and
29 conditions discussed by the Town and the City of Fruitland Park and revisions from the original
30 agreement are non-substantial and they were highlighted. She reviewed the changes and noted that
31 Derek Schroth, Town Attorney, has reviewed and approved the agreement, as has Fruitland Park
32 staff.

33
34 Commissioner Richards stated that staff did a great job on these negotiations.

35
36 Commissioner Vincent asked if Fruitland Park will be responsible for building and maintaining the
37 lift station.

38
39 Ms. Kollgaard replied that Fruitland Park will be responsible for the piping up to the connection to
40 the lift station and then the Town will be responsible for everything from the lift station to the Town.

41
42 *Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the*
43 *Commission approved the Wastewater Treatment Plan Capacity Reservation and Bulk Treatment*
44 *Agreement between the Town and the City of Fruitland Park by a vote of 4 to 0.*

45
46 **J. TOWN ATTORNEY'S REPORT:**

47
48 **13. Ordinance No. 2015-05 – First Reading – Sawmill Holdings, LLC – Large Scale Future**
49 **Land Use Amendment Application to Change Future Land Use from Single Family Medium**
50 **Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at**
51 **3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)**

1
2 Town Attorney Derek Schroth read the ordinance by title.

3
4 Growth Management Director Thad Carroll stated that this item was discussed and voted on at the
5 Local Planning Agency meeting just prior to this meeting, and he asked if the Commission could
6 move forward to a vote as all terms and conditions are the same.

7
8 Mr. Schroth stated this could move forward to a vote after public comment is offered.

9
10 The background summary for this agenda item (on file in the Clerk's office). It states that the
11 applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings,
12 LLC to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock
13 Sawmill Road, approximately 1,500 feet east of US Highway 27/441, which includes 53.14± acres
14 within the Lady Lake town limits, from Single Family Medium Density (SF-MD) to Commercial
15 Tourist (CT).

16
17 The Large Scale Future Land Use Map Amendment application was received on April 28, 2015, and
18 has been reviewed and determined to be complete; satisfying the necessary criteria as required to
19 meet the requirements of the Land Development Regulations (LDRs), as well as the adopted
20 Comprehensive Plan, and is ready for transmittal to the Town Commission.

21
22 Notices to inform the surrounding property owners (13) within 150' of the property of the proposed
23 amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property
24 was also posted this same day.

25
26 The conceptual bubble plan dated May 22, 2015, submitted by LPG Urban and Regional Planners,
27 Inc., highlights a complete facility to include a clubhouse, bath house, registration/office building,
28 and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56
29 units/acre with a typical RV lot size of 3,600 sq. ft. (40' x 90'). The lots will be individually sold for
30 fee-simple ownership.

31
32 Impact on Town Services:

33
34 Potable Water -

- 35 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
36 ♦ Current water systems usage – 687,016 gpd
37 ♦ Demand Contingent on Occupants of Development (500,984 gpd available)

38
39 Sewer -

- 40 ♦ 1,000 gpd is maximum capacity for sanitary sewer plant
41 ♦ Current sanitary sewer usage – 240,000 ± gpd
42 ♦ 480,000 gpd available for sanitary sewer
43 ♦ At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.

44
45 Schools –

- 46 ♦ Not factored for project – no foreseen impact of students.

47
48 Transportation –

- 49 ♦ Traffic analysis indicates that the proposed Future Land Use designation of CT – RV park only
50 will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current
51 SF-MD designation, assuming maximum potential under the Future Land Use Classification.

1
2 Parks & Recreation –

- 3 ♦ Addition in population will not cause P&R Level of Service to be exceeded.
4

5 Stormwater –

- 6 ♦ Project will be required to adhere to SJRWMD guidelines.
7

8 Applications have been reviewed and determined to be complete. The applicant has submitted all
9 appropriate material in compliance with the Land Development Regulations (LDRs) and the
10 application is ready for transmittal to the Town Commission. Additionally, the applications were
11 reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan
12 in accordance with the sought designation. A justification statement has also been included as part of
13 the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for
14 justifying why the future land use should be amended for the development proposed.
15

16 The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range
17 24, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:
18
19

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

20
21 Comments:
22

- 23 1) Rezoning and Special Exception Use Applications have been submitted concurrently with this
24 Large Scale Future Land Use Amendment Application.
25
- 26 2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town
27 Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use
28 applications to allow the RV Park.
29
- 30 3) Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE and
31 Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review
32 and to mitigate compensation storage.
33
- 34 4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be
35 adhered to prior to any design of site plans for the proposed buildings associated with this
36 development.
37
- 38 5) Connection to Town Utilities will be required to service this RV Park Site.
39
- 40 6) Prior to the initiation of development activities, the applicant will need to conduct a coverboard
41 survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.
42

1 7) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated
2 with the impacts of this project.
3

4 The Technical Review Committee (TRC) members individually reviewed the application for
5 Ordinance No. 2015-05 and provided comments on May 27, 2015, determining the application to be
6 complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning
7 Board heard the application for Ordinance No. 2015-05 at their regular meeting on Monday, June 8,
8 2015, and recommended approval by a 4-0 vote. The Local Planning Agency is scheduled to
9 consider Ordinance No. 2015-05 on Monday, July 6, 2015. The Town Commission is scheduled to
10 consider Ordinance No. 2015-05 for second and final reading after the Florida Department of
11 Economic Opportunity (DEO) has reviewed the transmitted amendment.
12

13 Mayor Kussard asked if the Commissioners or the audience had any questions or comments.
14

15 Greg Beliveau of LPG commented and recognized that there were several members of the audience
16 in attendance in support of this project. Those in support raised their hands.
17

18 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
19 *Commission approved the first reading of Ordinance No. 2015-05 by the following roll call vote:*
20

21	<i>HOLDEN</i>	<i>YES</i>
22	<i>VINCENT</i>	<i>YES</i>
23	<i>RICHARDS</i>	<i>YES</i>
24	<i>KUSSARD</i>	<i>YES</i>
25		

26 **14. Ordinance No. 2015-06 – First Reading – Sawmill Holdings, LLC – Rezoning**
27 **Application to Change Future Land Use from Single Family Medium Density (RS-6) to**
28 **Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill**
29 **Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)**
30

31 Town Attorney Derek Schroth read the ordinance by title.
32

33 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
34 file in the Clerk's office). He stated that this is the accompanying ordinance to Ordinance No. 2015-
35 05. He stated that the applicant, LPG Urban & Regional Planners, has filed an application on behalf
36 of Sawmill Holdings, LLC to amend the Future Land Use designation of property located at 3105
37 Hartsock Sawmill Road (AK# 1771358), approximately 1,500 feet east of US Highway 27/441,
38 which includes 53.14± acres within Lady Lake town limits, from Single Family Medium Density
39 (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision
40 for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's
41 proposal; in addition, a Special Exception use will be required for the RV Park uses.
42

43 The Rezoning application was received on April 28, 2015, and has been reviewed and determined to
44 be complete; satisfying the necessary criteria as required to meet the requirements of the Land
45 Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is ready for
46 transmittal to the Town Commission.
47

48 The subject property lies in Section 27, Township 18, Range 24, in Lake County, Florida.
49 Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with
50 the submitted application. The zoning designation of the subject property and adjacent properties are
51 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

Aerial views of the parcel, zoning of the property and adjacent parcels, and the conceptual plan for Sawmill Holdings were reviewed.

Mr. Carroll stated there is an accompanying Memorandum of Agreement with this ordinance included as Exhibit B which details the project more specifically, and Exhibit C is the conceptual plan.

Mr. Carroll reported that 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 and the property was also posted this same day. Photos of the posting of the property were shown. He stated the same two inquiries and one objection have been received.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-06 and provided comments on May 27, 2015, determining the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-06 at their regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-06 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll stated that Mr. Beliveau is present if there are any questions.

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

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2015-06 by the following roll call vote:

HOLDEN	YES
VINCENT	YES
RICHARDS	YES
KUSSARD	YES

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)

Town Attorney Derek Schroth read the ordinance by title.

1 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
2 file in the Clerk's office). He stated that the applicant, LPG Urban & Regional Planners, Inc., has
3 submitted a Special Exception Use (SEU) application to incorporate the Commercial Tourist land use
4 as permitted for the existing parcel located at 3105 Hartsock Sawmill Road (Alternate Key 1771358),
5 formerly part of a project known as the Lady Lake Landing LLC. In accordance with the Town of
6 Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a
7 Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the
8 Commercial Tourist Zoning District.

9
10 Mr. Carroll stated that the property is currently vacant residential and future land use plan
11 amendment and rezoning applications have been submitted concurrently to change the land use and
12 zoning from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for the
13 proposed 185-unit RV Park. The conceptual plan highlights a complete facility to include a
14 clubhouse, bath house, registration/office building, and park. The projected density for the plan is
15 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. The lots will be individually sold for fee-
16 simple ownership. He stated that staff recommends approval of this ordinance.

17
18 As per the Town's Land Development Regulations, a Recreational Vehicle park (or RV park) is
19 defined as a parcel of land under single ownership, where sites are offered for rent for the temporary
20 placement of recreational vehicles being used for travel, recreation, or vacation purposes. The
21 subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24, in
22 Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

23
24 **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

25
26 **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

27
28 Mr. Carroll reviewed the following information and comments:

- 29
30 1) The applicant has properly addressed the review criteria for Special Exception Uses as outlined in
31 the Land Development Regulations, Chapter 6, Section 2, (e), (2). The application is complete and
32 meets the requirements for submittal to the Town Commission per the requirements of the Land
33 Development Regulations.

1 2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town
2 Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use
3 applications to allow the RV Park.

4
5 3) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and
6 Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review
7 and to mitigate compensation storage.

8
9 4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be
10 adhered to prior to any design of site plans for the proposed buildings associated with this
11 development. Connection to Town Utilities will be required to service this RV Park Site.
12 Additionally, all necessary regulatory agency permits will be required to be submitted during the site
13 plan process, and required mitigation will assessed during site plan process to address concurrency
14 deficiencies associated with the impacts of this project.

15
16 Chapter 6, Section 2, (e), (2) Review Criteria.

17
18 When reviewing an application for a special exception the Town Commission shall consider the
19 following requirements and criteria, including but not limited to:

20
21 a) Traffic generation and access for the proposed use shall not adversely impact adjoining properties
22 and the general public safety.

23
24 b) Off-street parking, loading and service areas shall be provided and located such that there is no
25 adverse impact on adjoining properties beyond that generally experienced in the district.

26
27 c) Required yards, screening or buffering, and landscaping shall be consistent with the district in
28 general and the specific needs of the abutting land uses.

29
30 d) Size, location or number of special exception uses in the area shall be limited so as to maintain the
31 overall character of the district as intended by this Code.

32
33 e) Architectural and signage treatments shall comply with the general provisions applicable to
34 permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding
35 development.

36
37 f) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

38
39 Mr. Carroll stated that the application was received on April 28, 2015 and the application has been
40 reviewed and been determined to be complete. In accordance with all supporting appropriate material,
41 the application is deemed in compliance with the Land Development Regulations (LDRs).

42
43 Mr. Carroll reported that notices to inform the surrounding property owners (13) within 150' of the
44 property of the proposed amendment were mailed by certified mail return receipt on Thursday, May
45 21, 2015 and the property was also posted this same day. He stated that the same responses have
46 been received on this ordinance as the two previous ordinances.

47
48 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the
49 application for Ordinance No. 2015-07 and provided comments on May 27, 2015, determining the
50 application to be complete. It was noted that the Planning and Zoning Board does not review Special
51 Exception Use applications. The Town Commission is scheduled to consider Ordinance No. 2015-07

1 for second and final reading after the Florida Department of Economic Opportunity (DEO) has
2 reviewed the transmitted future land use map amendment (Ord. No. 2015-05) for this project.

3
4 Mr. Carroll stated that Mr. Beliveau and the applicant's counsel are both present if there are any
5 questions.

6
7 Mayor Kussard asked if there were any questions or comments from the Commissioners or the
8 audience, and hearing none, asked for a motion.

9
10 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
11 *Commission approved the first reading of Ordinance No. 2015-07 by the following roll call vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>

12
13
14
15
16
17
18 **K. TOWN MANAGER'S REPORT:**

19
20 Town Manager Kris Kollgaard reported that the budget books for the workshop will go out
21 Wednesday. She asked if the Commission would be able to attend a budget workshop scheduled for
22 July 15th at 9 a.m.

23
24 Commissioner Vincent replied that he has a conflicting appointment, but that he could make 10 a.m.

25
26 The Commissioners agreed that they could all attend the budget workshop on July 15th at 10 a.m.

27
28 Ms. Kollgaard reported that Mike Burske has been working closely with Sgt. Major Robert A.
29 Sullivan regarding the traveling Vietnam Wall. She stated she met with him last week as well and all
30 is going well, and they have decided not to serve beer.

31
32 Ms. Kollgaard reported that the department heads and supervisors will be attending a round table
33 workshop for a supervisor training session in Maitland on Friday, conducted by PRM.

34
35 **L. MAYOR/COMMISSIONER'S REPORT:**

36
37 Commissioner Richards stated he was glad the Mayor would be attending the Wednesday meeting in
38 The Villages regarding the Del Mar gate/intersection as he is unable to attend.

39
40 Ms. Kollgaard stated she will be attending, as will Thad Carroll, C.T. Eagle and Commissioner
41 Hannan. She stated she will forward any information or handouts to the other Commissioners.

42
43 Mayor Kussard announced that she will be on a guard shift when the Traveling Vietnam Wall is in
44 Lady Lake.

45
46 Ms. Kollgaard stated she will also be taking a 6 a.m. to 9 a.m. guard shift for the wall.

47
48 **M. PUBLIC COMMENTS^{iv}**

49
50 Mayor Kussard asked if anyone in the audience would like to speak on any item.

1 - Dr. Braxton Price of 1411 Meadow View Way, Lakes of Lady Lake, stated he has a problem with
2 the tree police in Lady Lake. He distributed some photos of two oak trees he had aggressively
3 trimmed as they were in awkward places close to structures. Dr. Price stated he had a tree person
4 trim these two trees (out of 14 on his property), and received a knock on his door afterward by the
5 Town's Code Enforcement officer, who told him the trees were trimmed incorrectly, or hat-
6 racked. The code enforcement officer stated there would be an \$87 fine and he would be subject
7 to having an arborist inspect them in a year, or he could have them cut down by getting a \$25
8 permit to cut each tree down. Dr. Price stated that he paid the \$87 fine and saved the trees, and
9 the photos show that the trees are coming back fine after approximately three months. He stated
10 that the code enforcement officer was courteous and an asset to the Town, but suggested that the
11 Town review its regulations regarding trees.

12
13 Town Manager Kris Kollgaard informed Dr. Price that this has already been brought to staff's
14 attention and they are reviewing the tree ordinance and regulations and will bring any proposed
15 changes back to the Commission.

16
17 **N. ADJOURN:** There being no further discussion, the meeting was adjourned at 6:52 p.m.

18
19
20
21 Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

22
23 Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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

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

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

^{iv} This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 20, 2015

SUBJECT: MJSP 06/15-001 - Lumen Park at Lady Lake –. A Development proposing a 3-story 151,790-square-foot building facility providing 154 beds in 129 units, and Pool Amenity for its first phase, to be located on a 30-acre parcel, formerly known as the Crisbo Property (AKs. 2543370, 2563842, 1739861).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Major Site Plan 06/15-001 as presented; granting the following waivers:

- **Chapter 10, Section 10-3, b).B). 1) - Landscape & Tree Protection – Class “A” Landscaping Buffer along the *East, West, North, and South* Boundaries**
- **Chapter 20- Section 20-3C.)9).F) - Commercial Design Standards- For 4/5 colors for the building exterior elevations**

Meeting all other site specifications as required per Town of Lady Lake Land Development Regulations, the Comprehensive Plan, and Memorandum of Agreement Ordinance 2011-28.

SUMMARY:

Darren Azdell of OutsideIn Architecture LLC, on behalf of LL-Lumen Park, LLC, has submitted a site plan application for 30 ± acres property located north of County Road 466, approximately 1000± feet east of the Sumter County Line, on Highway 466 within the Town of Lady Lake, for a project named Lumen Park at Lady Lake. The developer proposes a 3-story 151,790-square-foot building facility providing 154 beds in 129 units, and Pool Amenities for its first phase, to be located on a 30-acre parcel, formerly known as the Crisbo Property.

The subject property was occupied by a vacated residence and barn; which now have been demolish. The zoning designation of the property is presently Planned Commercial (CP), and the future land use of the property is Commercial General-Retail Sales and Services (RET). Per Ordinance 2011-28, the site is allowed Assisted Living Facility Units; villa-type Assisted Living Facility Units; Medical Office, Bank, or Complementary Retail, and some Skilled Nursing Units/Beds in the Main Building; with a total maximum

build out of 415 units.

Civil and Landscaping plans have been drawn and certified by Christopher M. Germana, Professional Engineer with Germana Engineering and Associates, LLC, consisting of 18 24"X36" sheets. For the proposed Spanish Mission Style Building, the Architectural Exterior Elevations were drawn by Outsidein Architecture, LLC. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10-Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs as well as the terms adopted under the Memorandum of Agreement Ordinance 2011-28. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and Fire Inspector Kerry Barnett for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

- a. Town Engineer comments plan dated July 10, 2015 (Satisfied).
- b. Fire Review comments dated July 8, 2015 (Satisfied).
- c. Waste Management comments dated June 24, 2015 (Satisfied).
- d. Lady Lake Building Official comments dated July 09, 2015 (Satisfied).
- e. Lady Lake Public Works comments dated July 8, 2015 (Satisfied).
- f. St. John's River Water Management District Permit No. 42-069-129131-1 dated November 14, 2011, expiring on November 14, 2016.

It's anticipated that the applicant will receive all applicable permits from the Florida Department of Environmental Protection and Lake County Public Works; however, in accordance with Florida Statute 166.033, Paragraph 4, this permit may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction.

Commercial Design Standards

The project will exhibit exterior building designs in accordance with the Spanish Mission Architectural Style. In accordance to **Chapter 20, Section 20-3C).9).F).**, no more than three (3) different colors or color shades (one primary/body color, and no more than two (2) accent/trim colors) should typically be used on a single building. The applicant is requesting a waiver to use 4-5 colors for the exterior of the building.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 4,800 tree caliper inches based on its 30-acre area (160"x 30). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	5,703	tree caliper inches
Proposed Canopy Trees	175	tree caliper inches
Proposed Understory Trees	<u>245</u>	tree caliper inches
Total tree caliper inches	6,123	tree caliper inches

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

06 7-13-15

DEPARTMENT HEAD	<i>caelf</i>	Submitted	7/13/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER	<i>VO</i>	Approved Agenda Item for:	7/20/15	Date

7/14/15

COMMISSION ACTION:

- Approved as Recommended Disapproved Tabled Indefinitely
- Continued to Date Certain Approved with Modification

July 10, 2015

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

REFERENCE: LUMEN PARK AT LADY LAKE – ENGINEER REVIEW NO. 2

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Germana Engineering and Associates, LLC 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, Utilities 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 additional information 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,



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

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Kerry Barnett
Fire Inspector & Plans Examiner

Cell (813) 778-4981
E-mail: kbarnett@firesafetycons.com

Plan Review #: 15-062A
Project: Site Plan/preliminary/Informal (Lumen Park)
Location: Lady Lake
Address of Job: CR 466
Pages: 18

Review For: Outsidein Architecture
Contact: Darren Azdell
Telephone: 813-400-2399
Email: darren@oiarchitecture.com

July 8, 2015

I have received and reviewed the submitted revised site plans (for an informal review), for an area consisting of assisted living facility and future build-outs. Review was completed for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to this review are noted below in bold. At this time, plans will be allowed to move forward. Should the architect feel comments are not enforceable or he disagrees with any of the comments noted, he shall contact this authority to resolve prior to permitting.

1. Based on type of construction (IIA and IIB) and square footage of building, the water flow requirement with a fire sprinkler system installed will be a minimum 2000 gpm's @ 20 psi for four (4) hours. A copy of fire flow at nearest hydrant to project is required to be submitted to this AHJ. NFPA 1, Chapter 18 **Copy of fire flows obtained. It appears that the 2000 gpm requirement should be obtainable based on an area fire flow. Comment satisfied at this time as a fire flow will be conducted once all new hydrants are installed.**
2. *Separate plans (3 sets) will be required for fire protection underground associated with fire sprinkler system. Plans shall include all cut sheets/product details of material used to complete the job. NFPA 1 Architect acknowledged this via telephone conversation. These plans will include all underground for water main installation and underground associated with fire sprinkler system. Comment satisfied at this time.*
3. For installation of water main and hydrants, provide cut sheets/product details of all material used to complete job. Provide details on plans of fire hydrants, retraining methods, valve systems, DDCA (backflow preventor), etc... as per Lady Lake LDC. **When underground contractor is obtained, contractor will submit the requested information as part of the plan submittal to obtain permit for installation. Architect has acknowledged this. Comment satisfied at this time.**
4. Water main surrounding complex is not looped. The system shall be looped to prevent dead-end mains and the possibility of loss of water at site. **In speaking with architect, the loop will be finished during Phase II. A flow test will be conducted once all hydrants are installed to ensure the 2000 gpm requirement is met. If it is not met, the water main loop will be completed as part of the initial face. Architect has acknowledged this. Comment satisfied at this time.**
5. *Install two (2) tracer wires on water main in position of 10 and 2. Joints shall be either wrapped or coated with an approved protective sealer. Noted in plans, comment satisfied.*
6. Fire lane markings shall be located at each hydrant. This will be the same as already noted in plans for parking areas at entrances. NFPA 1, Chapter 18 **Noted in plans, comment satisfied**
7. *Provide blue reflective roadway markers for hydrant locations as per Lady Lake LDC, Chapter 14. Noted in plans, comment satisfied*
8. Each backflow preventor shall have tamper switches installed and tied to the fire alarm system that will be required based on the fire sprinkler systems being installed. NFPA 24 **Noted in plans, comment satisfied**
9. *Backflow preventor shall be painted red indicating fire protection. Noted in plans, comment satisfied*
10. *Ensure large diameter connection on hydrant faces roadway. Noted in plans, comment satisfied*
11. *Hydrants shall be painted red and their caps and bonnet painted the color to match the flow obtained. Noted in plans, comment satisfied*

Inspections Required:

1. Site Final

Note: Separate inspections will be required under the underground water (water main/fire protection) permit and will be noted on the plan review comment sheets for that submittal.

Kerry Barnett

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.

Wendy Then

From: Beck, Christopher <CBeck2@wm.com>
Sent: Wednesday, June 24, 2015 8:14 AM
To: Wendy Then
Subject: RE: Lumen Park at Lady Lake

Morning Wendy,

No questions, dumpster location and enclosure size is fine.

Thanks,

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

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Monday, June 22, 2015 12:14 PM
To: Beck, Christopher
Subject: Lumen Park at Lady Lake

Hi Chris,

The Growth Management Department received a new major site plan application titled Lumen Park at Lady Lake, a facility proposing a 3-story 151,790-square-foot building providing 129 units with Pool for its first phase, to be located on a 30-acre parcel, formerly known as the Crisbo Property, at 315 Hwy 466.

Please have review comments back to us on or before Thursday, July 9, 2015. Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

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

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



Please think before you print.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Thursday, July 09, 2015 3:17 PM
To: Wendy Then
Subject: Lumen Park site

Wendy,

The revised plans will require proper emergency vehicle access to the proposed and future construction.

Plan may go before commission for review and approval with above comment. The site will be reviewed for compliance prior to permits being issued.

Dallas Foss

Sent from my Verizon Wireless 4G LTE smartphone

Wendy Then

From: Brenda Brock
Sent: Wednesday, July 08, 2015 11:29 AM
To: Wendy Then
Cc: Butch Goodman; Peggy Smith
Subject: Lumen Park Draft
Attachments: Lumen Park Draft.pdf

Wendy,
Butch ask that I send you this draft.
Thanks,

Brenda Brock

** Note: New Operating Hours- Monday thru Thursday, 7 am to 6 pm*

Town of Lady Lake
Public Works Utilities Staff Assistant
Phone(352) 751-1504
Fax (352) 751-1595
bbrock@ladylakepw.org

Please note: Under Florida law (Fla.Stat. 668.6076 – effec. 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.

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.



UTILITY QUOTE Residential ___ Commercial X Irrigation ___ Reuse ___
 Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
 Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Lumen Park Legal Street Address: 1175 CR 466 - 315 Co Rd 466 Lady Lake

Applicants Name: LL-Lumen Park, LLC Phone Number: 352-242-9329

Notes: Phase One 154 Bed, 70 Employees.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

		TOTAL NUMBER OF ERU's <u>15</u>		REV. CODE
IS MUNICIPAL WATER AVAILABLE?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
IS MUNICIPAL SEWER AVAILABLE?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
IS MUNICIPAL REUSE AVAILABLE?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
WATER IMPACT FEES	<u>15</u> ERU's	1,499.00 each		
		Commercial	\$ <u>22,485.00</u>	<u>WI</u>
		Residential	\$ _____	<u>WR</u>
WATER TAP IN FEE	<u> </u> TAP w/5/8" meter	505.00 each	\$ _____	<u>WT</u>
WATER DEPOSIT:				
Commercial Owner	<u>15</u> ERU's	100.00 each	\$ <u>1,500.00</u>	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ _____	<u>PD</u>
Residential Owner	<u> </u> ERU's	75.00 each	\$ _____	<u>PD</u>
METER INSTALLATION	<u> </u> TBD	325.00 each	\$ _____	<u>WM</u>
WATER TURN ON FEE	<u>1</u> FEE	25.00 each	\$ <u>25.00</u>	<u>WC</u>
WATER INSPECTION FEE	<u>1</u> FEE	50.00 each	\$ <u>50.00</u>	<u>WF</u>
JACK AND BORE:				
Cost Plus Overhead		350.00 estimate	\$ _____	<u>JB</u>
SEWER IMPACT FEES	<u>15</u> ERU's	3,172.00 each		
		Commercial	\$ <u>47,580.00</u>	<u>SI</u>
		Residential	\$ _____	<u>SR</u>
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	\$ _____	<u>ST</u>
SEWER DEPOSIT:				
Commercial Owner	<u>15</u> ERU's	100.00 each	\$ <u>1,500.00</u>	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ _____	<u>PD</u>
Residential Owner	<u> </u> ERU's	75.00 each	\$ _____	<u>PD</u>
SEWER INSPECTION	<u>1</u> FEE	50.00 each	\$ <u>50.00</u>	<u>4G</u>
REUSE IMPACT FEES	<u>?</u> ERU's (Not Known)	292.00 each		
		Commercial	\$ <u>N/A</u>	<u>R7</u>
		Residential	\$ _____	<u>R8</u>
REUSE DEPOSIT:				
Commercial Owner	<u> </u> ERU's	100.00 each	\$ _____	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ _____	<u>PD</u>
Residential Owner	<u> </u> ERU's	75.00 each	\$ _____	<u>PD</u>
METER INSTALLATION	<u> </u> TBD	325.00 each	\$ _____	<u>WM</u>
REUSE CONNECTION FEE	<u> </u> FEE	25.00 each	\$ _____	<u>R9</u>
REUSE INSPECTION FEE	<u> </u> FEE	50.00 each	\$ _____	<u>4R</u>
JACK AND BORE:				
Cost Plus Overhead		350.00 estimate	\$ _____	<u>JB</u>
TOTAL BALANCE DUE			\$ <u>73,190.00</u>	

Need Reuse usage ?

Quote expires 180 days

Quote by: _____

Date: _____

Verified by: _____



APPLICATION FOR UTILITY QUOTE

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

Project Name: Lumen Park Alias/FKA (if applicable):

Project Location Address: CR 466 - west of Sumter County line Alternate Key #: 2543370, 2563842, 1739861

Project Point of Contact*: Christopher Germana Company: Germana Engineering and Associates

Phone Number: 352-242-9329 E-Mail Address: cgermana@germanaengineering.com

Name of Individual Completing this Application: Christopher Germana Date: 05-27-15

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

Property Owners Name: LL-Lumen Park, LLC

Address: 1717 Main Street, Suite 3900 City/State/Zip Dallas, Texas 75201

Fax #: Phone Number: E-Mail Address:

Tenants Name (if applicable): N/A

Legal Street Address: To be determined City/State/Zip

Fax #: Phone Number: E-Mail Address:

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

Occupant Information: Owner Occupied X Leased/Rented

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

Name: To be determined Phone:

Address: City/State/Zip

Handwritten note: Need usage for Reuse ERUS T.G 7-8-15

Estimated Consumption* (ERUs): Water (Potable) 15 Sewer 15 Reuse TRD

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

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

Wendy Then

From: Butch Goodman
Sent: Thursday, July 02, 2015 4:57 PM
To: Wendy Then
Cc: cgermana@germanaengineering.com
Subject: Lumen Park Comments

15 Water and 15 Sewer E.R.Us Phase One =154 Beds plus 70 Employees, Need Avg Daily Flow For Reuse?
All Utility Lines will Remain Private from the property line,Note all three lines will have a Tapping Valve as well as a Isolation valve at the property line,Two Valves for each line A Tapping Valve and a Isolation Valve at the property line.

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.



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

REGULATION OF STORMWATER MANAGEMENT SYSTEMS

CHAPTER 40C-42, F.A.C.

PERMIT NO. 42-069-129131-1
A PERMIT AUTHORIZING:

DATE ISSUED: November 14, 2011

Construction and operation of a Surface Water Management System with stormwater treatment by Retention for a 30.04 - acre project known as Heartland Community of Lady Lake, as per plans received by the District on October 17, 2011 and amended Sheets C9 and C16, received by the District on November 11, 2011.

LOCATION:

Section(s): 18 Township(s): 18S Range(s): 24E

Lake County

ISSUED TO:

One HC Lady Lake
350 S Main St Ste 308
Doylestown, PA 18901

This document shall serve as the formal permit for construction and operation of stormwater management system in accordance with Chapter 40C-42, F.A.C., issued by the staff of the St. Johns River Water Management District on November 14, 2011. This permit is subject to the standard limiting conditions and other special conditions approved by the staff. These conditions are enclosed.

This permit is a legal document and should be kept with your other important records. The permit requires the submittal of an As-built certification and may require submittal of other documents. All information provided in compliance with permit conditions should be submitted to the District office from which the permit was issued. An As-built certification form is attached. Complete this form within 30 days of completion of construction of the permitted system, including all site work.

Upon receipt of the As-built certification, staff will inspect the project site. Once the project is found to be in compliance with all permit requirements, the permit may be converted to its operation phase and responsibility transferred to the operation and maintenance entity in accordance with Chapter 40C-42.028, F.A.C.

GOVERNING BOARD

Lad Daniels, CHAIRMAN
JACKSONVILLE

John A. Miklos, VICE CHAIRMAN
ORLANDO

Douglas C. Bournique, SECRETARY
VERO BEACH

Maryam H. Ghyabi, TREASURER
ORMOND BEACH

Chuck Drake
ORLANDO

Richard G. Hamann
GAINESVILLE

George W. Robbins
JACKSONVILLE

W. Leonard Wood
FERNANDINA BEACH

Permit issuance does not relieve you from the responsibility for obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work. Please note that 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 one million gallons of water per day or more, or an average of 100,000 gallons per day or more over a year, and any discharge is to be off-site, you must apply for and obtain a Consumptive Use Permit (40C-2) from the District prior to starting the dewatering. Please contact the District if you need additional information or application materials.

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part thereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation, and if this office can be of any further assistance to you, please do not hesitate to contact us.

By:



David Dewey
Service Center Director-Maitland

Department of Regulatory Services

Enclosures: As-built Certification Form
Exhibit A

cc: District Permit File

Consultant: Christopher Germana
Germana Engineering & Assoc
1295 W Hwy 50 Ste B
Clermont, FL 34711

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 42-069-129131-1
One HC Lady Lake
DATED NOVEMBER 14, 2011

1. This permit for construction will expire five years from the date of issuance unless otherwise specified by a special condition of the permit.
2. Permittee must obtain a permit from the District prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.
3. Before any offsite discharge from the stormwater management system occurs, the retention and detention storage must be excavated to rough grade prior to building construction or placement of impervious surface within the area served by those systems. 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.
4. The permittee must maintain a copy of this permit complete with all conditions, attachments, exhibits, and permit modification in good condition at the construction site. The complete permit must be available for review upon request by District representatives. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
5. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall be considered a violation of this permit.
6. District authorized staff, upon proper identification, must be granted permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.
7. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are hereby incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specification in chapter 6 of the Florida Land Development Manual: A guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
8. If the permitted system was designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(13) (As built Certification By a Registered Professional), signed and sealed by an appropriated professional registered in the State of Florida, and two (2) sets of "As Built" drawings when a) required by a special condition of this permit, b) the professional uses "As Built" drawings to support the As Built

Certification, or c) when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.

9. If the permitted system was not designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(14) (As built Certification), signed by the permittee and two (2) sets of "As Built" drawings when required by a special condition of this permit, or when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
10. 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 before the construction activity in that portion of the site has temporarily or permanently ceased.
11. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the Changes prior to implementation so that a determination can be made whether a permit modification is required.
12. Within thirty (30) days after sale or conveyance of the permitted stormwater management system or the real property on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of the permit shall be in accordance with the provisions of section 40C-612, F.A.C. All terms and conditions of this permit shall be binding upon the transferee. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
13. The stormwater management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure. The system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the stormwater management system to a local government or other responsible entity.
14. The operation phase of the permit shall not become effective until the permittee has submitted the appropriate As-Built Certification Form, the District determines that the system complies with the permitted plans, and the entity approved by the District in accordance with section 40C-42.027, F.A.C., accepts responsibility for operation and maintenance of the system. The permit cannot be transferred to such an approved, responsible operation and maintenance entity until the requirements of section 40C-42.028, F.A.C., are met, and the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District in accordance with section 40C-42.028, F.A.C., the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to subsection 40C-42.028 (4) F.A.C., the permittee shall be liable for compliance with the terms of the permit.
15. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity, Failure to submit the

appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.

16. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40C-42.028, F.A.C.
17. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
18. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
19. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.
23. The proposed stormwater management system shall be constructed and operated in accordance with the plans received by the District on October 17, 2011 and amended Sheets C9 and C16, received by the District on November 11, 2011.
24. The retention system design is based on an assumed impervious area of 11.38 acres of which 3.96 acres is for future development. An appropriate Environmental Resource Permit modification will be required from the District prior to the construction of future facilities.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within twenty-six (26) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of intended District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 5 below. Mediation pursuant to Section 120.573, Florida Statutes, is not available.
2. If the District takes action that substantially differs from the notice of intended District decision, a person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District, but this request for administrative hearing shall only address the substantial deviation. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) at the office of the District Clerk at the mail/street address or email address described in paragraph no. 1 above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of final District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of final District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. Mediation pursuant to Section 120.573, Florida Statutes, is not available.
3. A person whose substantial interests are or may be affected has the right to a formal administrative hearing pursuant to Sections 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must also comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.
4. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

5. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
8. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A District action is considered rendered, as referred to in paragraph no. 8 above, after it is signed on behalf of the District, and is filed by the District Clerk.
10. Failure to observe the relevant time frames for filing a petition for judicial review as described in paragraph no. 8 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S.
Mail to:

One HC Lady Lake
350 S Main St Ste 308
Doylestown, PA 18901

At 4:00 p.m. this 14th day of November, 2011.



Division of Regulatory Support
Victor Castro, Division Director

St. Johns River Water Management District
Post Office Box 1429
Palatka, FL 32178-1429
(386) 329-4570
Permit Number: 42-069-129131-1



1120 W. Minneola Avenue
Clermont, Florida 34711
Phone: 352-242-9329
Certificate of Authorization # 29279

Memorandum

Date: July 1, 2015

To: Town of Lady Lake

From: Christopher Germana, PE (FL)

RE: LL Lumen Park - Landscape Waiver Request

We are requesting a waiver from the Class A Landscape Buffer requirement that is described in the Town of Lady Lake Land Development Code, Chapter 10, Section 10-3).b).B.1). The code calls for the property to contain a Class A Buffer, which is ten feet minimum width with two (2) canopy trees, three (3) understory trees, and a continuous hedge.

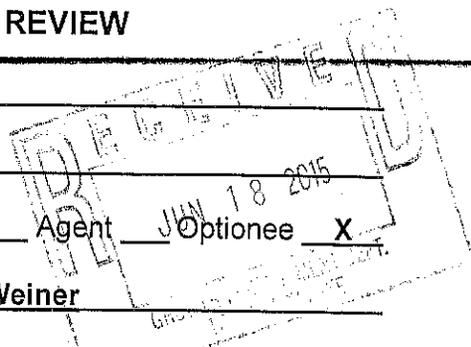
LL Lumen Park is utilizing sustainable design methods with regards to the building and site which require the preservation of the existing natural vegetation. The project is currently under ordinance to provide a natural landscape buffer between 50 & 75 feet at the sides and rear of the project which exceeds the current landscape buffer requirements. The existing vegetation is more mature, well established and denser, making it more desirable for adjacent land owners and the parcel owner. The utilization of this unique established buffer also reduces the need for irrigation.

The buffer includes mature deciduous and conifer trees among other native understory vegetation and will be placed in a 75' width conservation easement along the west and east boundary and 50' width conservation along the north boundary. The south boundary along CR 466 will utilize existing trees and proposed trees, shrubs, and understory trees to provide the buffer in addition to the parking spaces placed approximately 110 feet from the R/W line. In addition, the ordinance requires a continuous fence to be maintained along the north, west, and east boundary for which this existing vegetation will screen. The project will have added landscaping where clearing has occurred meeting the standard requirements for the landscaping of those areas.

With the provided conservation easement widths, existing mature trees remaining of various heights, and continuous fence provided, we believe this approach provides a greater buffer screening that exceeds the requirements of the required Class A landscape buffer. We formally request a waiver from the specific requirements of the Class A buffer as defined in the Town of Lady Lake Land Development Code, Chapter 10, Section 10-3).b).B.1).

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

1. Applicant's Name: _____
Telephone/Email: _____
Applicant is: Owner ___ Developer ___ Lessee ___ Agent ___ Optionee



2. Owner's Name: LL-Lumen Park, LLC – Clifford Weiner
Address: 1717 Main Street, Suite 3900, Dallas Texas, 75201
Telephone/Email: _____

3. Engineer's Name: Germana Engineering and Associates, LLC- Christopher Germana
Address: 1120 W. Minneola Avenue, Clermont, FL 34711
Telephone/Email: 352-242-9329/ cgermana@germanaengineering.com
Reg. Number: FL PE # 61682

4. Architect's Name: Outside-In Architecture, LLC- Darren Azdell
Address: 1345 Virginia Lee Circle, Brooksville, FL 34602
Telephone/Email: 813-400-2399 / darren@oiarchitecture.com
Registration Number: AR94142

5. Landscape Architect: _____
Address: _____
Telephone/Email: _____
Registration Number: _____

6. Project Name: Lumen Pak at Lady Lake
Physical Location/Address: _____

11. The property is located in the vicinity of the following streets:
CR 466, east of the Sumter County Line

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 1,306,800 Square Feet 30.0 Acres
9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

FROM SW COR OF SEC RUN E ALONG SEC LINE 1345.65 FT, N 40 FT TO N R/W OF SR 466 & POB, CONT N 1288 FT TO S LINE OF ORANGE BLOSSOM HILLS SOUTH, UNITS NO 1 & 2, E'LY ALONG SAIDS LINE 338.5 FT, S 1288.28 FT TO N R/W OF SR 466, W'LY ALONG N R/W 338.5 FT TO POB ORB 859 PG 198

10. The property is currently zoned: Planned Commercial

11. Briefly describe the proposed project: Assisted Living Facility

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

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

Approved Council Approval on the property 2011/2012

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

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

General Information

- X a. Name of project.
- X b. General statement of intended use of site.
- X c. Legal description of the property and size of parcel in acres or square feet. (Also refer to provided Boundary Survey)
- X d. Name and address of owner.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 3

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

Building and Structure

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

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 4

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

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

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

Drainage and Stormwater

- a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD. – PROVIDED IN SJRWMD ISSUED FOR THE PROPERTY
- b. Size, material and location of stormwater structures and pipes.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 5

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

Proposed Water, Sewer and Solid Waste Facilities

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

Landscaping

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

Environmental Protection

- X a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.
- X b. Conservation easements per the requirements.
- X c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

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

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

Page 6

- b. Drainage calculations as required in the Stormwater Management chapter. - PROVIDED IN SJRWMD ISSUED FOR THE PROPERTY
- c. Fire flow calculations, if applicable.
- d. Lift station calculations, where required.
- e. Copy of HRS permit, where required.
- f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.
- g. Environmental assessment per the requirements, if applicable. (Provided under a separate cover)
- h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.


Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

<u>Office Use:</u>	
Date Application Received: <u>06-18-2015</u>	Received by: <u>Thad Carroll</u>
<u>Fees Paid:</u>	
Site Development Plan - Minor	_____
Site Development Plan - Major up to 100,000 sq. ft.	_____
Site Development Plan - Major 100,001 sq. ft. and up	<u>\$4400.00</u>
	<u>Commercial Design \$1,275.00</u>

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

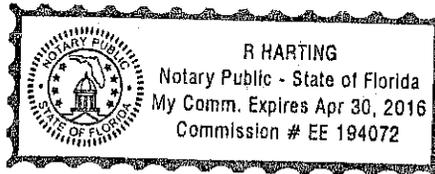
Before me, the undersigned authority personally appeared
CHRISTOPHER GERMANA, who being by me first duly sworn on oath, deposes and
says:

- (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:
SITE PLAN SUBMITTAL
- (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 6 day of June,
2015, by Christopher Germana, who is personally known to me or who has produced
FL DL as identification and who did (did not) take an oath.


Notary Public



PROPERTY RECORD CARD

General Information

Owner Name:	CRIBBO HOLDINGS LLC	Alternate Key:	1739861
Mailing Address:	101 W BEVE CT MORRISVILLE, NC 27560 <i>Hide this Mailing Address</i>	Parcel Number:	18-18-24-00030001800
Property Location:	COUNTY ROAD 488 LADY LAKE PL 32159 <i>Map to Property Location</i>	Milling Group and City:	00LL (Lady Lake)
Property Description:	FROM SW COR OF SW 1/4 RUN S 89-51-17 E ALONG CENTERLINE OF CR 488 A DIST. CT 1069.55 FT, N 0-08-43 E 40 FT TO A POINT ON N RAW LINE OF CR 488 FOR POB, CONT N 0-08-43 E 2.75 FT, S 89-51-17 E 32.85 FT, S 0-04-08 W 2.75 FT TO A POINT ON SAID N RAW LINE OF CR 488, N 88-61-17 W ALONG SAID N RAW LINE 32.58 FT TO POB ORB 1605 PG 1272 ORB 1899 PG 2363	Total Millage Rate:	18.04870
		Trash/Recycling/Water/Info:	<i>My Public Services Map</i>
		Property Name:	<i>Submit Property Name</i>
		School Locator:	<i>Find and Bus Map</i>

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		65.9	SF	\$0.00	\$588.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	QU	Var./Imp.	Sale Price
707 / 359	1/1/1990	M	U	V	\$1.00
1385 / 1281	5/1/1995	WD	U	I	\$0.00
1804 / 1272	4/30/1998	WD	U	I	\$220,000.00
1809 / 2383	7/10/2000	CC	U	I	\$0.00
2388 / 242	7/30/2003	WD	Q	I	\$370,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$596	\$596	\$596	5.93550	\$3.05
LAKE COUNTY MSTU AMBULANCE	\$596	\$596	\$596	0.46290	\$0.28
LAKE COUNTY MSTU FIRE	\$596	\$596	\$596	0.47040	\$0.27
SCHOOL BOARD STATE	\$596	\$596	\$596	5.74900	\$3.25
SCHOOL BOARD LOCAL	\$596	\$596	\$596	1.90000	\$0.85
TOWN OF LADY LAKE	\$596	\$596	\$596	3.73000	\$2.12
ST. JOHN'S RIVER FL WATER MGMT DIST	\$596	\$596	\$596	0.31640	\$0.18
LAKE COUNTY VOTED DEBT SERVICE	\$596	\$596	\$596	0.18000	\$0.09
LAKE COUNTY WATER AUTHORITY	\$596	\$596	\$596	0.25840	\$0.14
NORTH LAKE HOSPITAL DIST	\$596	\$596	\$596	1.00000	\$0.57
				Total: 18.0487	Total: \$10.78

Exemptions Information

This property is benefiting from the following exemptions with a checkmark

First Homestead Exemption (up to \$25,000)	<input checked="" type="checkbox"/>	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	<input type="checkbox"/>	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<input type="checkbox"/>	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<input type="checkbox"/>	Learn More	View the Law
Limited Income Senior 25-Year Residency (county millage only - exemption amount varies)	<input type="checkbox"/>	Learn More	View the Law
Widow/Widower Exemption (up to \$500)	<input type="checkbox"/>	Learn More	View the Law
Blind Exemption (up to \$500)	<input type="checkbox"/>	Learn More	View the Law
Disability Exemption (up to \$500)	<input type="checkbox"/>	Learn More	View the Law
Total Disability Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	<input type="checkbox"/>	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Conservation Exemption (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	<input type="checkbox"/>	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<input type="checkbox"/>	Learn More	View the Law
Government Exemption (amount varies)	<input type="checkbox"/>	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 benefiting from the following assessment reductions with a checkmark

Save Our Homes Assessment Limitation (3% assessed value cap)	<input checked="" type="checkbox"/>	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	<input type="checkbox"/>	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	<input type="checkbox"/>	Learn More	View the Law
Conservation Classification Assessment Limitation	<input type="checkbox"/>	Learn More	View the Law
Agricultural Classification	<input type="checkbox"/>	Learn More	View the Law

Assessment Reduction Savings

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

PROPERTY RECORD CARD

General Information

Owner Name:	LL LUMEN PARK LLC	Alternate Key:	2563842
Mailing Address:	1717 MAIN ST STE 9000 DALLAS, TX 75201 Update Mailing Address	Parcel Number:	18-18-24-00030002100
		Millage Group and City:	DOLL (Lady Lake)
		Total Millage Rate:	18.04870
		Trash/Recycling/Water/Info:	View Public Services Area
Property Location:	LADY LAKE FL 32169 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	FROM SW COR OF SEC RUN ELY ALONG SEC LINE 1345.05 FT, N 0-23-52 W 40 FT TO N RW OF SR 489 & POB. CONT N 0-23-52 W 1288 FT TO S LINE OF ORANGE BLOSSOM HILLS SOUTH UNIT NO 1 & NO 2, ELY ALONG SAID S LINE 338.5 FT, S 0-23-52 E 1288.28 FT TO N RW OF SR 489, WLY ALONG N RW 338.5 FT TO POB ORB 4804 PG 1789		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		10	AC	\$0.00	\$700,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

D.R. Book / Page	Sale Date	Instrument	QU	Vac/Imp.	Sale Price
741 / 398	12/1/1981	WD	Q	V	\$30,000.00
808 / 1415	5/1/1984	WD	Q	V	\$32,500.00
818 / 1098	8/1/1984	QC	U	V	\$1.00
839 / 138	11/1/1985	WD	Q	V	\$12,900.00
4604 / 1752	3/26/2015	QC	U	V	\$100.00
4604 / 1759	3/26/2015	WD	Q	V	\$1,133,300.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCO GENERAL FUND	\$700,000	\$532,400	\$532,400	6.38650	\$2,867.20
LAKE COUNTY MSTU AMBULANCE	\$700,000	\$532,400	\$532,400	0.48290	\$246.45
LAKE COUNTY MSTU FIRE	\$700,000	\$532,400	\$532,400	0.47640	\$250.44
SCHOOL BOARD STATE	\$700,000	\$700,000	\$700,000	5.74800	\$4,022.20
SCHOOL BOARD LOCAL	\$700,000	\$700,000	\$700,000	1.50000	\$1,050.00
TOWN OF LADY LAKE	\$700,000	\$532,400	\$532,400	3.75000	\$1,988.50
ST JOHNS RIVER FL WATER MGMT DIST	\$700,000	\$532,400	\$532,400	0.31940	\$168.45
LAKE COUNTY VOTED DEBT SERVICE	\$700,000	\$532,400	\$532,400	0.16000	\$85.18
LAKE COUNTY WATER AUTHORITY	\$700,000	\$532,400	\$532,400	0.25540	\$135.97
NORTH LAKE HOSPITAL DIST	\$700,000	\$532,400	\$532,400	1.00000	\$532.40
Total:				18.04870	\$11,354.85

Exemptions Information

This property is benefiting from the following exemptions with a checkmark

<input type="checkbox"/> First Homestead Exemption (up to \$25,000)	Learn More	View the Law
<input type="checkbox"/> Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
<input type="checkbox"/> Limited Income Senior Exemption (applied to county millage - up to \$60,000)	Learn More	View the Law
<input type="checkbox"/> Limited Income Senior Exemption (applied to city millage - up to \$25,000) <input checked="" type="checkbox"/>	Learn More	View the Law
<input type="checkbox"/> Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	Learn More	View the Law
<input type="checkbox"/> Widow / Widower Exemption (up to \$600)	Learn More	View the Law
<input type="checkbox"/> Blind Exemption (up to \$600)	Learn More	View the Law
<input type="checkbox"/> Disability Exemption (up to \$600)	Learn More	View the Law
<input type="checkbox"/> Total Disability Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Veteran's Disability Exemption (\$5000)	Learn More	View the Law
<input type="checkbox"/> Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Conservation Exemption (amount varies)	Learn More	View the Law
<input type="checkbox"/> Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
<input type="checkbox"/> Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
<input type="checkbox"/> 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 benefiting from the following assessment reductions with a checkmark

<input type="checkbox"/> Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
<input type="checkbox"/> Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
<input checked="" type="checkbox"/> Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
<input type="checkbox"/> Conservation Classification Assessment Limitation	Learn More	View the Law
<input type="checkbox"/> Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a above are providing a tax dollar savings of: \$1,977.80

PROPERTY RECORD CARD

General Information

Owner Name:	CRISBO HOLDINGS LLC	Alternate Key:	2543370
Mailing Address:	101 W BEVE CT MORRISVILLE, NC 27600 Update Mailing Address	Parcel Number:	18-16-24-000300002600
		Milling Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
Property Location:	1175 HIGHWAY 468 LADY LAKE FL 32160 Update Property Location	Trash/Recycling/Water/info:	View Public Services Map
		Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	FROM SW COR OF SW 1/4 RUN S 89-51-17 E ALONG CENTERLINE OF CR 466 A DIST OF 1156.85 FT, N 0-08-43 E 40 FT TO A POINT ON SAID N RAW LINE OF CR 466 & POB, CONT N 0-08-43 E 2.76 FT, S 89-51-17 E 40.76 FT, S 0-08-43 W 2.75 FT TO A POINT ON SAID N RAW LINE OF CR 466, N 89-51-17 W ALONG SAID N RAW LINE 40.76 FT TO POB ORB 2501 PG 1199		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		112.09	SF	\$0.00	\$785.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

C.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
730 / 2383	7/1/1981	WD	Q	V	\$24,000.00
939 / 2177	1/1/1987	WD	U	V	\$1.00
2484 / 878	4/7/2003	WD	Q	V	\$203,000.00
2501 / 1199	2/4/2004	WD	Q	V	\$600,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$785	\$785	\$785	5.38569	\$4.23
LAKE COUNTY MSTU AMBULANCE	\$785	\$785	\$785	0.46290	\$0.36
LAKE COUNTY MSTU FIRE	\$785	\$785	\$785	0.47940	\$0.37
SCHOOL BOARD STATE	\$785	\$785	\$785	5.74800	\$4.61
SCHOOL BOARD LOCAL	\$785	\$785	\$785	1.50000	\$1.18
TOWN OF LADY LAKE	\$785	\$785	\$785	3.75000	\$2.94
ST JOHNS RIVER FL WATER MGMT DIST	\$785	\$785	\$785	0.31640	\$0.25
LAKE COUNTY VOTED DEBT SERVICE	\$785	\$785	\$785	0.16000	\$0.13
LAKE COUNTY WATER AUTHORITY	\$785	\$785	\$785	0.26640	\$0.20
NORTH LAKE HOSPITAL DIST	\$785	\$785	\$785	1.00000	\$0.79
				Total: 19.0467	Total: \$14.96

Exemptions Information

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

First Homestead Exemption (up to \$25,000)	<input checked="" type="checkbox"/>	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	<input type="checkbox"/>	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<input type="checkbox"/>	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<input type="checkbox"/>	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<input type="checkbox"/>	View the Law
Widow / Widower Exemption (up to \$500)	<input type="checkbox"/>	View the Law
Blind Exemption (up to \$500)	<input type="checkbox"/>	View the Law
Disability Exemption (up to \$500)	<input type="checkbox"/>	View the Law
Total Disability Exemption (amount varies)	<input type="checkbox"/>	View the Law
Veteran's Disability Exemption (\$5000)	<input type="checkbox"/>	View the Law
Veteran's Total Disability Exemption (amount varies)	<input type="checkbox"/>	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	<input type="checkbox"/>	View the Law
Deployed Servicemember Exemption (amount varies)	<input type="checkbox"/>	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	<input type="checkbox"/>	View the Law
Conservation Exemption (amount varies)	<input type="checkbox"/>	View the Law
Tangible Personal Property Exemption (up to \$25,000)	<input type="checkbox"/>	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<input type="checkbox"/>	View the Law
Government Exemption (amount varies)	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	View the Law
Save Our Homes Assessment Transfer (Portability)	<input type="checkbox"/>	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	<input type="checkbox"/>	View the Law
Conservation Classification Assessment Limitation	<input type="checkbox"/>	View the Law
Agricultural Classification	<input type="checkbox"/>	View the Law

Assessment Reduction Savings

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

ORDINANCE NO. 2011-28

AN ORDINANCE OF THE TOWN OF LADY LAKE AMENDING ORDINANCE NO. 2008-21 PROVIDING FOR CHANGES TO THE PLANNED COMMERCIAL "CP" ZONING CLASSIFICATION AND AMENDING TERMS WITHIN THE MEMORANDUM OF AGREEMENT (MOA) FOR CERTAIN PROPERTY BEING 30 +/- ACRES OWNED BY RHYS ALLEN COBB & CRISBO HOLDINGS, LLC, REFERENCED BY ALTERNATE KEY NUMBERS 2563842, 2543370, 1739861, LOCATED ON COUNTY ROAD 466 APPROXIMATELY 1,000 FEET EAST OF THE SUMTER COUNTY LINE, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; 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.

WHEREAS, the Town Commission of the Town of Lady Lake, through Ordinance No. 2006-41 and subsequent Ordinance No. 2008-21, approved, at a duly noticed meeting, redesignation of said property owned by Rhys Allen Cobb and Crisbo Holdings, LLC, and approved and entered into a Memorandum of Agreement establishing certain permitted uses under the "CP" zoning. The Town of Lady Lake and Rhys Allen Cobb and Crisbo Holdings, LLC, desire to amend the Memorandum of Agreement and the "CP" zoning to include additional terms within the Memorandum of Agreement.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida.

TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159



INSTRUMENT #2011124629
OR BK 4109 PG 746 - 760 (15 PGS)
DATE: 12/28/2011 2:23:33 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$129.00

Section 1 Amendment for Additional Terms.

Based upon the petition of certain landowners of property, which is located in the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made that the Memorandum of Agreement Exhibit "B" be amended to incorporate new terms, these terms being graphically depicted on the Bubble Plan Exhibit "C" and Track Plan Exhibit "D". 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.

Section 2 Effect

Except as modified by this Ordinance and the Amended Memorandum of Agreement attached hereto as Exhibit "B," and shown on the Bubble Plan Exhibit "C" all other terms, conditions, and obligations between the parties as set forth in the Memorandum of Agreement and Ordinance No. 2008-21 and Ordinance No. 2006-41 remain in full force and effect.

Section 3 Conflict

To the extent that the terms of this Ordinance or the terms of the attached Memorandum of Agreement conflict with the terms of Ordinance No. 2008-21 and Ordinance No. 2006-41, and their respective Memorandum of Agreements, the terms of this Ordinance and the attached Memorandum of Agreement shall control.

Section 4 Severability

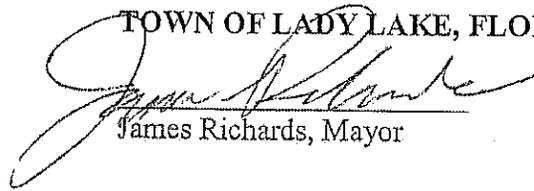
If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent 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 5 Effective Date

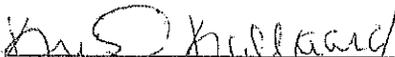
This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this 19th day of December, 2011.

TOWN OF LADY LAKE, FLORIDA

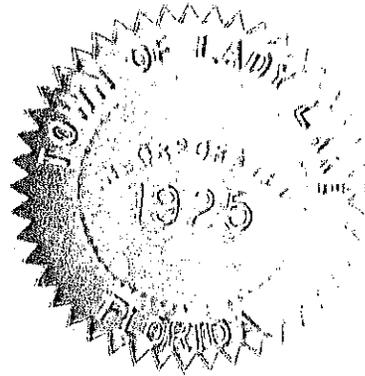

James Richards, Mayor

ATTEST:


Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:


Derek Schroth, Town Attorney



Passed on First Reading 12-05-11

Passed on Second and Final Reading 12-19-11

EXHIBIT "A"
Legal Descriptions and Map

Parcel: 18-18-24-00300002000 (Crisbo Holdings, LLC)

FROM SW COR OF SW 1/2 RUN E'LY ALONG SECTION LINE 1007.15 FT, N 40 FT TO N R/W OF SR 466 & POB, CONT N 1288 FT MORE OR LESS TO S LINE OF ORANGE BLOSSOM HILLS SOUTH UNIT 2 & PT HEREBY DESIGNATED PT A, RETURN TO POB, RUN E'LY ALONG N R/W LINE OF SR 466 A DIST OF 338.5 FT, N 1288 FT MORE OR LESS TO S LINE OF ORANGE BLOSSOM HILLS SOUTH UNIT 2, W'LY TO PT A, ORB 2501 PG 1199

Parcel: 18-18-24-00300001500 (Crisbo Holdings, LLC)

FROM S 1/4 COR RUN W'LY ALONG S LINE OF SW 1/4 726.20 FT, N ODEG 23MIN 52SEC W 40 FT TO N R/W OF SR 466 & POB, RUN W'LY ALONG N R/W LINE 338.50 FT, N ODEG 23MIN 52SEC W 1288.28 FT TO S LINE BLK 15 ORANGE BLOSSOM HILLS SOUTH, UNIT 2, E'LY ALONG LINE 338.50 FT TO PT N ODEG 23MIN 52SEC W TO POB, S ODEG 23MIN 52SEC E 1288.10 FT TO POB ORB 1605 PG 1272, ORB 1869 PG 2363

Parcel: 18-18-24-00300002100 (Rhys Allan Cobb)

FROM SW COR OF SEC RUN E'LY ALONG SEC LINE 1345.65 FT, N 40 FT TO N R/W OF SR 466 & POB, CONT N 1288 FT TO S LINE OF ORANGE BLOSSOM HILLS SOUTH, UNITS NO 1 & 2, E'LY ALONG SAID S LINE 338.5 FT, S 1288.28 FT TO N R/W OF SR 466, W'LY N R/W 338.5 FT TO POB ORB 859 PG 198

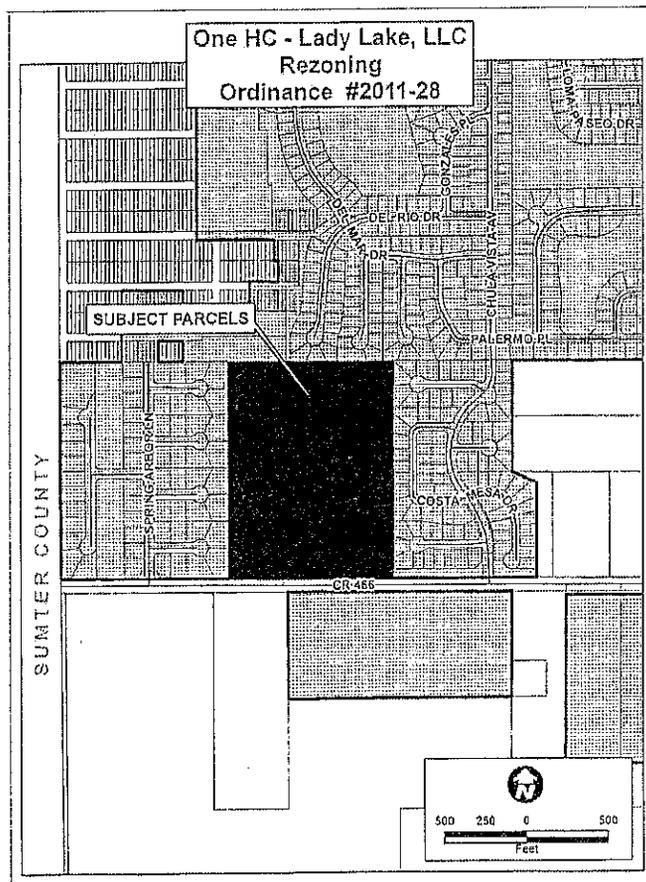


EXHIBIT "B"

MEMORANDUM OF AGREEMENT
BETWEEN THE TOWN OF LADY LAKE AND
CRISBO HOLDINGS, LLC AND RHYS ALLAN COBB

This MEMORANDUM OF AGREEMENT ("Agreement") dated this 14th day of December, 2011, between the Town of Lady Lake, Florida, a Florida municipal corporation (the "Town"), and CRISBO HOLDINGS, LLC, a Florida limited liability company ("Crisbo") and RHYS ALLAN COBB, individually, and/or his successors or assigns ("Cobb"), (collectively "the Owners").

RECITALS

1. CRISBO is the fee simple owner of the real property located in the Town of Lady Lake, Florida, consisting of twenty (20+/-) acres on the north side of County Road 466 more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Crisbo Property"); and
2. COBB is the fee simple owner of the real property located in the Town of Lady Lake consisting of ten (10+/-) acres on the north side of County Road 466 more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Cobb Property"); and
3. The Owners are requesting a modification to the existing CP "Planned Commercial" zoning classification ("CP Zoning") previously agreed upon in that certain Memorandum of Agreement dated September 25, 2008, consistent with the Lady Lake Comprehensive Plan and Land Development Code; and
4. The Owners wish to modify the current CP Zoning for both the Crisbo Property and the Cobb Property (collectively "the Property") to allow for up to 415 Independent Living, Assisted Living Facility, and/or Skilled Nursing Facility units ("Units"), as more specifically set forth hereinafter, all as allowed in the Lady Lake Development Code.
5. At this time, the Owners agree 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 Town, Crisbo and Cobb agree to the following terms and conditions as part of the CP Zoning for the Property:

1. The Owners agree to develop the property in four phases as depicted on the sketch Concept Plan (the "Concept Plan") attached as Exhibit "C" under the CP Zoning to allow uses including:

- I. Phase I (as depicted on the Concept Plan attached as Exhibit "C") – one hundred twenty (120) Independent Living and/or Assisted Living Facility Units to be located upon Tract "A" (as depicted on the sketch Tract Plan (the "Tract Plan") attached as Exhibit "D");
 - II. Phase II (as depicted on the Concept Plan attached as Exhibit "C") ninety-five (95) Assisted Living and/or Skilled Nursing Facility Units to be located upon Tract "D" (as depicted on the Tract Plan attached as Exhibit "D");
 - III. Phase III (as depicted on the Concept Plan attached as Exhibit "C") Expansion to Phase I and Phase II for up to one hundred eighty-five (185) additional Independent Living and/or Assisted Living Facility Units, to be located upon Tract "A" and Tract "D" (as depicted on the Tract Plan attached as Exhibit "D");
 - IV. 35,000 square foot medical office, bank or complimentary retail uses to be located upon Tract "B" and Tract "C" (as depicted on the Tract Plan attached as Exhibit "D");
 - V. Phase IV (as depicted on the Concept Plan attached as Exhibit "C") fifteen (15) villa type Assisted Living Facility Units, to be located upon Tract "G" (as depicted on the Tract Plan attached as Exhibit "D");
 - VI. Total units on the Property shall not exceed four hundred fifteen (415) Units. Villa style Assisted Living Facility Units may exceed fifteen (15) provided there is a Unit for Unit reduction in Assisted Living Facility Units in the Phase I and Phase II buildings to be located upon the Tract "A", Tract "D", or Tract "G" buildings or expansions to such buildings. Total villa style Assisted Living Facility Units shall not exceed fifty (50) Units.
2. The Owners agree to develop the Property in compliance with all requirements of the Town of Lady Lake Land Development Code (as amended) pertaining to commercial development of real property.
 3. The Owners agree to enter into a Water and Sewer Utilities Agreement with the Town of Lady Lake for the provision of central water and sewer services to the Property and the Owners shall be responsible for the construction at their expense for all improvements necessary to extend the lines and to connect all water and sewer improvements required in order to accommodate the development of the Property.
 4. The proposed multi-unit Assisted Living Facility and Independent Living Facility shall be located upon Tract "A" at the interior location in the center area thereof as approximately depicted on the Concept Plan attached as

Exhibit "C", and shall not exceed three stories and thirty-five feet in height to the roof level. Parapets and accent elements may extend beyond the thirty-five foot level for the purpose of ornamentation and screening of roof top equipment. Single story villa Assisted Living Facility Units shall surround the multi-unit facility.

5. A setback PVC fence shall be constructed by Owners at the location depicted on the Concept Plan and the Tract Plan, which shall be eight feet in height.
6. The Owners shall impose restrictive covenants running with the land that prohibit twenty-four (24) hour service commercial uses within Tract "B", provided however that automatic teller machines located within a banking institution shall be allowed to operate on a twenty-four (24) hours per day basis.
7. The Owners may construct two-story commercial structures on Tract "D". The Owners shall only permit single story commercial construction on Tract "B" and "C".
8. The setback PVC fence to be located upon the northern boundary of the Property shall be eight feet in height. The Owners shall construct the setback PVC fence upon the time of initial site construction.
9. The Owners shall create a seventy-five foot (75') setback buffer zone (hereinafter "Buffer Zone") for that portion of the northern boundary line of the Property not included in Tract "E" (as depicted on the Tract Plan attached as Exhibit "D") of seventy feet (70') from the northern boundary line of the Property and five feet (5') from the setback PVC fence. The Owners shall create a continuous, seventy five foot (75') setback Buffer Zone on the western boundary line of the Property five feet (5') from the boundary line and seventy feet (70') from the setback PVC fence. The Owners shall create a twenty-five foot (25') setback Buffer Zone on the eastern boundary line of the Property twenty feet (20') from the boundary line and five feet (5') from the PVC fence.
10. The Owners shall ensure adequate trees, minimum of twenty feet (20') in height, are retained or are planted within the Buffer Zone on both sides of the setback PVC fence.
11. The Owners shall impose a restrictive covenant running with the land prohibiting building construction or use of the Buffer Zone for any reason other than lawn, landscape, utilities drainage and/or retention of stormwater or PVC fence maintenance.
12. The Owners agree to convey, under special warranty deeds with conservation restrictions (individually, the "Deed" and collectively the "Deeds"), the easterly fifty feet (50') of the Property and that portion of the northerly fifty

feet (50') of the Property depicted as Tract "E" on the sketch attached as Exhibit "D" (the "Conservation Tract"), to the homeowners adjacent to the eastern boundary line of the Property (individually, the "Adjacent Eastern Lot Owner" and collectively the "Adjacent Eastern Lot Owners") and to the homeowners adjacent to that portion of the northern boundary line of the Property depicted as Tract "E" (individually, an "Adjacent Northern Lot Owner" and collectively the "Adjacent Northern Lot Owners")(Adjacent Eastern Lot Owners and Adjacent Northern Lot Owners, when not referenced specifically, are generally referred to individually as an "Adjacent Lot Owner" and collectively as "Adjacent Lot Owners"). An Adjacent Eastern Lot Owner may take title to that portion of the Conservation Tract that begins at the western property line of the Adjacent Eastern Lot Owner and continuing along the same trajectory as the southern boundary line of the Property, extends to the western property line of the Conservation Tract (the "Eastern Conservation Lot"). An Adjacent Northern Lot Owner may take title to that portion of the Conservation Tract that begins at the southern property line of the Adjacent Northern Lot Owner and continuing along the same trajectory as the western property line of the Property, extends to the southern property line of the Conservation Tract (the "Northern Conservation Lot")(an Eastern Conservation Lot and a Northern Conservation Lot when not referenced specifically, are generally referred to as a "Conservation Lot" or collectively as the "Conservation Lots"). Each Conservation Lot shall be further memorialized by a legal description to be provided at a later date. Once provided, the legal descriptions of the Conservation Lots shall supersede the descriptive language of this provision. If any Adjacent Lot Owners have not accepted a Deed (by written notice to the Owners) prior to the 31st day of December 2011, the Owners agree to convey any remaining Conservation Lots (that have not been conveyed and accepted by an Adjacent Lot Owner) to a separately owned Florida limited liability company to be formed (the "Company"), for the benefit of holding any such remaining Conservation Lots. The Adjacent Lot Owners or the Company, as applicable, shall take title to the Conservation Lots subject to a restrictive covenant (in each such Deed) running with the land limiting the use of the Conservation Lots to conservation area purposes only as set forth by the Town. Except as restricted by the Town, nothing in any such restrictive covenant shall prohibit the use of non-permanent structures, including without limitation, gazebos, children's swing sets, and the like, or landscaping features or installed necessary utilities on any Conservation Lot. Additionally, as to those Adjacent Lot Owners who accept their Conservation Lot, the Conservation Lot shall become an appurtenance to the property and thereafter the Conservation Lot shall not be conveyed separately from the respective Adjacent Lot Owner's property. Any such later conveyance in violation of this restriction is void ab initio. Finally, the Conservation Tract (and each Conservation Lot) shall be deemed a conservation area for zoning and real property tax purposes from the date of the recording of the Deed for each such conveyance.

←
Conservation
Bank

13. The Owners shall maintain both the interior and exterior portions of the setback PVC fence.
14. 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.
15. The terms and conditions as set forth in this Memorandum of Agreement shall inure to the benefit of, 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. The terms and conditions of this Memorandum of Agreement shall constitute a covenant running with the land and under the terms, conditions and provisions hereof.
16. The Property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development permit.
17. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the Owners.
18. All applicable rules and regulations for development within the Town shall be met, including but not limited to, final site plan approval, landscaping, drainage, parking, sign regulations, and all yard setbacks and shall control over and supersede any other provisions in this Agreement.
19. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the Property only.
20. The Owners shall be responsible for the cost and installation of any required onsite and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management), with the exception of sidewalks along County Road 466. However, if the Owners elect to seek site plan approval prior to the commencement of construction improvements to County Road 466, then it shall be the responsibility of the Owners to construct the sidewalks in accordance with the specifications of the County Road 466 construction plans at the Owners expense.
21. Proposed driveways shall be constructed in accordance with the adopted Town of Lady Lake road standards as established in Chapter 15, Transportation Standards section of the Land Development Regulations. All costs associated with design, permitting, engineering, materials, construction and inspections shall be the sole cost of the Owners.

22. This Agreement may only be modified, deleted, or otherwise amended through a written document recorded in the Public Records of Lake County, executed by all owners of the Property and by an authorized representative of the Town. In order for any modification, deletion, or amendment to be effective, said authorized representative on behalf of the Town must be authorized to execute said written modification document at a public meeting by the Lady Lake Town Commission. The public must have an opportunity to be heard at said meeting and two-thirds of the residents adjacent to the Property must have approved the amendments along with a super majority vote of approval by the Lady Lake Town Commission. Minutes from said meeting, the accuracy of which must be attested to by the Town of Lady Lake Clerk, shall be recorded with said documents purporting to modify, delete, or otherwise amend this Agreement. This Agreement shall be legally binding upon any heirs, assigns and successors in title or interest.

RECORDING. This Agreement shall be recorded in the Public Records of Lake County, Florida.

DURATION. Notwithstanding the provisions herein, all development responsibilities shall be completed within ten (10) years of the effective date hereof. However, this Agreement may be extended beyond this ten (10) year period upon the mutual agreement of the parties hereto or their successors or assigns, subject to a public hearing pursuant to Chapter 163.3229, Florida Statutes.

DEFAULTS. In the event of default by any party hereunder, the non-defaulting parties shall have the right to pursue any and all remedies available to them either at law or in the equity, or otherwise.

BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the Owners and the Town, and their respective successors and assigns. The terms and conditions of this Agreement shall burden, benefit and shall run with title to the Property.

ENTIRE AGREEMENT. This Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matters addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations and statements, oral or written, are incorporated and merged into this Agreement.

NOTICES. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are actually received, whether same are personally delivered, transmitted electronically by facsimile or email (i.e., telecopier device with verification receipt capability) or sent by United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or sent by federal Express or other overnight delivery service from which a receipt may be obtained evidencing the date and time delivery was made, and addressed as follows:

Ordinance No. 2011-28

If to Town:

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

With a copy to:

Lady Lake Town Attorney
Derek Schroth, Esquire
Bowen Radson Schroth, P.A.
600 Jennings Avenue
Eustis, FL 32726

If to Owner:

Rhys Allan Cobb
61 Business Park Boulevard
Apartment 113
Columbia, SC 29203-8908

With a copy to:

McLin Burnsed P.A.
Richard P. Newman, Esquire
1000 West Main Street
P.O. Box 491357
Leesburg, FL 34749-1357
Telephone: (352) 787-1241
Facsimile: (352) 326-2608

Crisbo Holdings, LLC
c/o Donna Boyd
1304 The Preserve Trail
Chapel Hill, C 27517

With a copy to:

Gilligan, King, Gooding & Gifford, P.A.
W. James Gooding, III, Esquire
1531 SE 36 Avenue
Ocala, FL 34471
Telephone: (352) 867-7707
Facsimile: (352) 620-8884

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided.

GENERAL PROVISIONS. No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or federal banking holiday, such time for performance shall be extended to the next day that is not a Saturday, Sunday or federal banking holiday. The headings inserted at the beginning of each paragraph or subparagraph are for convenience only, and do not add to or subtract from

the meaning of the contents of such paragraph or subparagraph. This Agreement shall be interpreted under the laws of the State of Florida exclusive of choice of law rules. Venue for any action between the parties with respect to the matters addressed by this Agreement shall be Lake County, Florida.

SEVERABILITY. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or enforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law. In the event a state or federal law is enacted after the effective date hereof which is applicable to and precludes a party's compliance with the terms of this Agreement, then this Agreement shall be modified or revoked, as necessary, to comply with the relevant state or federal law.

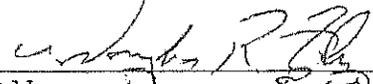
EXECUTION AND COUNTERPARTS. To facilitate execution, the parties hereto agree that this Agreement may be executed and telecopied to the other parties and that the executed telecopy shall be binding and enforceable as an original; the parties agree to fully execute three (3) originals of this Agreement. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

ASSIGNMENT. This Agreement may be assigned by RHYS ALLAN COBB or CRISBO HOLDINGS, LLC, to a subsequent owner of the Property provided such subsequent owner agrees to assume all obligations of RHYS ALLAN COBB or CRISBO HOLDINGS, LLC, hereunder.

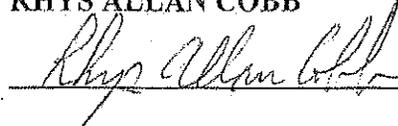
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Witnesses:

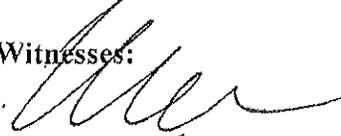

Print Name: Beverly B. Hoston


Print Name: Douglas R. Ford

RHYS ALLAN COBB

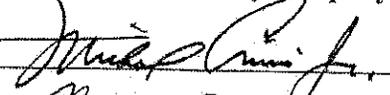


Witnesses:


Print Name: Walter A. Carney


Print Name: JENNIFER MILLER

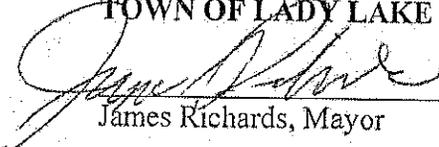
CRISBO HOLDINGS, LLC
a Florida limited liability company

By: 

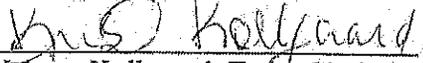
Name: Michael Crimi, Jr.

Title: Member

TOWN OF LADY LAKE


James Richards, Mayor

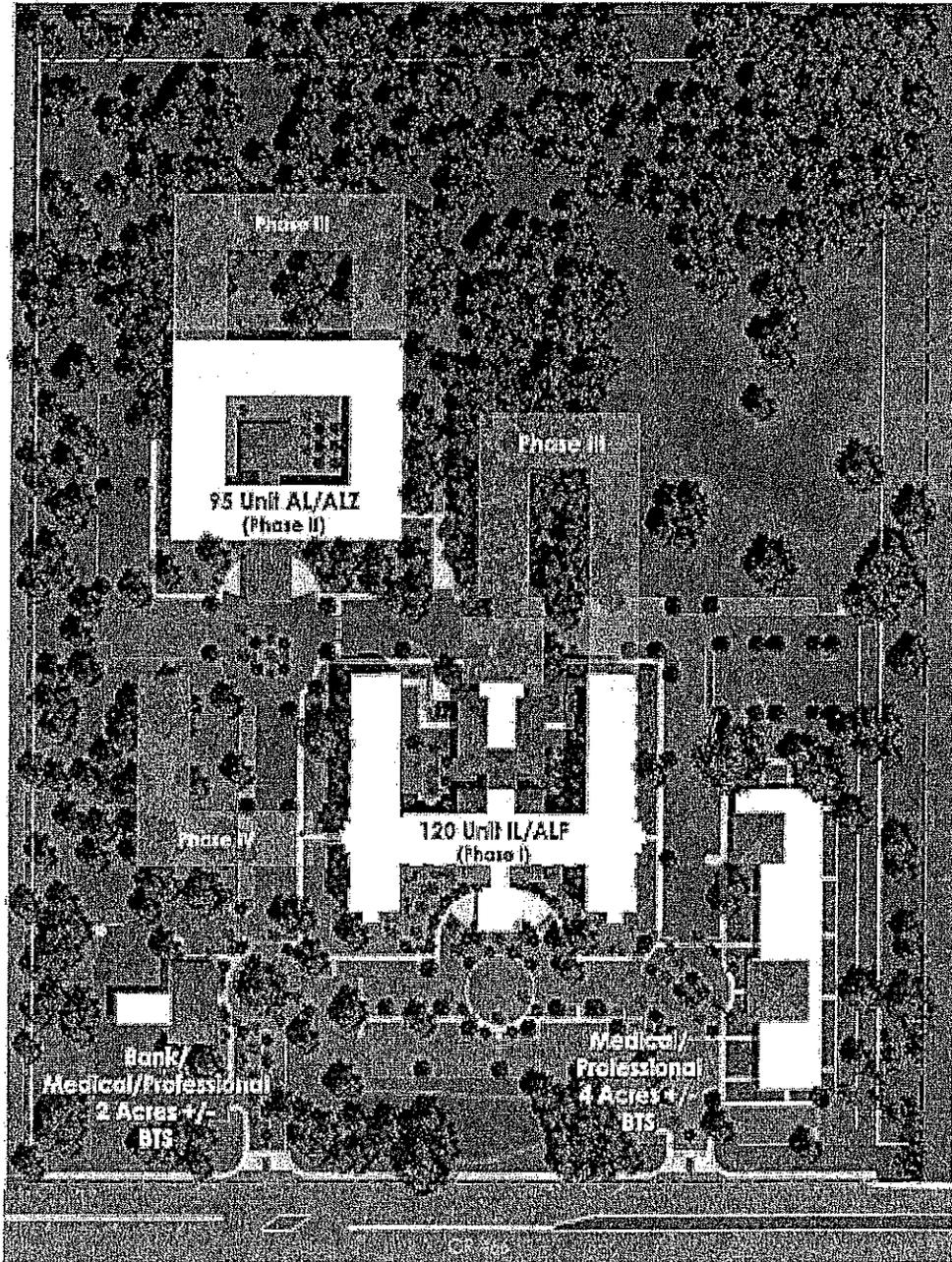
ATTEST:


Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:


Derek Schroth, Town Attorney

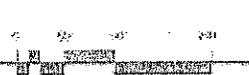
EXHIBIT "C"



outside

HEARTLAND ALF - CONCEPT PLAN
TOWN OF LADY LAKE, FL

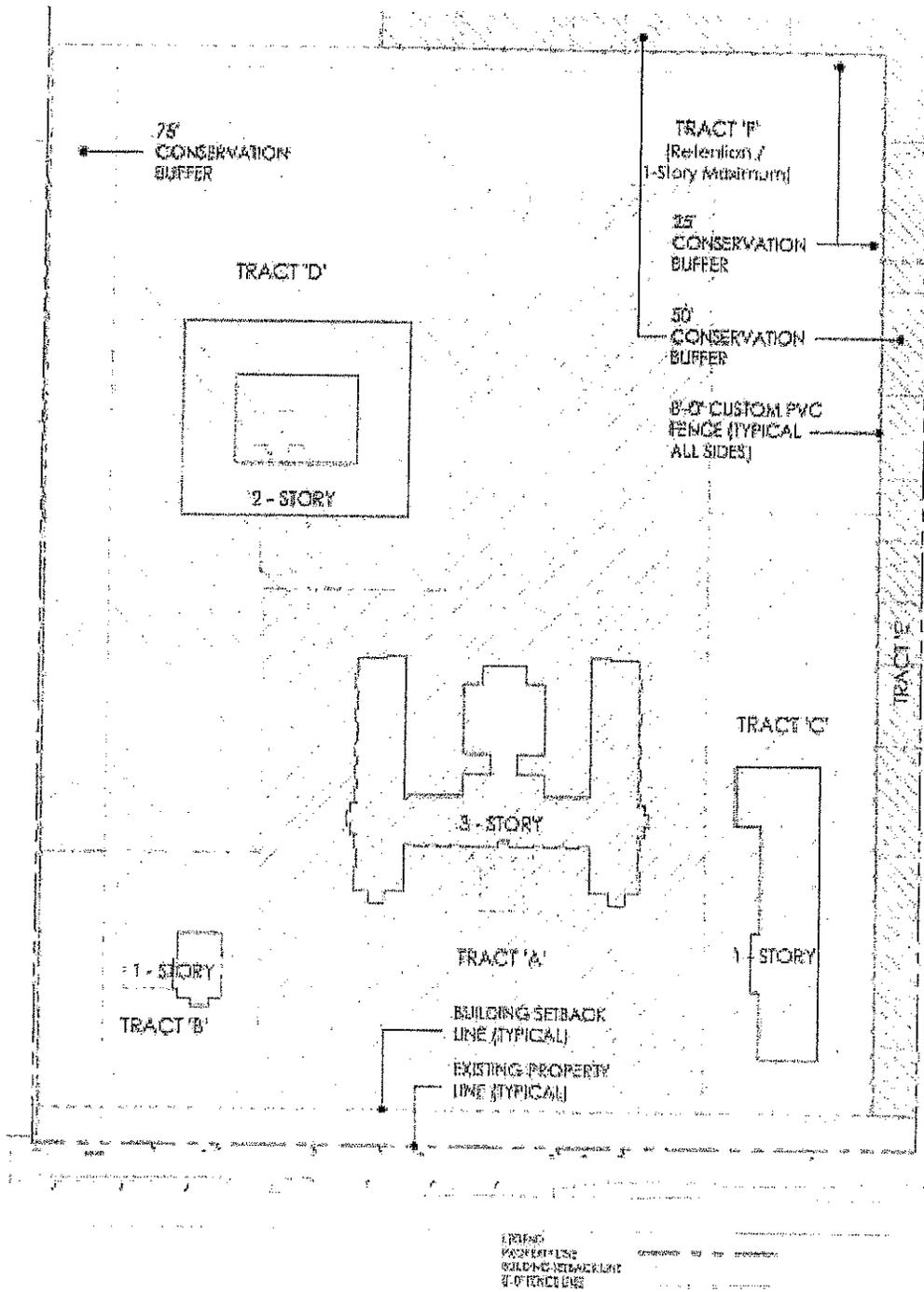
10.01.11



N

DATE

EXHIBIT "D"

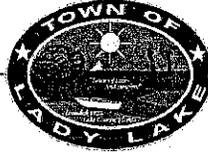


HEARTLAND II - TRACT PLAN
TOWN OF LADY LAKE, FL
OUTLINE

SCALE
BUILDING SHAPES ARE
APPROXIMATE



DATE
BY



PARKS, RECREATION, AND TREE ADVISORY COMMITTEE MEETING

REQUESTED COMMITTEE MEETING DATE: July 8, 2015

SUBJECT: Consideration of the Conceptual Landscaping Plans and Waiver Request for the Lumen Park at Lady Lake – MJSP 06/15-001. A Development proposing a 3-story 151,790-square-foot building facility providing 154 beds in 129 units, and Pool Amenity for its first phase, to be located on a 30-acre parcel, formerly known as the Crisbo Property (AKs. 2543370, 2563842, 1739861).

DEPARTMENT: GROWTH MANAGEMENT

RECOMMENDED MOTIONS:

1. Motion to forward the requested waivers to the requirements of Chapter 10, Section 10-3, b). B).1). for the East, West, North and South to the Town Commission with the Recommendation of Approval.
2. Motion to forward the requested waivers to the requirements of Chapter 10, Section 10-3, b).B).1). for the East, West, North and South to the Town Commission with the Recommendation of Denial.

Staff supports the motion to forward the requested waiver to the Town Commission with the Recommendation of Approval.

SUMMARY:

Darren Azdell of OutsideIn Architecture LLC, on behalf of LL-Lumen Park, LLC, has submitted a site plan application for 30 ± acres property located north of County Road 466, approximately 1000± feet east of the Sumter County Line, on Highway 466 within the Town of Lady Lake, for a project named Lumen Park at Lady Lake. The developer proposes a 3-story 151,790-square-foot building facility providing 154 beds in 129 units, and Pool Amenities for its first phase, to be located on a 30-acre parcel, formerly known as the Crisbo Property.

The subject property was occupied by a vacated residence and barn; which now have been demolish. The zoning designation of the property is presently Planned Commercial (CP), and the future land use of the property is Commercial General-Retail Sales and Services (RET). Per Ordinance 2011-28, the site is allowed Assisted Living Facility Units; villa-type Assisted Living Facility Units; Medical Office, Bank, or Complementary Retail, and some Skilled Nursing Units/Beds in the Main Building; with a total maximum

build out of 415 units.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 4,800 tree caliper inches based on its 1.97-acre area (160"x 30). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	5,703	tree caliper inches
Proposed Canopy Trees	175	tree caliper inches
Proposed Understory Trees	<u>245</u>	tree caliper inches
Total tree caliper inches	6,123	tree caliper inches

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

Notes:

- No historic trees will be removed for this development.

The applicant is pursuing the following **landscaping waiver:**

- In accordance to **Chapter 10, Section 10-3. b).B).1).**, along the East, West, North and South Elevation Buffer requires ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge or an approved fence or wall.

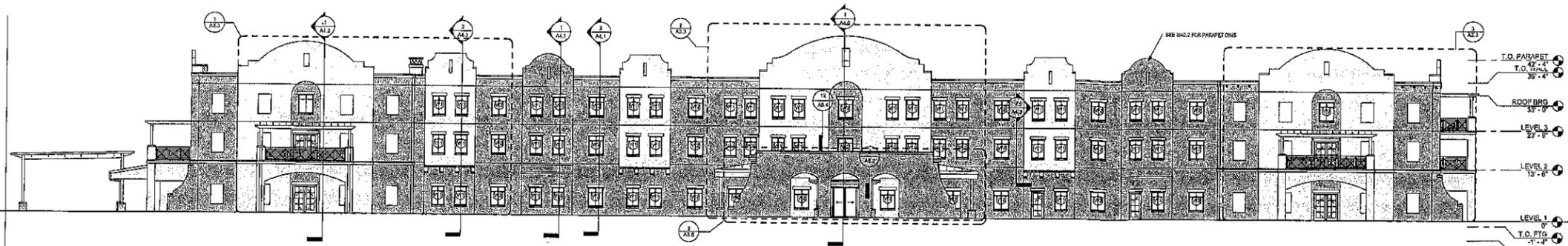
Justification: As per Ordinance 2011-28, the site plan already provides a 50 feet conservation tract along the east, north and west boundaries of the site that exhibit a vast amounts of canopy trees and undisturbed vegetation that serve as a landscaping buffer. After Phase I is started, it's expected that the property will be platted and outparcels will be created along the front of the site; which will have to adhere to the requirements of Chapter 10-Landscape and Tree Protection regarding landscaping buffers.

Public Meetings:

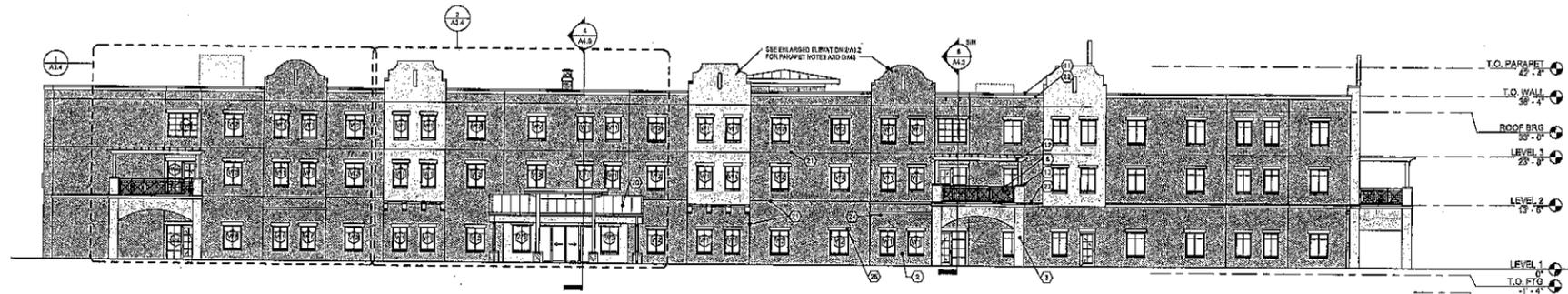
The **Technical Review Committee** members individually reviewed the application on Thursday, July 2, 2015, and provided outstanding comments regarding the Site Plan application.

The **Special Town Commission Conceptual Workshop** took place on Monday, April 20, 2015, and it was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Lumen Park at Lady Lake MJSP 06/15-001.

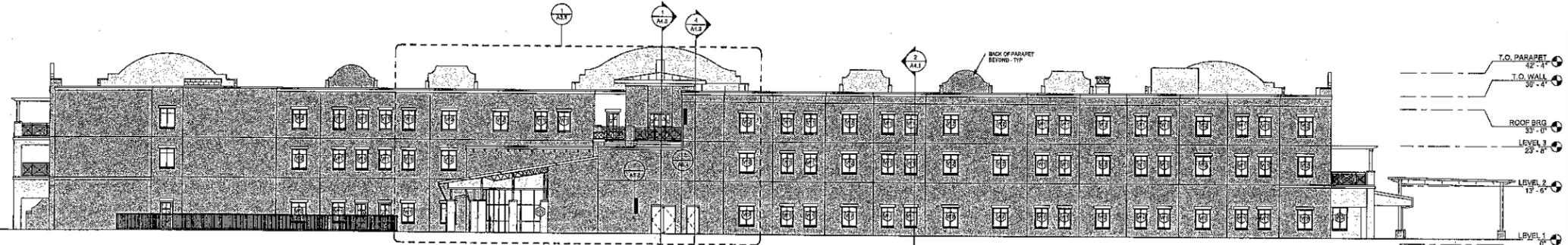
The **Town Commission** is tentatively scheduled to consider this application for final approval on Monday, July 20, 2015 at 6:00 p.m.



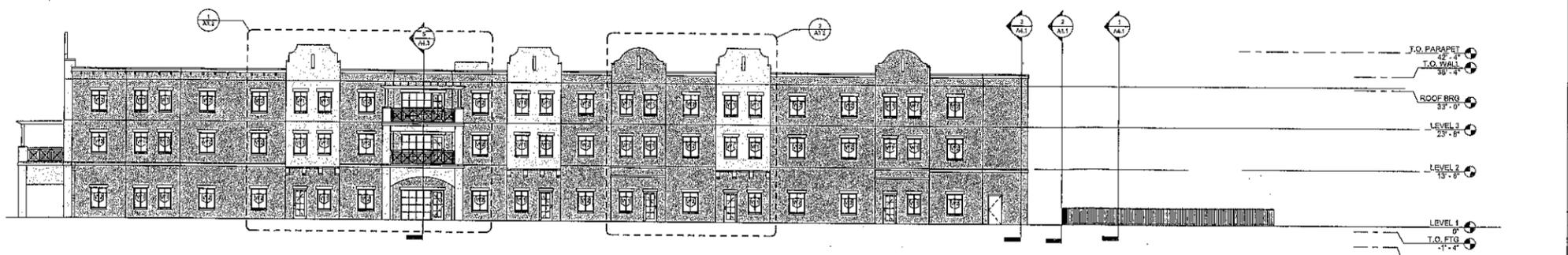
1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"

outsidein
ARCHITECTURE

1325 Virginia Ave Suite 1000 Tallahassee, FL 32307 904.287.2770
www.outsideinarchitect.com

These documents may not accurately reflect the final as-built conditions. It is the responsibility of the contractor to verify all heights, dimensions and color material information. Errors may occur in the transcription of measurements. OUTSIDEIN ARCHITECTURE LLC, or its architect is not responsible for any errors, omissions or expenses arising out of the construction of the information contained in these documents. Drawing is NOT FOR CONSTRUCTION. Professional seal and title not shown.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUE RECORD
07.21.15 (PERMIT SUBMITTAL)

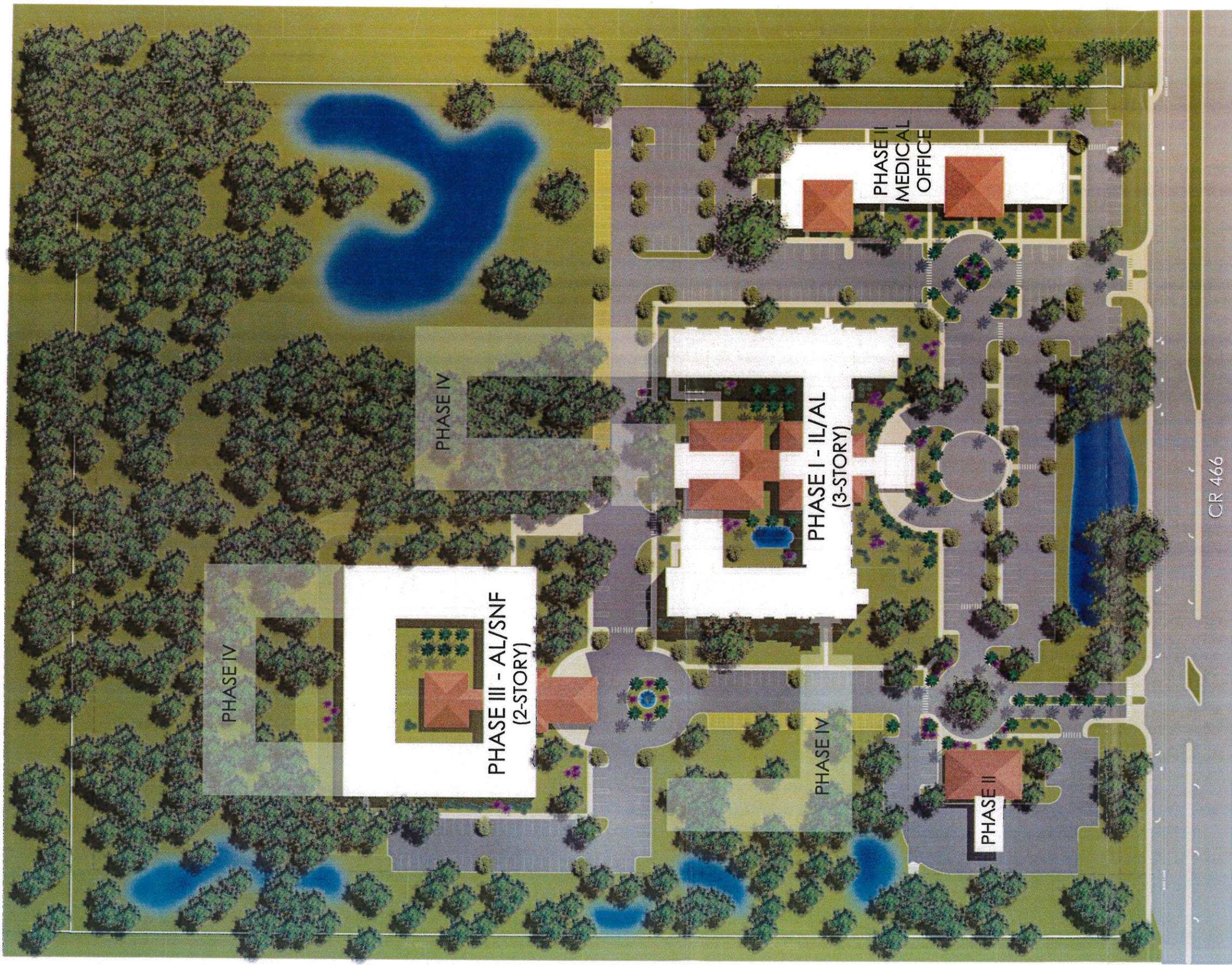
**STATUS SET
05.15.15**

LUMEN PARK - LADY LAKE
INDEPENDENT / ASSISTED
LIVING FACILITY
TOWN OF LADY LAKE, FLORIDA

ELEVATIONS

A3.0

015.017 05.07.15



LEED AP BDC
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LUMEN PARK - LADY LAKE | LANDSCAPE PLAN |
 TOWN OF LADY LAKE, FLORIDA
 04.13.15

CR 466



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CONCEPT RENDERING
PROPOSED:
4-5 COLOR EXTERIOR (OR SIMILAR)

LUMEN PARK - LADY LAKE
TOWN OF LADY LAKE, FL

04.13.15

outsidein
architecture llc

LUMEN PARK AT LADY LAKE

CIVIL ENGINEERING PLANS

PROJECT TEAM

ARCHITECT

OUTSIDEIN ARCHITECTURE, LLC
CONTACT: DARREN AZDELL, AIA
1345 VIRGINIA LEE CIRCLE
BROOKSVILLE, FL 34602
(813) 587-2770

CIVIL ENGINEER

GERMANA ENGINEERING AND ASSOCIATES, LLC
CONTACT: CHRISTOPHER M. GERMANA, P.E.
1120 W. MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329

GEOTECHNICAL ENGINEER

ANDREYEV ENGINEERING, INC
CONTACT: SCOTT BARFIELD, PE
10889 N. US HWY 301
OXFORD FLORIDA 34464
(352) 751-2478

SURVEYOR

SHANNON SURVEYING, INC
CONTACT: JIM SHANNON
499 NORTH S.R. 434, SUITE 2115
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 774-8572

OWNER/DEVELOPER

LL-LUMEN PARK, LLC
CLIFFORD WEINER
1717 MAIN STREET, SUITE 3900
DALLAS, TEXAS 75201

UTILITY CONTACT LIST

ELECTRIC

S.E.C.O.
CONTACT: ALAN KIMBLEY
3389 WEDGEWOOD LANE
THE VILLAGES, FLORIDA 32182
(352) 303-4388

GAS

T.E.C.O. PEOPLE'S GAS
CONTACT: LEE SAMANIEGO
316 SW 33rd AVENUE
OCALA, FLORIDA 34474
(352) 401-3409

WATER AND SEWER

TOWN OF LADY LAKE PUBLIC WORKS
CONTACT: C.T. EAGLE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159
(352) 751-1500

CABLE TV

COMCAST COMMUNICATIONS
CONTACT: BILL GRAHAM
8130 CR 44, LEG A
LEESBURG, FLORIDA 34788
(352) 315-8528

TELEPHONE

EMBARQ FLORIDA, INC.
CONTACT: MARK HOEVENAIR
121 LADY LAKE BOULEVARD
LADY LAKE, FLORIDA 32159
(352) 326-1297

LEGAL DESCRIPTION (PROVIDED BY SHANNON SURVEYING, INC.)

PARCEL A
TAX PARCEL NO. 2543370
OWNER: CRISBO HOLDINGS LLC C/O DONNA BOYD

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 RUN EASTERLY ALONG THE SOUTH SECTION LINE 1,007.15 FEET, THENCE NORTH 0°23'52" WEST 40 FEET TO THE NORTH RIGHT OF WAY LINE OF S.R. 466 AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0°23'52" WEST 1288 FEET, MORE OR LESS, TO THE SOUTH LINE OF ORANGE BLOSSOM HILLS SOUTH, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 370, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND A POINT HEREBY DESIGNATED AS POINT "A" RETURN TO THE POINT OF BEGINNING AND RUN EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 338.50 FEET, THENCE RUN NORTH 0°23'52" WEST 1,288 FEET, MORE OR LESS, TO SAID SOUTH LINE OF ORANGE BLOSSOM HILLS SOUTH, UNIT 1, THENCE RUN WESTERLY ALONG SAID SOUTH LINE TO THE ABOVE DESIGNATED POINT "A".

PARCEL B
TAX PARCEL NO. 2563542
OWNER: RYAN ALAN

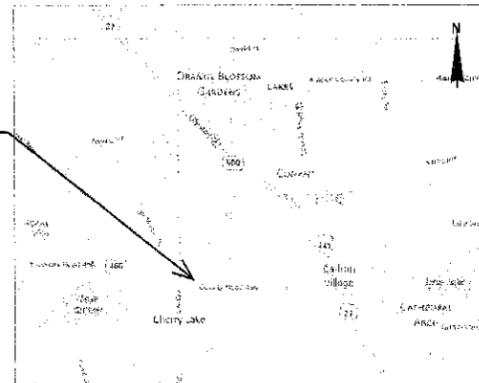
THAT PART OF GOVERNMENT LOTS 5 & 6 IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 18 RUN EASTERLY ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1345.65 FEET, THENCE NORTH 0°23'52" WEST 40 FEET TO THE NORTH RIGHT OF WAY LINE OF S. R. 466 AND THE POINT OF BEGINNING, THEN CONTINUE NORTH 0°23'52" WEST 1288 FEET, MORE OR LESS, TO THE SOUTH LINE OF ORANGE BLOSSOM HILLS SOUTH, UNITS NO. 1 & 2, AS RECORDED IN PLAT BOOK 15, PAGE 37 D & C, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE EASTERLY ALONG SAID SOUTH LINE 338.50 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AT OFFICIAL RECORDS BOOK 707, PAGE 359, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE SOUTH 0°23'52" EAST 1288 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF S. R. 466 AND THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED AT OFFICIAL RECORDS BOOK 707, PAGE 359, THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE 338.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENT OF RECORD.

PARCEL C
TAX PARCEL NO. 1739881
OWNER: CRISBO HOLDINGS LLC C/O DONNA BOYD

THAT PART OF GOVERNMENT LOT 6 IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 18 AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 A DISTANCE OF 728.20 FEET, THENCE NORTH 0°23'52" WEST 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF S.R. 466 AND THE POINT OF BEGINNING, THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE 338.50 FEET, THENCE NORTH 0°23'52" WEST 1288.28 FEET, MORE OR LESS, TO THE SOUTH LINE OF BLOCK 15, ORANGE BLOSSOM HILLS SOUTH, UNIT NO. 2, PLAT BOOK 15 PAGE 370, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE EASTERLY ALONG SAID SOUTH LINE 338.50 FEET, MORE OR LESS, TO A POINT LYING NORTH 0°23'52" WEST 1,288 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE SOUTH 0°23'52" EAST 1288.10 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PROJECT SITE



VICINITY MAP
SCALE: 1"=5000'
SOURCE: BING MAPS

LADY LAKE, FLORIDA

SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST

WAIVERS

- Chapter 10, Section 10-3).b).B).1).**- North Boundary- Buffer Class "A"
(Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge)
- Chapter 10, Section 10-3).b).B).1).**- South Boundary- Buffer Class "A"
(Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge)
- Chapter 10, Section 10-3).b).B).1).**- East Boundary- Buffer Class "A"
(Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge)
- Chapter 10, Section 10-3).b).B).1).**- South Boundary- Buffer Class "A"
(Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge)
- Chapter 20, Section 20-3C).9).F).** No more than three (3) different colors or color shades (one primary/body color, and no more than two (2) accent/trim colors) should typically be used on a single building.

GERMANA ENGINEERING AND ASSOCIATES, LLC

CERTIFICATE OF AUTHORIZATION NUMBER: 26274
1120 W. MINNEOLA AVENUE
CLERMONT, FLORIDA 34711
PHONE (352) 242-9329
WWW.GERMANAENGINEERING.COM

SHEET

DESCRIPTION

C-1	TITLE SHEET
C-2	GENERAL NOTES
C-3	DEMOLITION PLAN
C-4	MASTER DEVELOPMENT PLAN
C-5	SITE PLAN
C-6	SITE PLAN
C-7	GRADING AND DRAINAGE PLAN
C-8	GRADING AND DRAINAGE PLAN
C-9	GRADING AND DRAINAGE PLAN
C-10	UTILITY PLAN
C-11	UTILITY PLAN
C-12	CR 466 IMPROVEMENTS
C-13	EROSION CONTROL PLAN AND NOTES
C-14	EROSION CONTROL NOTES
C-15	CONSTRUCTION DETAILS
C-16	LADY LAKE CONSTRUCTION DETAILS
C-17	LADY LAKE CONSTRUCTION DETAILS
C-18	LADY LAKE CONSTRUCTION DETAILS
L1	LANDSCAPE PLAN AND IRRIGATION DETAILS
L2	LANDSCAPE PLAN AND IRRIGATION DETAILS
L3	LANDSCAPE NOTES
L4	LANDSCAPE DETAILS
T1	TREE REMOVAL PLAN
T2	TREE REMOVAL PLAN
T3	TREE REMOVAL PLAN

NOTE:

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LAKE COUNTY LAND DEVELOPMENT CODE AND THE LAKE COUNTY UTILITY DESIGN MANUAL, AS APPLICABLE.

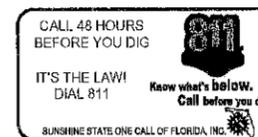
A PERMIT MUST BE OBTAINED FROM LAKE COUNTY ENGINEERING DEPARTMENT (RIGHT-OF-WAY DIVISION) PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY RIGHT-OF-WAY.

DATUM NOTE:

ELEVATIONS BASED ON BENCHMARK FROM CONSTRUCTION PLANS FOR THE COUNTY ROAD 466 4-LANE WIDENING PROJECT, NAVD 1988 DATUM

ACCESSIBILITY NOTE:

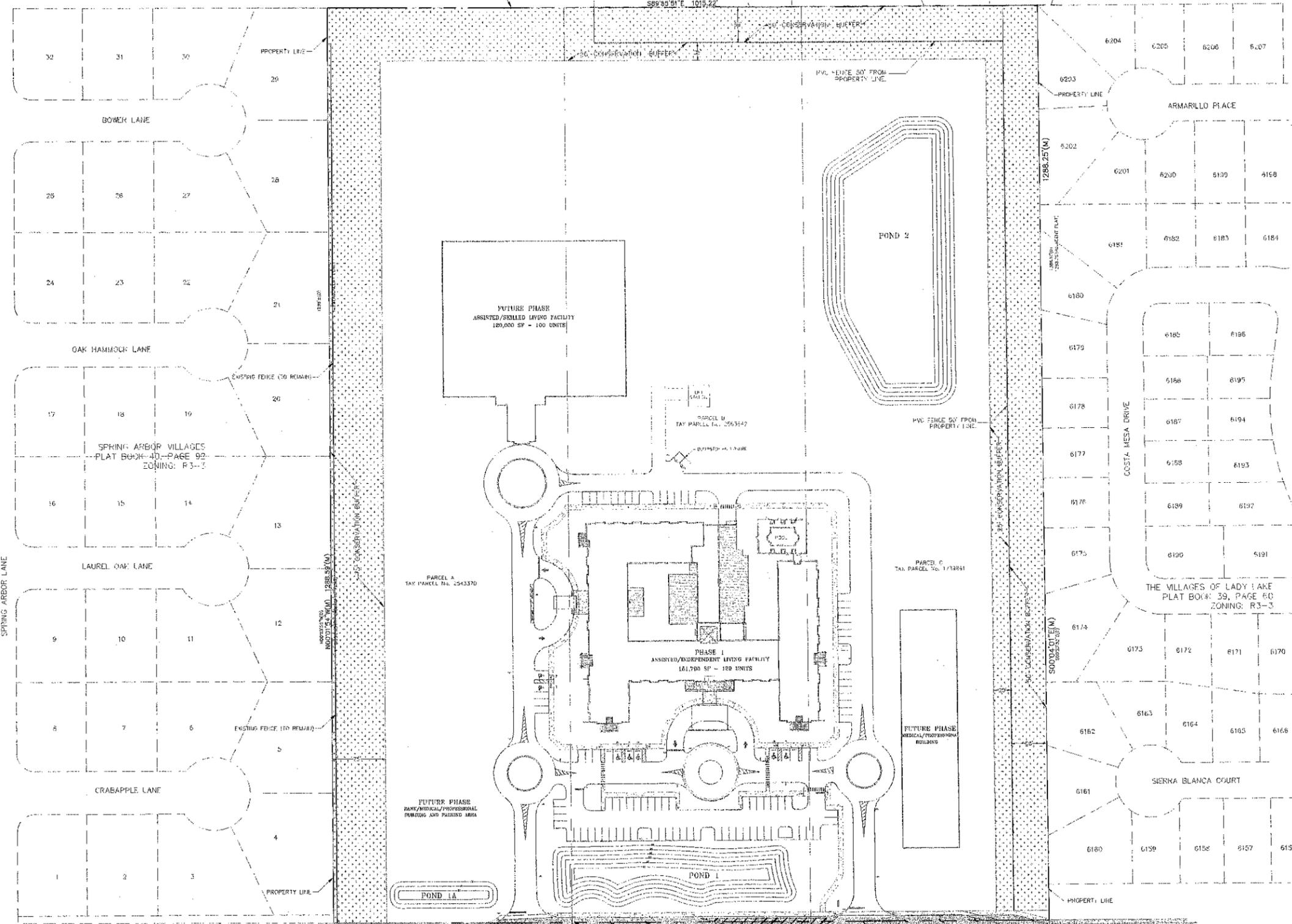
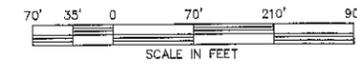
THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) (CURRENT EDITION)



07113115
CHRISTOPHER M. GERMANA, P.E.
PROFESSIONAL ENGINEER
FLORIDA P.E. NUMBER #07882

ISSUE DATE: 07-13-2015

THE VILLAGES OF LADY LAKE
PLAT BOOK 39, PAGE 60
ZONING: R3-3



SITE DATA TABLE

- SITE AREA:** = 30.00 ACRES
- SITE LOCATION:**
SECTION 3, TOWNSHIP 38S, RANGE 41E
PARCEL # 18-18-24-00300001500
18-18-24-00300002000
18-18-24-00300002100
- PROPERTY DESCRIPTION:**
CURRENT CONDITION: UNDEVELOPED
- BUILDING SETBACK (PROVIDED):**
PHASE 1 BUILDING
FRONT SETBACK = 276.06'
REAR SETBACK = 725.87'
SIDE SETBACK (WEST) = 365.20'
SIDE SETBACK (EAST) = 324.13'

NOTES

1. THE MASTER PLAN IS INTENDED TO ONLY SHOW AN OVERVIEW OF THE EXISTING SITE AND PROPOSED IMPROVEMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION. REFER TO OTHER SHEETS WITHIN THE PLAN SET FOR DETAILS ON THE EXISTING AND PROPOSED IMPROVEMENTS.

No.	REVISIONS	DATE
1.	REVISED PER LADY LAKE COMMENTS	07-03-15

MASTER PLAN

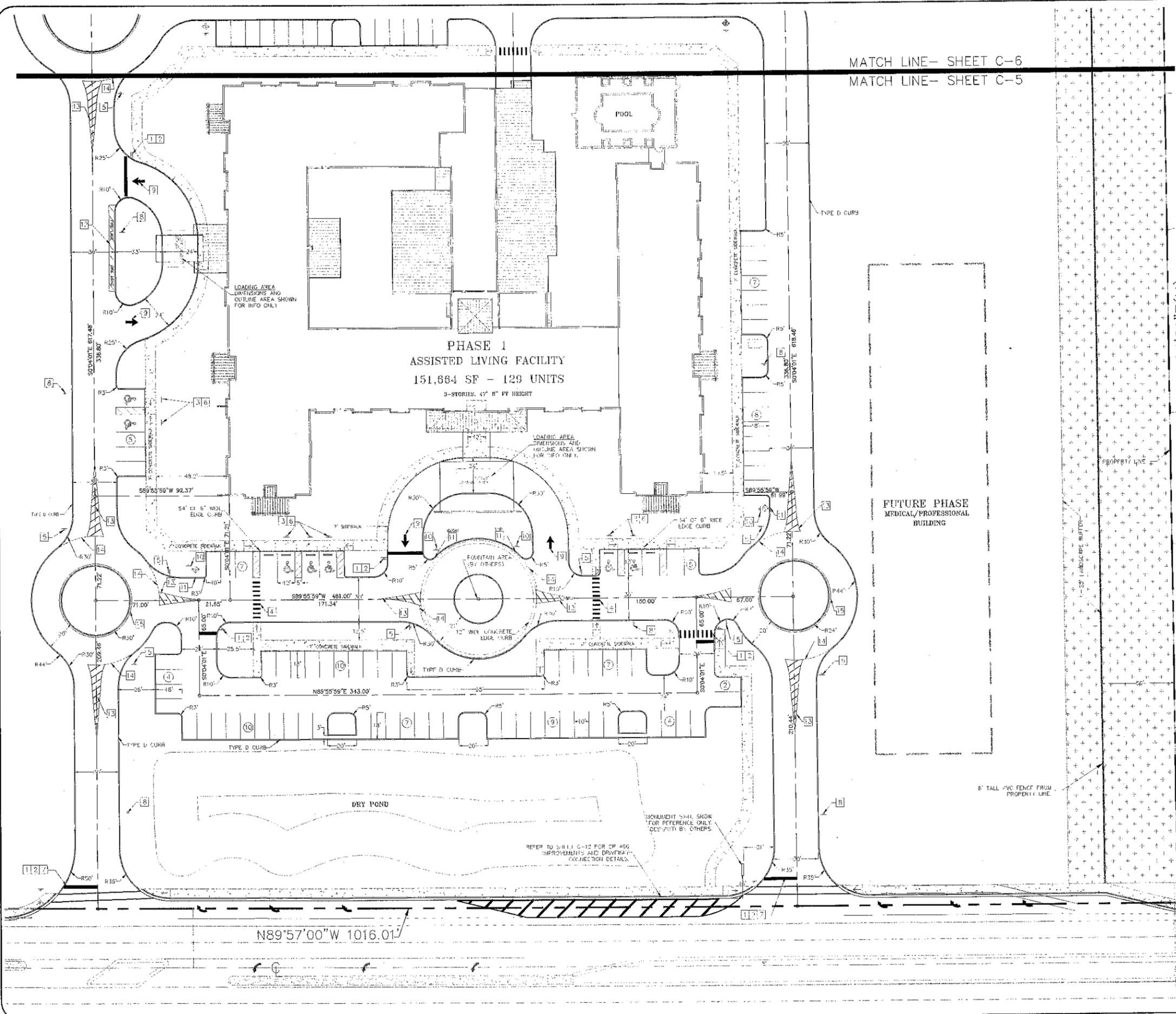
LUMEN PARK AT LADY LAKE

LADY LAKE, FLORIDA PROJECT # CED32015

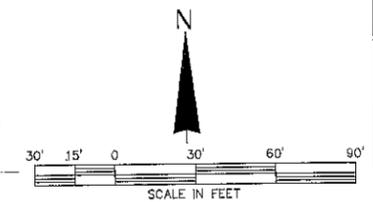
Germana Engineering and Associates, LLC
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1120 W. MINNEDA AVENUE CLERMONT, FL 34711
Phone: (352) 242-8339
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION: 29279

Christopher M. Germana
07/13/15
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL # 61652

SCALE 1"=70'
DATE 05/15/15
SHEET C-4



MATCH LINE- SHEET C-6
 MATCH LINE- SHEET C-5



SITE DATA TABLE

- SITE AREA:** = 30.00 ACRES
- SITE LOCATION:**
SECTION 3, TOWNSHIP 38S, RANGE 41E
PARCEL #: 18-18-24-00300001500
18-18-24-00300002000
18-18-24-00300002100
- PROPERTY DESCRIPTION:**
CURRENT CONDITION: UNDEVELOPED
- BUILDING SETBACK (PROVIDED):**
FRONT SETBACK = 266.9'
REAR SETBACK = 735.2'
SIDE SETBACK (WEST) = 353.5'
SIDE SETBACK (EAST) = 321.7'
- IMPERVIOUS CALCULATIONS:**
TOTAL SITE AREA = 30.00 ACRES (1,306,800 SF)
BUILDING:
ALF/IF PHASE 1 BUILDING = 60,168 SF
ASPHALT/CONCRETE = 158,217 SF
TOTAL PHASE 1 IMPERVIOUS AREA = 219,385 SF
IMPERVIOUS = (219,385 SF / 1,306,800 SF) = 16.7%
PERVIOUS = 100% - 16.7% = 83.3%
- PARKING SPACE CALCULATIONS:**
REQUIRED = 1 SPACE PER 2 BEDS + 1 SPACE PER EMPLOYEE
ASSISTED LIVING = 154 BEDS + 15 EMPLOYEES
REQUIRED SPACES = 77 + 15 = 92 SPACES
PROVIDED = 7 HANDICAP SPACES
84 SPACES
8 GRASS SPACES
TOTAL PROVIDED = 99 SPACES
- FLOOD ZONE:** THE SITE IS LOCATED WITHIN ZONE "X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, PANEL # 165
- SIGNAGE AND STRIPING (AGEND):**
 - 1 30"x30" STOP SIGN (R1-1)
 - 2 24" WHITE STOP BAR
 - 3 HANDICAP SIGN
 - 4 12" WHITE CROSS WALK
 - 5 YIELD SIGN
 - 6 HANDICAP SPACE STRIPING
 - 7 36" x 36" RIGHT TURN ONLY (R3-5R)
 - 8 ROUNDABOUT SIGN (W16-17P)
 - 9 DIRECTIONAL ARROW
 - 10 NO PARKING FIRE LANE SIGN (18"x24") PER LADY LAKE DETAILS
 - 11 CURB PAINTED FDOT YELLOW. "FIRE LANE" MARKING @ 20" o.c. MAXIMUM USING 4" LETTERS
 - 12 FIRE LANE STRIPING. "FIRE LANE" MARKING @ 60" o.c. MAXIMUM USING 18" LETTERS. 6" FDOT YELLOW
 - 13 YELLOW TRANSITION STRIPING. 6" WIDE ON OUTLINE PERIMETER 10" ON 45° DIAGONAL STRIPING 3" o.c.
 - 14 10" WIDE DOTTED WHITE EXTENSION OF CIRCULATORY ROADWAY EDGE LINE.
 - 15 6" YELLOW STRIPING ADJACENT TO CURB INSIDE ROUND ABOUT CIRCLE

S00°04'01"E(110M)

FUTURE PHASE
 MEDICAL/PROFESSIONAL
 BUILDING

**PHASE 1
 ASSISTED LIVING FACILITY**
 151,664 SF - 129 UNITS
 3-STORIES, 47' 8" FT HEIGHT

LOADING AREA
 DIMENSIONS AND
 OUTLINE AREA SHOWN
 FOR INFO ONLY

LOADING AREA
 DIMENSIONS AND
 OUTLINE AREA SHOWN
 FOR INFO ONLY

FOUNTAIN AREA
 (9' DIAMETER)

DRY POND

MONUMENT SHALL SHOW
 FOR REFERENCE ONLY
 (SEE 50% BY OTHERS)

REFER TO SHEET C-12 FOR CP 456
 IMPROVEMENTS AND DRIVEWAY
 CONNECTION DETAILS

N89°57'00"W 1016.01'

RAMP NOTE:
 ALL RAMP TO COMPLY WITH ADA REQUIREMENTS
 AND SHALL NOT EXCEED 6" IN LENGTH AND SHALL
 NOT EXCEED A SLOPE OF 1:12. CROSS SLOPE
 SHALL NOT EXCEED 2%.

SITE STAKEOUT NOTE:
 THE SITE CONSTRUCTION STAKEOUT SHALL BE
 PERFORMED UNDER THE DIRECTION OF A FLORIDA
 REGISTERED SURVEYOR. AUTOCAD FILE WILL BE
 PROVIDED TO AID IN THE SITE CONSTRUCTION
 STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN
 THE AUTOCAD FILES SHALL BE BROUGHT TO THE
 ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO
 THAT STAKEOUT.

DATE	07-03-15
REVISIONS	1. REVISED PER LADY LAKE COMMENTS
SITE PLAN	
LUMEN PARK AT LADY LAKE	
PROJECT # 6E032015	
LADY LAKE, FLORIDA	
Germana Engineering and Associates, LLC © COPYRIGHT 2015 1120 W. MINNEOLA AVENUE, CLEMONT, FL 34711 Phone: (352) 242-8329 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION: 29279	
07/13/15	
CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL # 61682	
SCALE	1"=30'
DATE	07-15-15
SHEET	C-5

PROPERTY LINE

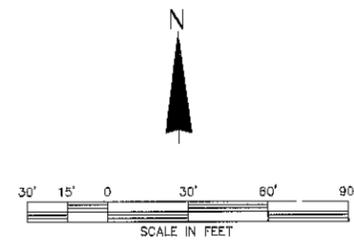
1298' ± (D)

EXISTING FENCE (TO REMAIN)

(M)



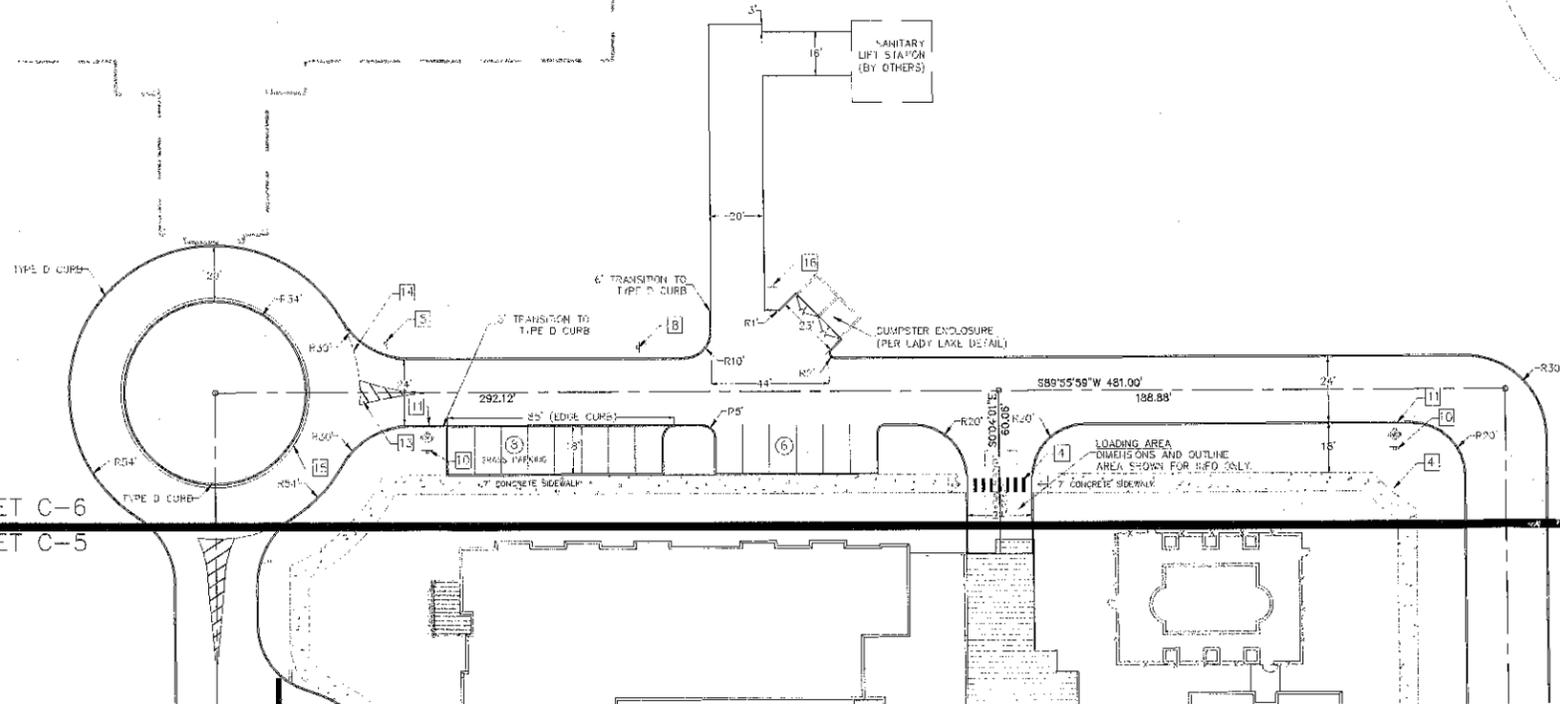
FUTURE PHASE
 ASSISTED/SKILLED LIVING FACILITY
 120,000 SF - 100 UNITS



SIGNAGE AND STRIPING LEGEND

- [1] 12" WHITE CROSS WALK
- [2] YIELD SIGN
- [3] ROUNDABOUT SIGN (W16-17P)
- [13] YELLOW TRANSITION STRIPING,
6" WIDE ON OUTLINE PERIMETER
10" ON 45° DIAGONAL STRIPING 3' o.c.
- [14] 10" WIDE DOTTED WHITE EXTENSION OF
CIRCULATORY ROADWAY EDGE LINE.
- [15] 6" YELLOW STRIPING ADJACENT TO CURB
INSIDE ROUND ABOUT CIRCLE
- [16] SERVICE AREA SIGN (18"X24")

RAMP NOTE:
 ALL RAMPS TO COMPLY WITH ADA REQUIREMENTS
 AND SHALL NOT EXCEED 6' IN LENGTH AND SHALL
 NOT EXCEED A SLOPE OF 1:12. CROSS SLOPE
 SHALL NOT EXCEED 2%.



MATCH LINE-- SHEET C-6
 MATCH LINE-- SHEET C-5

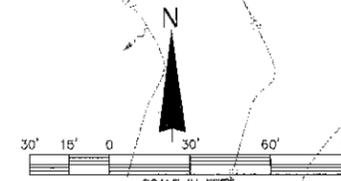
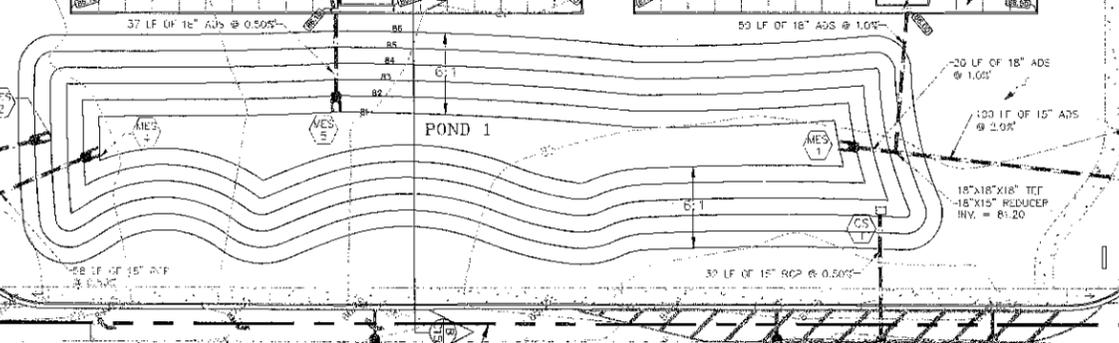
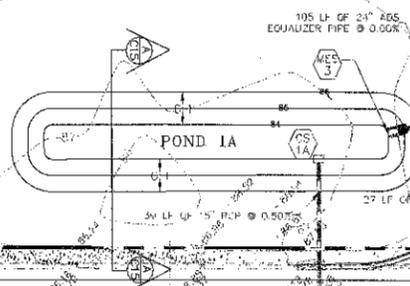
DATE		07-03-15
REVISIONS		
No.	1. REVISED PER LADY LAKE COMMENTS	
SITE PLAN		
LUMEN PARK AT LADY LAKE		
PROJECT # 06032015		
LADY LAKE, FLORIDA		
<p>Germana Engineering and Associates, LLC © COPYRIGHT 2015 1120 W. WARRIOLA AVENUE, SUITE 100, BOCA RATON, FL 33431 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION: 28278</p>		
07/13/15		
CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL # 61682		
SCALE 1"=50'		
DATE 05-13-15		
SHEET C-6		

MATCH LINE-- SHEET C-8
MATCH LINE-- SHEET C-7

MATCH LINE-- SHEET C-8
MATCH LINE-- SHEET C-7

PHASE 1
ASSISTED LIVING FACILITY
FF=90.00

FUTURE PHASE
MEDICAL/PROFESSIONAL
BUILDING



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE

STRUCTURE TABLE

TYPE '9' INLET (PER FDOT INDEX #214) INLET GRATE= 86.00 INV. OUT= 81.70 (S 18")	TRENCH DRAIN (SEE SHEET C-15 FOR DETAILS) GRATE IN = 86.20 INV. IN = 83.50 INV. OUT = 83.20
TYPE '9' INLET (PER FDOT INDEX #214) INLET GRATE = 87.30 INV. OUT= 84.00 (SE 18")	TYPE '9' INLET (PER FDOT INDEX #214) INLET GRATE = 86.50 INV. OUT= 82.50 (E 15")
TYPE '9' INLET (PER FDOT INDEX #214) INLET GRATE= 86.10 INV. IN = 81.28 (NE 18") INV. OUT= 81.18 (S 18")	TYPE '9' INLET (PER FDOT INDEX #214) INLET GRATE = 86.50 INV. IN= 82.36 (W 15") INV. OUT= 81.29 (NE 15")

TYPE 'D' INLET (PER FDOT INDEX #232) TOP= 88.50 INV. OUT= 85.70 (NW 18")	TYPE 'D' INLET (PER FDOT INDEX #232) TOP= 85.40 10" ORIFICE = 83.80 INV. OUT= 79.21 (S 15")	24" MES (PER FDOT INDEX 272) INV.=84.00
TYPE 'D' INLET (PER FDOT INDEX #232) TOP= 89.50 INV. OUT= 84.75 (E 15")	18" MES (PER FDOT INDEX 272) W/ ENERGY DISSIPATER INV.= 81.00	18" MES (PER FDOT INDEX 272) W/ ENERGY DISSIPATER INV.=81.00
TYPE 'D' INLET (PER FDOT INDEX #232) TOP= 85.40 INV. OUT= 82.55 (S 15")	24" MES (PER FDOT INDEX 272) INV.=84.00	

NOTES

1. ELEVATIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL INLET STRUCTURES.
3. PROPOSED CONCRETE SIDEWALK SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. IF 2% SLOPE CAN NOT BE ACHIEVED THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE POURING SIDEWALK.
4. GRADING AND PREPARATION OF PROPOSED BUILDING PADS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SOODED WITH BAHIA SOD.
6. ALL HANDICAP SPACES AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. EXISTING STORM PIPES AND INLETS SHOWN ARE BASED ON CR 466 WIDENING PLANS AND SHOWN FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ALL EXISTING STORM PRIOR TO CONSTRUCTION.

GRADING PLAN

LUMEN PARK
AT LADY LAKE

PROJECT # GCG32015

LADY LAKE, FLORIDA

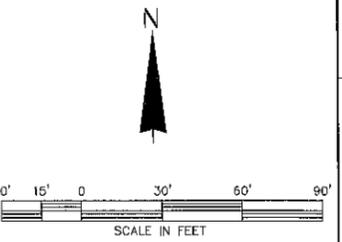
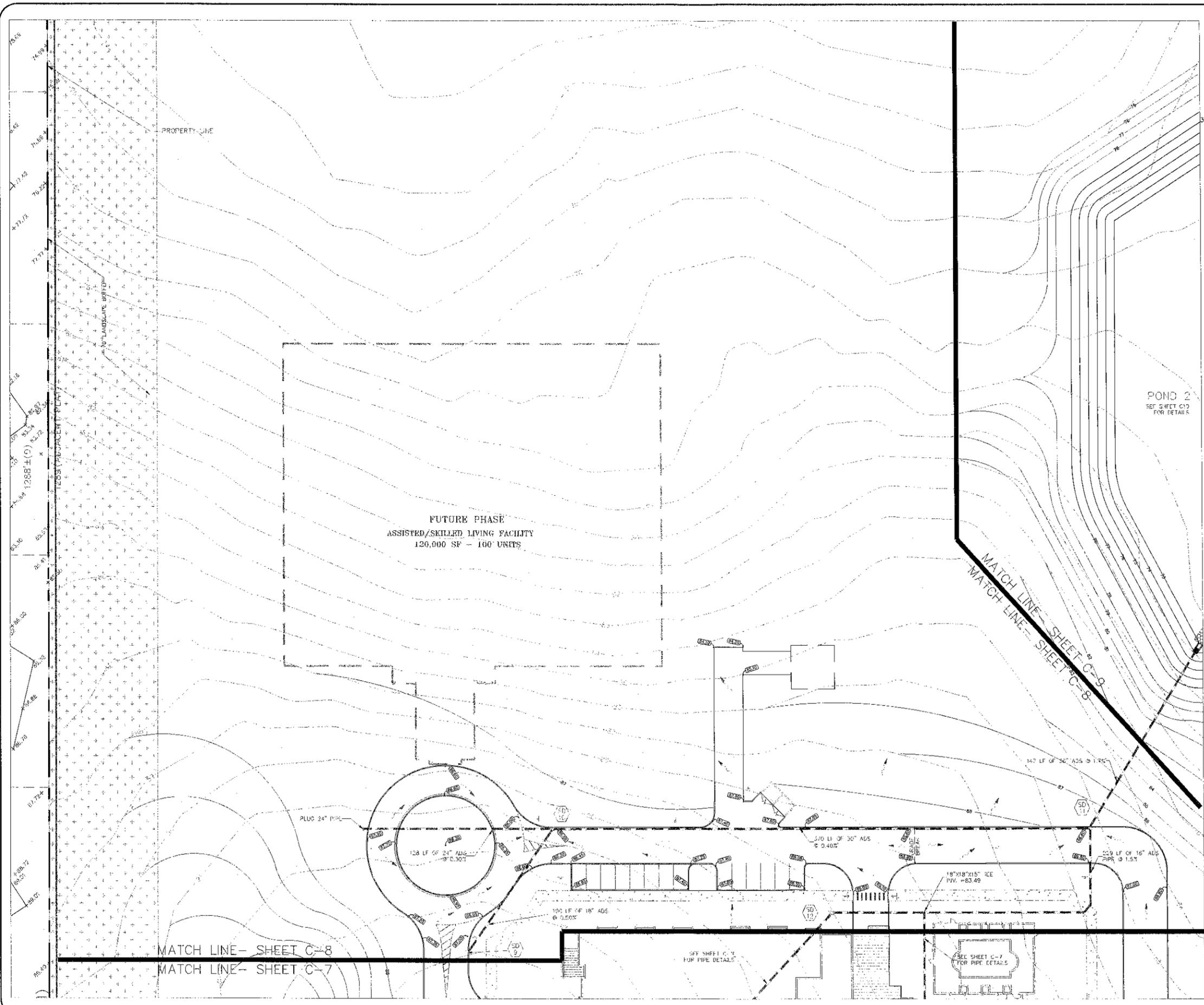
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Phone: (850) 242-8329
WWW.GERMAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION: 23279

07/13/15
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL # 81882

SCALE 1"=30'
DATE
05-15-15
SHEET

C-7

NO.	REVISIONS	DATE
1.	REVISED PER LADY LAKE COMMENTS	07-03-15



STRUCTURE TABLE

No.	REVISIONS	DATE
1.	REVISED PER LADY LAKE COMMENTS	07-03-15

SD 9	TYPE '9' INLET (PER FDOT INDEX #214) INLET= 87.00 INV. OUT= 80.03 (NE 18°)
SD 10	TYPE '9' INLET (PER FDOT INDEX #214) INLET= 86.00 INV. IN= 78.00 (N 15°) - PROVIDE KNOCK OUT INV. IN= 77.00 (W 24°) INV. IN= 79.53 (SW 18°) INV. OUT= 76.98 (E 30°)
SD 11	TYPE '6' INLET (PER FDOT INDEX #214) INLET= 86.60 INV. IN= 75.50 (W 30°) INV. IN= 81.00 (S 18°) INV. OUT= 75.50 (NE 36°)
SD 12	TYPE 'F' INLET (PER FDOT INDEX #214) TOP= 88.00 INV. IN= 84.55 (SW 18°) INV. OUT= 84.43 (E 18°)

NOTES

- ELEVATIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL INLET STRUCTURES.
- PROPOSED CONCRETE SIDEWALK SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. IF 2% SLOPE CAN NOT BE ACHIEVED THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE POURING SIDEWALK.
- GRADING AND PREPARATION OF PROPOSED BUILDING PADS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED WITH BAHIA SOD.
- ALL HANDICAP SPACES AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- EXISTING STORM PIPES AND INLETS SHOWN ARE BASED ON CR 466 WIDENING PLANS AND SHOWN FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ALL EXISTING STORM PRIOR TO CONSTRUCTION.

LEGEND

- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — EXISTING STORM SEWER
- — — — — PROPOSED STORM SEWER
- — — — — PROPOSED GRADE

GRADING PLAN

LUMEN PARK AT LADY LAKE

PROJECT # 06032015
LADY LAKE, FLORIDA

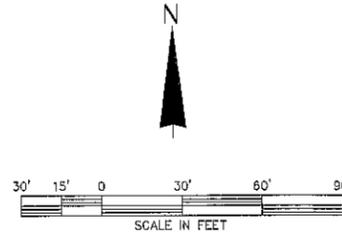
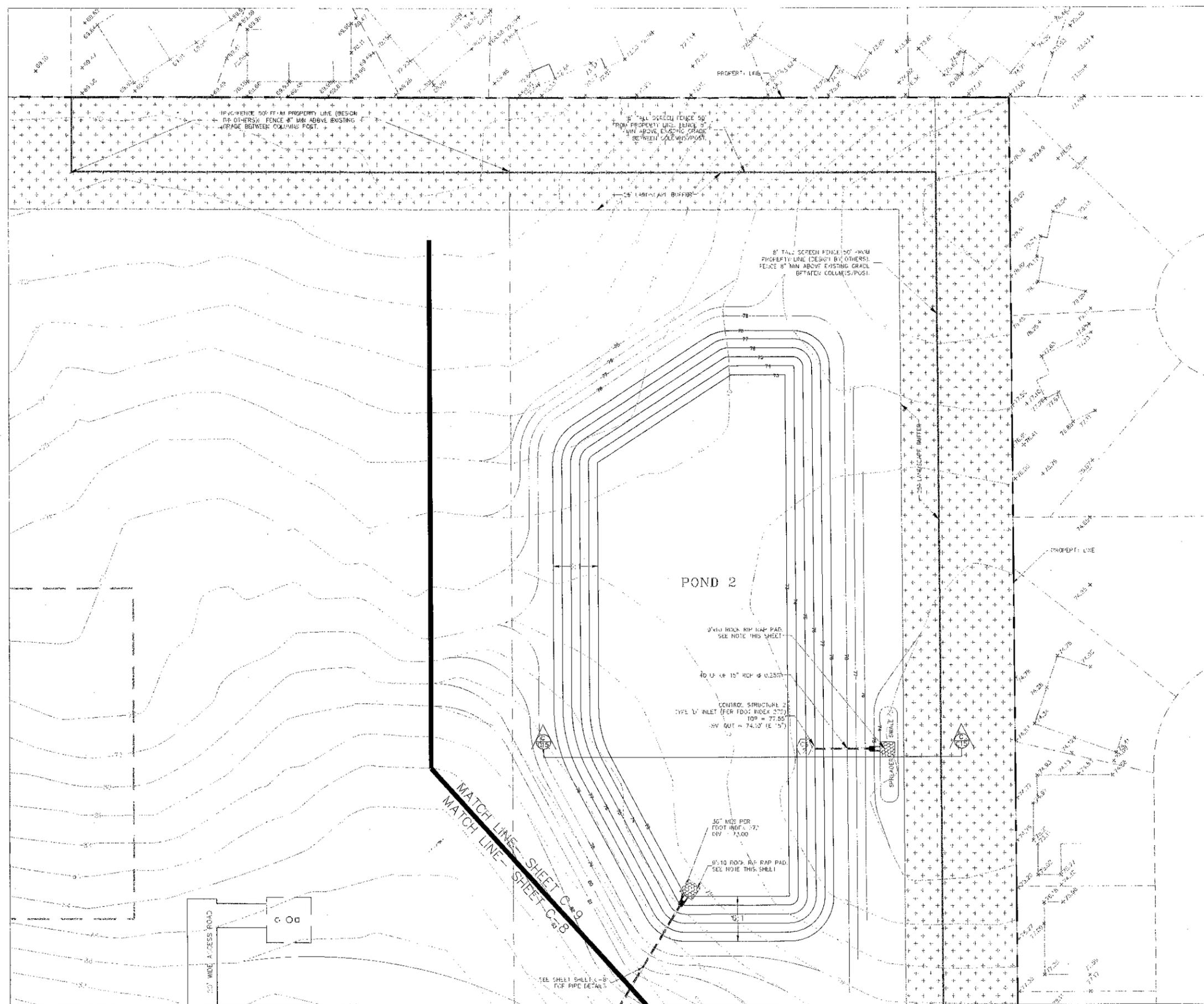
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 Phone: (352) 242-8329
 WWW.GERMANAENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION: 29276

07/13/15
 CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL # 61682

SCALE 1"=30'

DATE 05-15-15

SHEET C-8



ROCK RIP RAP NOTE:
 6" - 14" ROCK SIZE, PLACED 18" THICK ON FILTER FABRIC AND EMBEDDED IN POND BOTTOM. FINISH GRADE OF ROCKS SHALL BE 0.5' ABOVE POND BOTTOM.

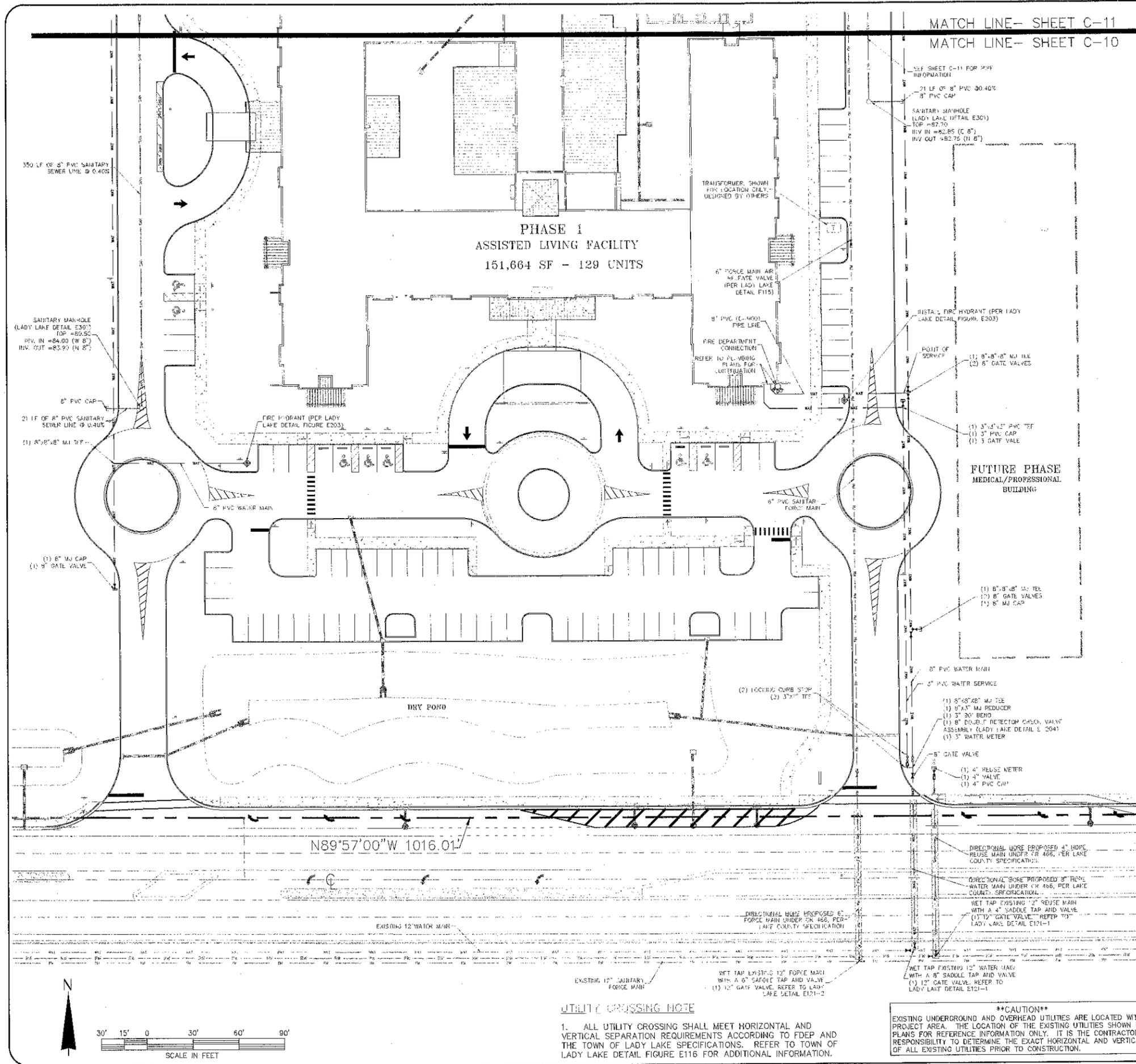
NOTES

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE

DATE	
REVISIONS	
No.	
GRADING PLAN	
LUMEN PARK AT LADY LAKE	
PROJECT # GE032015	
LADY LAKE, FLORIDA	
<p>Germana Engineering and Associates, LLC © COPYRIGHT 2015 1120 W. MINNIEOLA AVENUE CLEMONT, FL 34711 Phone: (352) 245-9329 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION: 29279</p>	
 07/13/15 CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL # 81662	
SCALE: 1"=30'	
DATE: 05-15-15	
SHEET: C-9	



MATCH LINE— SHEET C-11
 MATCH LINE— SHEET C-10

NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO THE EXACT LOCATE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTORS OWN EXPENSE.
- ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED
- ALL SLEEVES IDENTIFIED ON THE PLAN SHALL BE PVC MATERIAL.

LADY LAKE GENERAL NOTES

- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- THE PUBLIC WORKS DEPARTMENT (352) 751-1528 SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
- 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.
- CONTRACTOR SHALL ADJUST VALVE BOXES, SITE RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
- THE CONTRACTOR, AT THE CONTRACTORS 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 BE PERFORM REQUIRED REPAIRS. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
- THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
- ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
- THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING ANS/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
- 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.
- 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 THE RELOCATED, AS REQUIRED.
- MAKE TEMPORARY CONNECTION 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).

LADY LAKE FIRE NOTES

- INSTALL TWO (2) TRACER WIRES ON WATER MAIN IN POSITION OF 10 AND 2. JOINTS SHALL BE EITHER WRAPPED OR COATED WITH APPROVED PROTECTIVE SEALER.
- PROVIDE BLUE REFLECTIVE ROADWAY MARKERS FOR HYDRANT LOCATIONS AS PER LADY LAKE LDC, CHAPTER 14.
- EACH BACKFLOW PREVENTOR SHALL HAVE TAMPER SWITCHES INSTALLED AND TIED TO THE FIRE ALARM SYSTEM THAT WILL BE REQUIRED BASED ON THE FIRE SPRINKLER SYSTEM BEING INSTALLED, NFPA 24
- BACKFLOW PREVENTOR SHALL BE PAINTED RED INDICATING FIRE PROTECTION.
- ENSURE LARGE DIAMETER CONNECTION ON FIRE HYDRANT FACES ROADWAY.
- HYDRANTS SHALL BE PAINTED RED AND THEIR CAPS AND BONNET PAINTED THE COLOR TO MATCH THE FLOW OBTAINED.

LEGEND

	EXISTING REUSE WATER LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	PROPOSED REUSE WATER LINE
	PROPOSED SAN FORCE MAIN
	PROPOSED SAN LINE
	PROPOSED SAN FORCE MAIN
	PROPOSED WATER LINE
	PROPOSED FIRE MAIN
	PROPOSED SAN MANHOLE
	LIGHT POLE (BY OTHERS)

UTILITY CROSSING NOTE

- ALL UTILITY CROSSING SHALL MEET HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS ACCORDING TO FDEP AND THE TOWN OF LADY LAKE SPECIFICATIONS. REFER TO TOWN OF LADY LAKE DETAIL FIGURE E116 FOR ADDITIONAL INFORMATION.

****CAUTION****
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS FOR REFERENCE INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE
1.	REVISED PER LADY LAKE COMMENTS	07-03-15

UTILITY PLAN

**LUMEN PARK
 AT LADY LAKE**

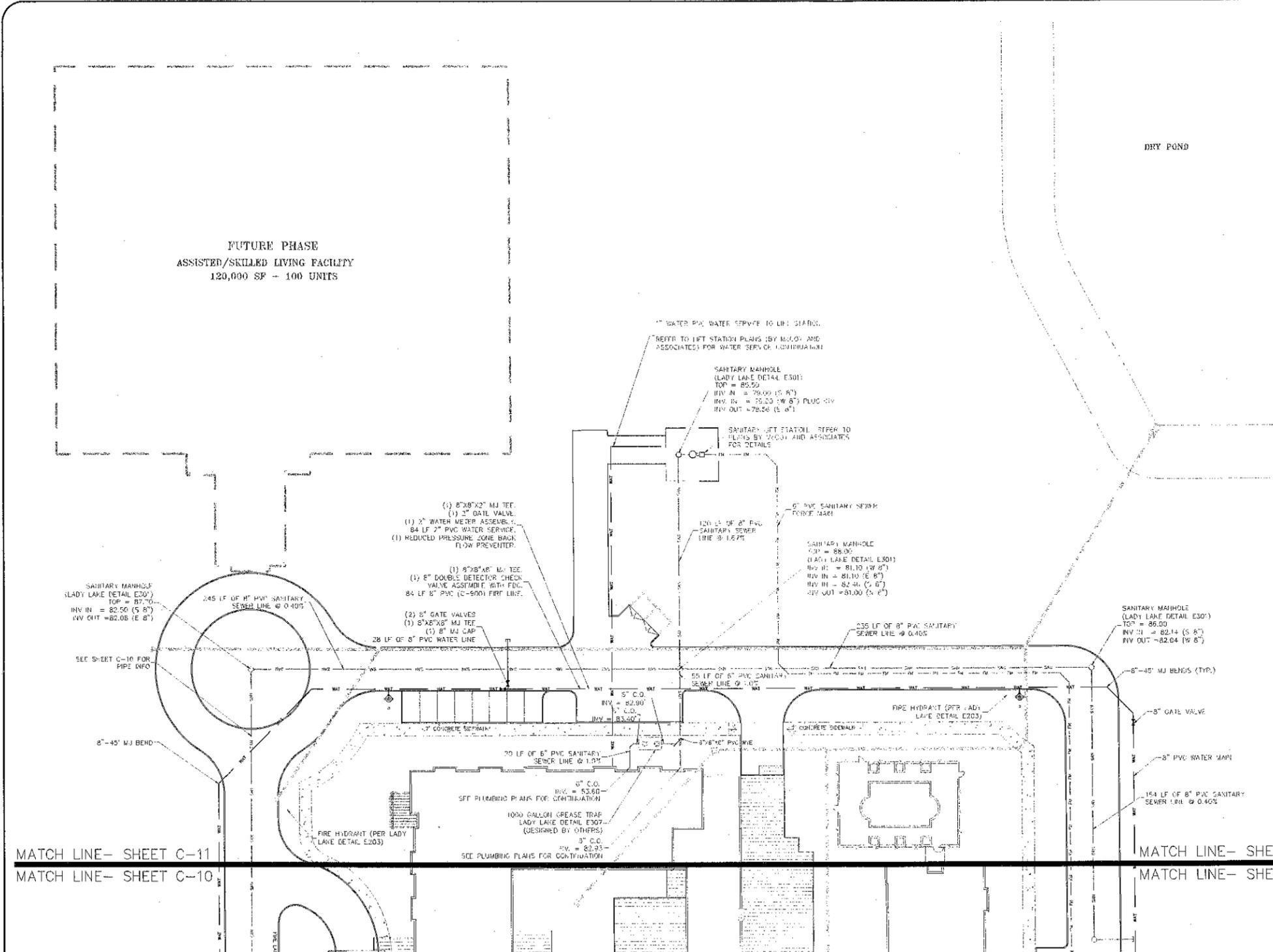
PROJECT # 06032015
 LADY LAKE, FLORIDA

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 CERTIFICATE OF AUTHORIZATION: 29279

07/13/15
 CHRISTOPHER R. GERMANA, P.E.
 FLORIDA PROFESSIONAL # 61682

SCALE 1"=30'
 DATE 05-15-15
 SHEET C-10

FUTURE PHASE
ASSISTED/SKILLED LIVING FACILITY
120,000 SF - 100 UNITS

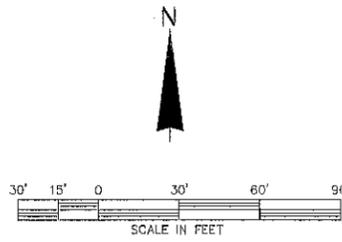


MATCH LINE - SHEET C-11
MATCH LINE - SHEET C-10

MATCH LINE - SHEET C-11
MATCH LINE - SHEET C-10

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NOTES

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LADY LAKE GENERAL NOTES

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LADY LAKE FIRE NOTES

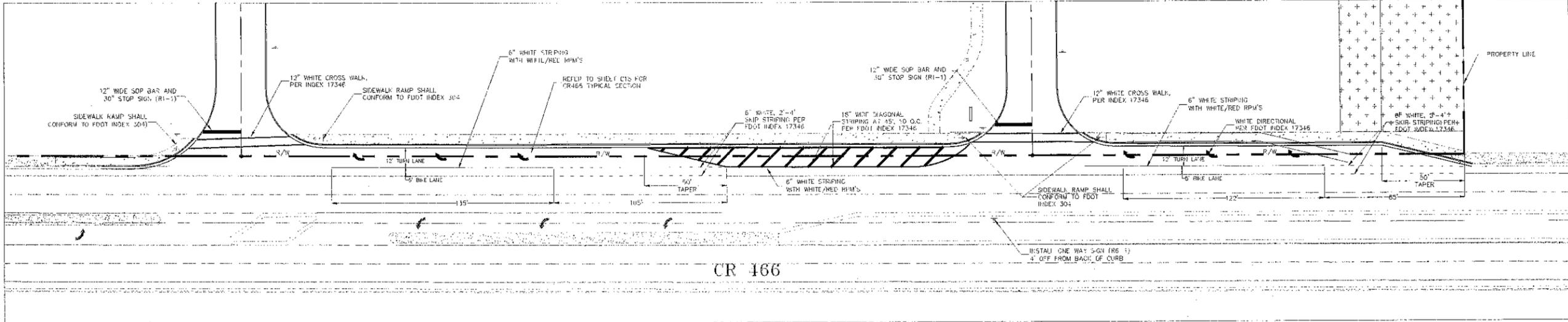
- INSTALL TWO (2) TRACER WIRES ON WATER MAIN IN POSITION OF 10 AND 2. JOINTS SHALL BE EITHER WRAPPED OR COATED WITH APPROVED PROTECTIVE SEALER.
- PROVIDE BLUE REFLECTIVE ROADWAY MARKERS FOR HYDRANT LOCATIONS AS PER LADY LAKE LDC, CHAPTER 14.
- EACH BACKFLOW PREVENTOR SHALL HAVE TAMPER SWITCHES INSTALLED AND TIED TO THE FIRE ALARM SYSTEM THAT WILL BE REQUIRED BASED ON THE FIRE SPRINKLER SYSTEM BEING INSTALLED. NFPA 24
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LEGEND

	EXISTING REUSE WATER LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	PROPOSED REUSE WATER LINE
	PROPOSED SAN FORCE MAIN
	PROPOSED SAN LINE
	PROPOSED SAN FORCE MAIN
	PROPOSED WATER LINE
	PROPOSED FIRE MAIN
	PROPOSED SAN MANHOLE
	LIGHT POLE (BY OTHERS)

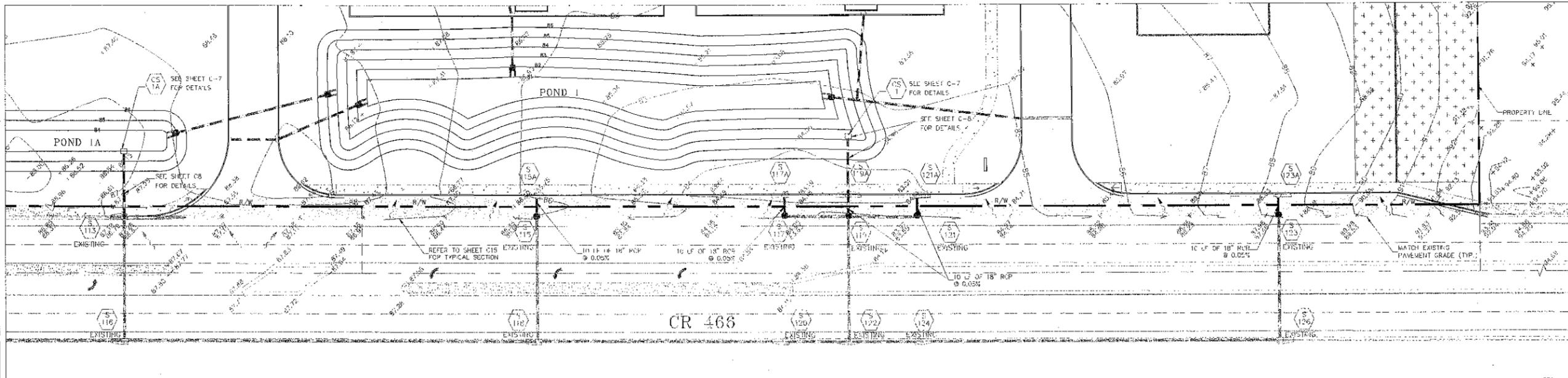
DATE	07-03-15	UTILITY PLAN
REVISIONS	1. REVISED PER LADY LAKE COMMENTS	
PROJECT #	86032015	LUMEN PARK AT LADY LAKE
PROJECT LOCATION	LADY LAKE, FLORIDA	
Germa and Associates, LLC © COPYRIGHT 2015 1120 W. MINNEOLA AVENUE, CLEMONT, FL 34711 Phone: (352) 246-0329 WWW.GERMAANDASSOCIATES.COM CERTIFICATE OF AUTHORIZATION: 28279		 07/13/15 CHRISTOPHER V. GERMA, P.E. FLORIDA PROFESSIONAL # 61682
SCALE: 1"=30'		DATE: 05-15-13
SHEET		SHEET
C-11		C-11

NO.	REVISIONS	DATE
1	REVISED PER LADY LAKE COMMENTS	07-03-15



CR 466

CR 466 SIGNAGE AND STRIPING



CR 466 PAVING AND DRAINAGE

STRUCTURE TABLE

<p>S 113 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 86.85 INV. OUT= 82.35 (S 18") INV. IN = 82.35 (N 18" CORE AND CONNECT)</p>	<p>S 116 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 86.85 INV. IN = 77.23 (E 30") INV. IN = 82.05 (N 18") INV. OUT= 77.23 (W 30")</p>	<p>S 119 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 85.71 INV. IN = 77.19 (E 30") INV. IN = 80.31 (N 18") INV. OUT= 77.19 (W 30")</p>	<p>S 120 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.66 INV. IN = 77.64 (E 30") INV. OUT= 77.64 (W 30")</p>	<p>S 122 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.67 INV. IN = 77.64 (E 30") INV. OUT= 77.64 (W 30")</p>	<p>S 123 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.53 INV. IN = 78.68 (N 18") INV. IN = 78.08 (E 30") INV. OUT= 77.68 (W 30")</p>	<p>S 124 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.67 INV. IN = 78.67 (E 24") INV. OUT= 78.17 (W 30")</p>
<p>S 115 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 85.71 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 81.31 (N 18" CORE AND CONNECT) INV. OUT= 81.21 (S 18")</p>	<p>S 117 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.66 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 79.25 (N 18" CORE AND CONNECT) INV. OUT = 79.15 (E 18")</p>	<p>S 119 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.66 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 79.00 (N 18" CORE AND CONNECT) INV. IN = 79.00 (E 18") INV. IN = 78.93 (W 18") INV. OUT = 78.99 (S 18")</p>	<p>S 121 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.67 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 79.27 (N 18" CORE AND CONNECT) INV. OUT= 79.17 (W 18")</p>	<p>S 122 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.67 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 79.27 (N 18" CORE AND CONNECT) INV. OUT= 79.17 (W 18")</p>	<p>S 123 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 87.87 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 83.47 (N 18" CORE AND CONNECT) INV. OUT= 83.37 (S 18")</p>	<p>S 124 EXISTING TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 87.87 REMOVE INLET TOP AND INSTALL P-7T MH TOP INV. IN = 83.07 (N 18") INV. IN = 82.87 (E 24") INV. OUT= 82.57 (W 24")</p>
<p>S 115A TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 85.47 INV. OUT= 81.36 (S 18")</p>	<p>S 117A TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.42 INV. OUT= 79.30 (S 18")</p>	<p>S 119A TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.32 INV. IN = 79.05 (N 15") INV. OUT = 79.05 (S 18")</p>	<p>S 121A TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 83.43 INV. OUT= 79.32 (S 18")</p>	<p>S 123A TYPE 'P-5' INLET (PER FDOT INDEX 211) EOP= 87.63 INV. OUT= 83.52 (S 18")</p>	<p>NOTE: CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE CR 466 R/W PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF EXISTING CONDITIONS VARY FROM THE APPROVED PLANS.</p>	

CR 466 IMPROVEMENTS

LUMEN PARK AT LADY LAKE

Germana Engineering and Associates, LLC
 1120 W. MANNECLA AVENUE CLEMONT, FL 34711
 Phone: (352) 242-8329
 WWW.GERMANAENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION: 20279

07/13/15
 CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL # 61682

SCALE 1"=30'

DATE 05-15-15

SHEET

C-12

LADY LAKE, FLORIDA PROJECT # G6032015

EROSION CONTROL NOTES

TIMING OF SEDIMENT - CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY.
2. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

STABILIZATION OF NON STRUCTURAL PRACTICES:

1. CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.

MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

INLET PROTECTION:

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION:

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

INSPECTION SCHEDULE:

1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT CONTROL MEASURES
2. ROUGH GRADE SITE & STOCKPILE TOPSOIL
3. TEMPORARY VEGETATION
4. INSTALL STORM WATER MANAGEMENT MEASURES
5. INSTALL ROAD & PARKING BASE
6. SURFACE ROADS & PARKING
7. FINAL GRADING
8. PERMANENT VEGETATION
9. INSTALLING LANDSCAPING
10. PERFORM CONTINUING MAINTENANCE

SEDIMENT FENCE:

1. THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCE MAINTENANCE:

1. SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

DITCH BARRIERS:

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.
3. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.
4. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

DITCH BARRIER MAINTENANCE:

1. STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. 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.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

STORMWATER POLLUTION PREVENTION PLAN

1. ATTENTION IS DRAWN TO THE FACT THAT THIS PROJECT IS PERMITTED UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE REQUIREMENTS OF THIS PERMIT, AND TO UNDERTAKE ANY MEASURES NECESSARY TO COMPLY WITH SAID REQUIREMENTS.

2. IT MAY BE NECESSARY, DUE TO WEATHER CONDITIONS, PHASING OF CONSTRUCTION ACTIVITIES, QUANTITY AND TYPE OF MATERIALS, ETC., TO TAKE ADDITIONAL MEASURES TO COMPLY WITH THE N.P.D.E.S. PERMIT THAT ARE NOT OUTLINED IN THESE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTATION OF WHATEVER MEANS ARE NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO TURBID WATER RUNOFF AND FUGITIVE AIRBORNE PARTICULATE POLLUTANTS.

3. THE CONTRACTOR IS FURTHER ADVISED THAT A SEPARATE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.) HAS BEEN PREPARED FOR THIS PROJECT AND IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS.

4. THIS INFORMATION REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY UNDER FAVORABLE WEATHER CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

SEDIMENT AND EROSION CONTROL SUMMARY

EROSION PLAN DESIGNER: GERMANA ENGINEERING AND ASSOCIATES
1120 W. MINNEOLA AVENUE
CLERMONT, FL 34711
PHONE: 352-242-9329

OWNER/DEVELOPER: LL-LUMEN PARK, LLC
1717 MAIN STREET, SUITE 3900
DALLAS, TEXAS 75201

SITE CONTACT: LL-LUMEN PARK, LLC
1717 MAIN STREET, SUITE 3900
DALLAS, TEXAS 75201

AREA ADJACENT TO SITE: THE SUBJECT SITE IS BORDERED BY EXISTING RESIDENTIAL COMMUNITIES ALONG THE NORTH, WEST, AND EAST. TO THE SOUTH THE SITE IS BORDERED BY CR 466.

EROSION CONTROL MEASURES: EROSION AND RUNOFF WILL BE CONTROLLED BY SEDIMENT FENCE AS NEEDED.

EROSION CONTROL NOTES

LUMEN PARK AT LADY LAKE

PROJECT # 06032015

LADY LAKE, FLORIDA

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Phone: (352) 242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION: 29279

[Signature]

07/13/15

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL # 61682

SCALE 1"=30'

DATE 05-15-15

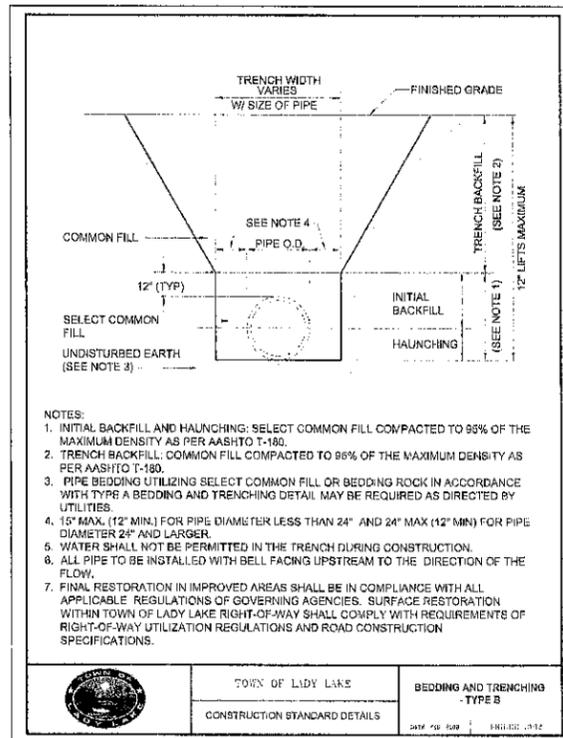
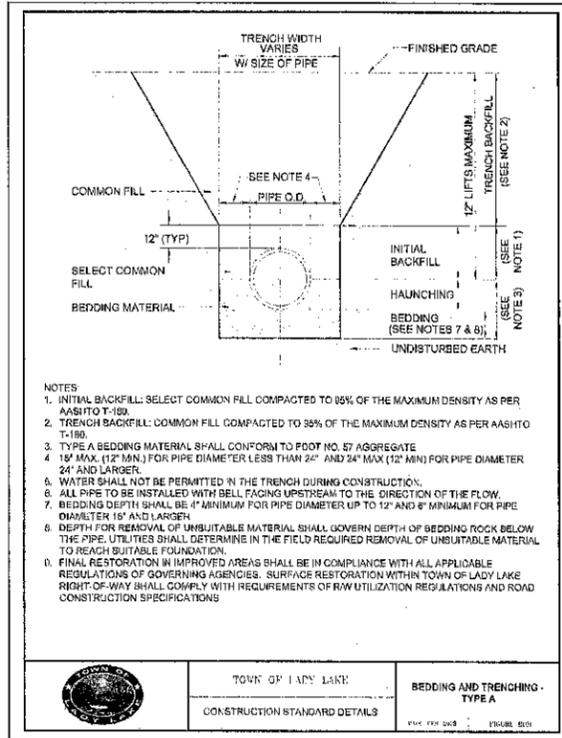
SHEET

C-14

DATE

REVISIONS

No.



RESTRAINED PIPE TABLE WATER AND RECLAIMED WATER MAINS

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	20	29	37	44	51	65	77	89	105	120
45° BEND	8	12	15	18	21	27	32	37	44	50
22-1/2° BEND	4	6	7	9	10	13	15	18	21	24
11-1/4° BEND	2	3	4	5	6	7	8	9	10	12
PLUG OR BRANCH OF TEE	42	59	77	93	109	139	165	194	231	265
VALVE	21	30	39	47	54	69	83	97	116	133

NOTES:

- FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
- INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
- WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
- ALL LINE VALVES AND THROUGH RUN OF TEES SHALL BE RESTRAINED.
- LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
WORKING PRESSURE: 150 PSI
SOIL DESIGNATION: 6M (SAND SILT)
- FOR HDPE, PVC OR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
RESTRAINED PIPE TABLE WATER AND RECLAIMED WATER MAINS
DATE FOR 2008
FIGURE: B103

RESTRAINED PIPE TABLE FORCE MAINS

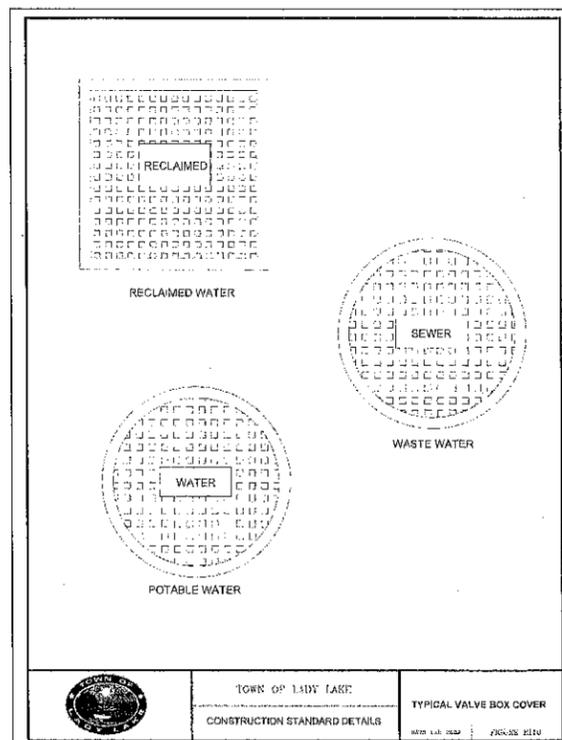
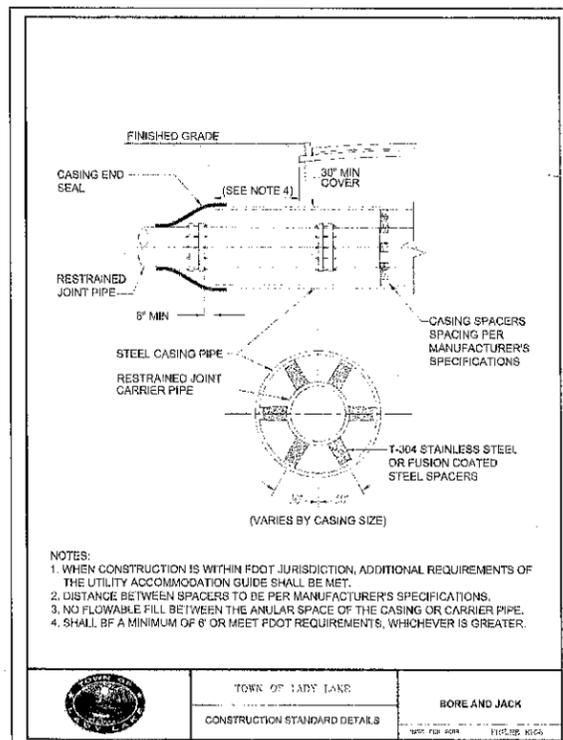
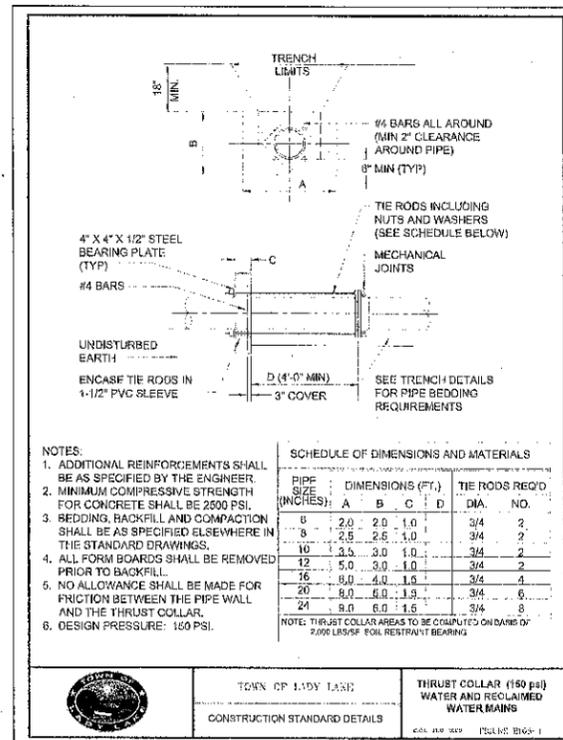
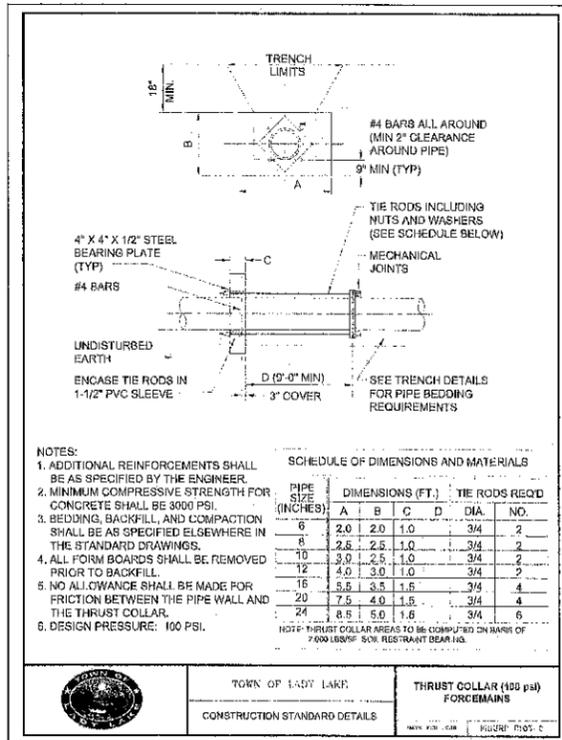
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	14	19	25	30	34	44	52	60	70	80
45° BEND	6	9	10	12	14	18	21	25	30	34
22-1/2° BEND	3	4	5	6	7	9	10	12	14	16
11-1/4° BEND	1	2	3	4	5	6	7	8	9	10
PLUG OR BRANCH OF TEE	30	40	52	63	72	93	111	130	155	178
VALVE	15	20	26	32	38	47	56	66	78	90

NOTES:

- FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
- INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
- WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
- ALL LINE VALVES AND THROUGH RUN OF TEES SHALL BE RESTRAINED.
- FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.25.
WORKING PRESSURE: 100 PSI
SOIL DESIGNATION: 6M (SAND SILT)
- FOR HDPE, PVC OR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
RESTRAINED PIPE TABLE FORCE MAINS
DATE FOR 2008
FIGURE: B104



NO.	REVISIONS	DATE

LADY LAKE
CONSTRUCTION
DETAILS

LUMEN PARK
AT LADY LAKE

PROJECT # B0302015
LADY LAKE, FLORIDA

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CERTIFICATE OF AUTHORIZATION: 26270

07/13/15
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL # 51682

SCALE 1"=30'
DATE 07-03-15
SHEET C-16

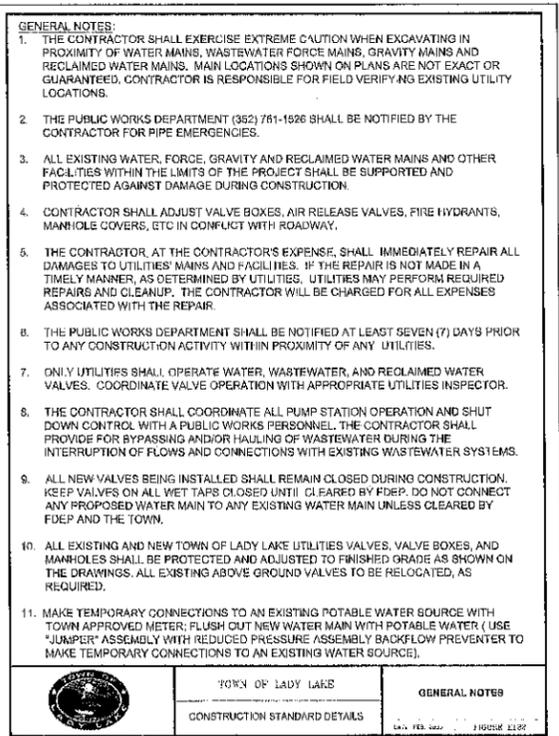
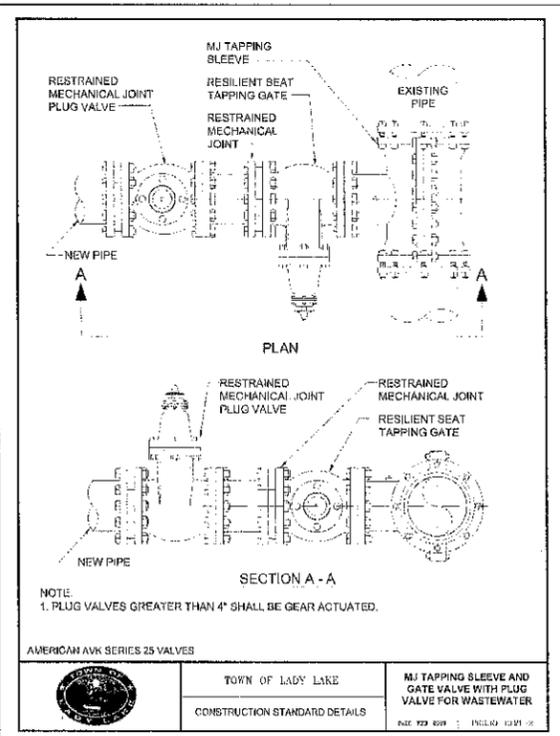
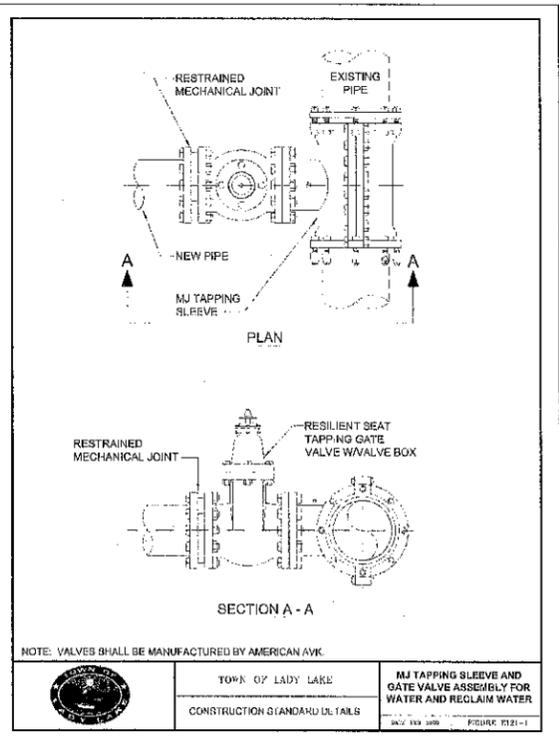
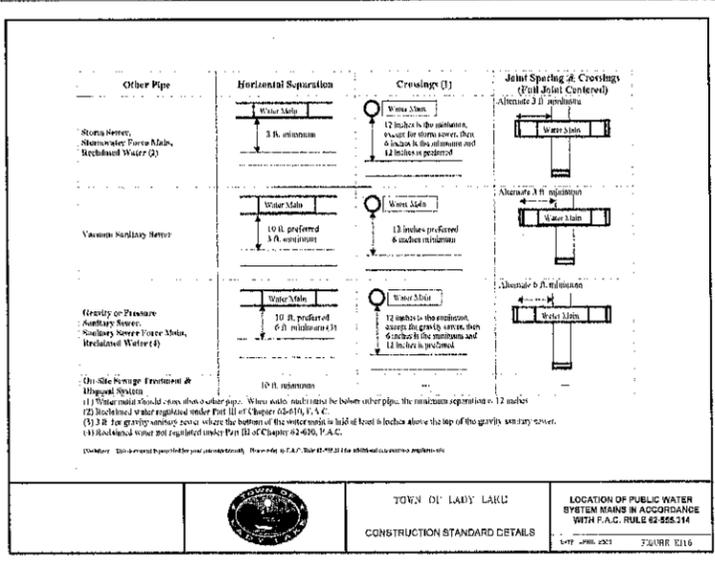
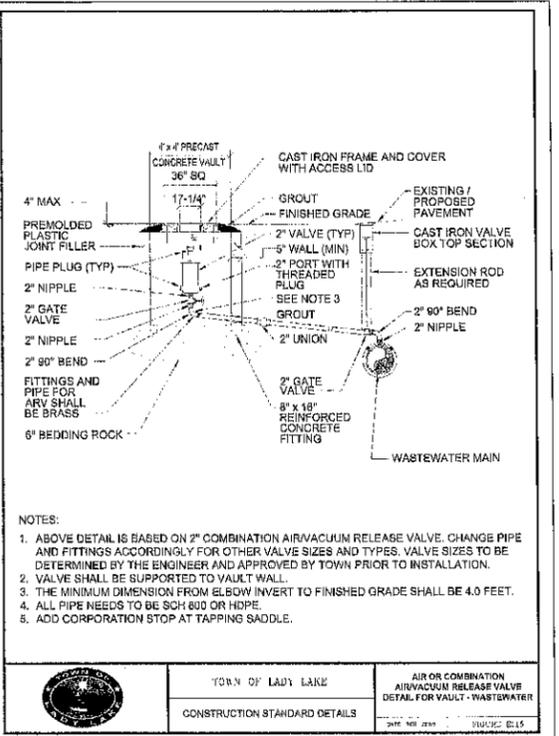
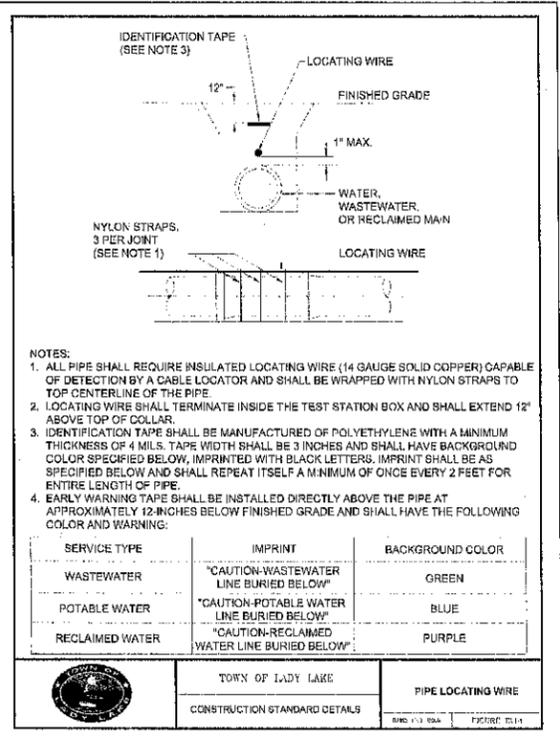
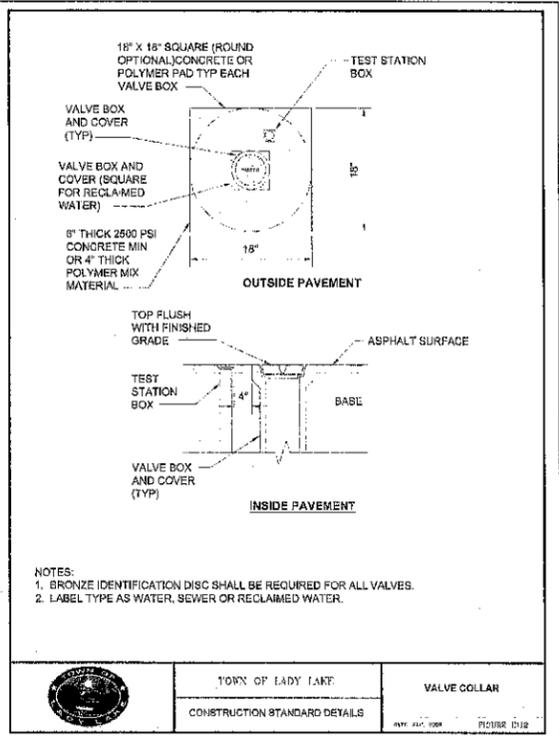
LADY LAKE
CONSTRUCTION
DETAILS

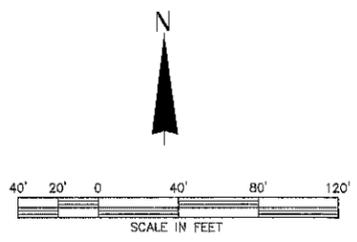
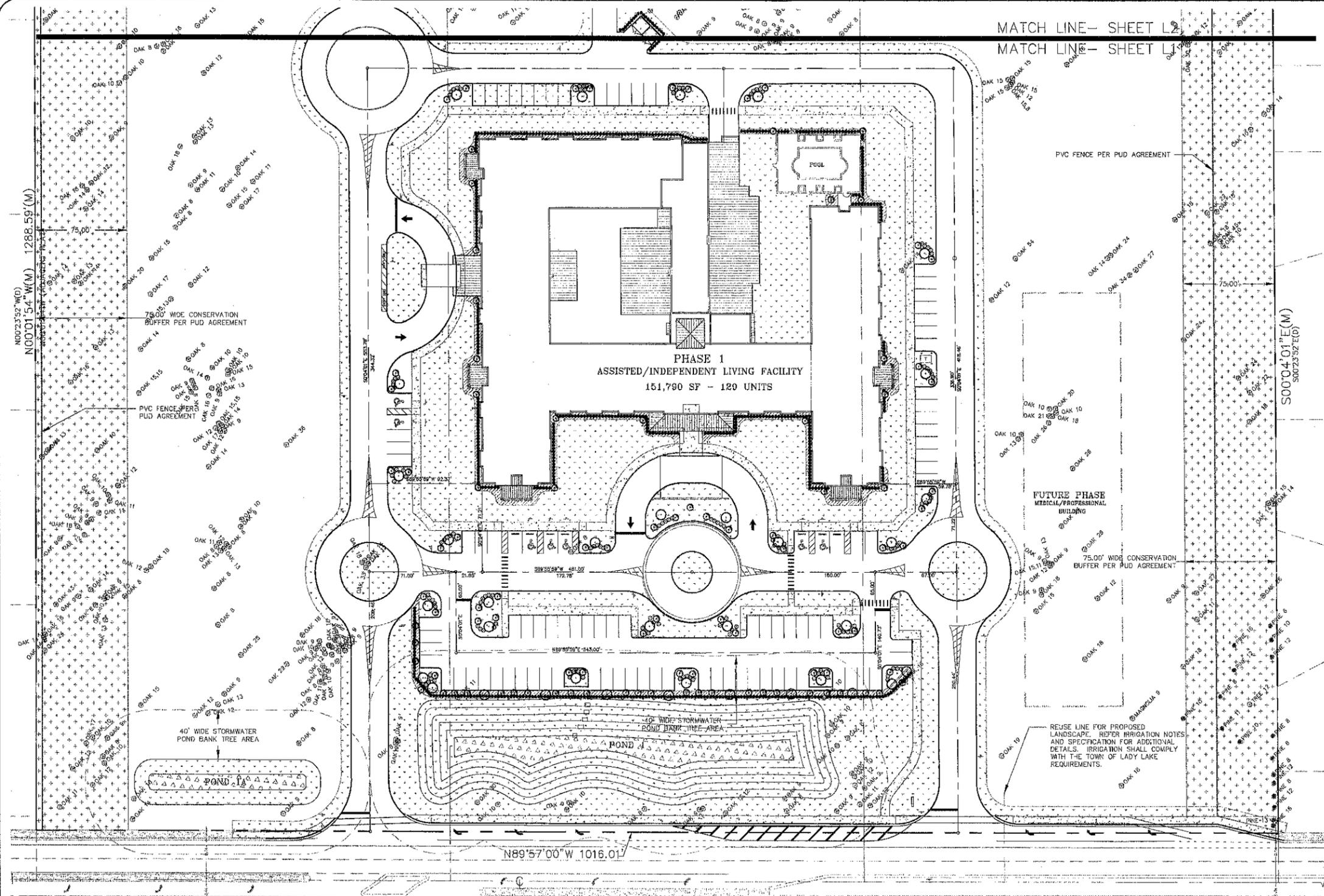
LUMEN PARK
AT LADY LAKE
PROJECT # 06032015
LADY LAKE, FLORIDA

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CERTIFICATE OF AUTHORIZATION 28278

07/13/15
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL # 61682

SCALE 1"=30'
DATE
07-03-15
SHEET
C-17



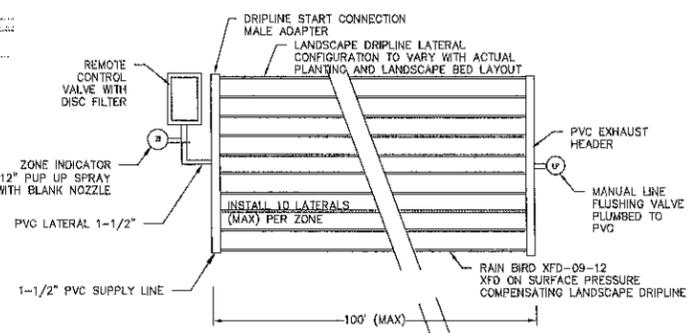


- NOTE:**
1. PROVIDE 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.
 2. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER BASED ON THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES PUBLICATIONS GRADES AND STANDARDS FOR NURSERY PLANTS.
 3. ALL LANDSCAPING SHOULD BE INSTALLED ACCORDING TO SHOULD HORTICULTURE PRACTICES.
 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE AREAS.
 5. THE OWNER SHALL BE RESPONSIBLE MAINTAIN AND PROPERTY CARE FOR ALL PLANT MATERIAL. PLANTS THAT DECLINE OR DIE AFTER INSTALLATION SHALL BE REPLACED.
 6. TREES AND OTHER VEGETATION SHOULD BE PLANTED IN SOIL AND CLIMATIC CONDITIONS WHICH AREA APPROPRIATE FOR THEIR GROWTH HABITS. PLANT SPECIES THAT ARE FREEZE AND DROUGHT TOLERANT ARE PREFERRED AND THE PROTECTION OF NATIVE SPECIES AND NATURAL AREAS ARE ENCOURAGED.
 7. IRRIGATION SYSTEM ON NEW PLANT INSTALLATION SHALL BE DESIGNED AND INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR AND SHALL HAVE PROVIDE A 100% SPRAY COVERAGE. IRRIGATION SYSTEM SHALL HAVE WATER SENSORS, IRRIGATION SYSTEM CONTROLLER, AND IRRIGATION VALVES. SEPARATE IRRIGATION ZONES SHALL BE INSTALLED BASED ON THE LANDSCAPE LAYOUT AND ADEQUATE PRESSURE IN EACH IRRIGATION ZONE SHALL BE PROVIDED.
 8. IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY OF LADY LAKE SPECIFICATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AS IDENTIFIED IN THE LATEST LAND DEVELOPMENT CODE.
 9. ALL CANOPY TREES AND UNDERSTORY TREES SHALL BE IRRIGATED ON A SEPARATE ZONE. IRRIGATION SHALL BE SUPPLIED BY A BUBBLER THAT IS APPROPRIATELY SIZED FOR THE SIZE AND TYPE OF TREE INSTALLED.
 10. ALL SHRUBS SHALL BE IRRIGATED ON A SEPARATE ZONE. IRRIGATION SHALL HAVE APPROPRIATE IRRIGATION COVERAGE TO ENSURE THE SHRUBS WILL BE IRRIGATED PROPERLY TO BECOME ESTABLISHED.
 11. IRRIGATION CONTROL BOX SHALL INCLUDE WIND GAUGE.
 12. ALL IRRIGATION PIPE AND APPURTENANCES SHALL BE COLORED FOR RECLAIMED USAGE.
 13. EXISTING TREES ARE TO MEET BUFFER REQUIREMENTS ALONG ALL 4 PROPERTY BOUNDARIES. SEE TREE REMOVAL PLAN FOR DETAILS.
- LADY LAKE NOTE:**
1. LANDSCAPE SHALL BE IRRIGATED TO THE TOWN OF LADY LAKE SPECIFICATIONS AND STANDARDS.
 2. LANDSCAPE MATERIAL SHALL BE IN CONFORMANCE WITH THE TOWN OF LADY LAKE CRITERIA.
 3. RAIN SENSORS SHALL BE INSTALLED ON THE PROPOSED IRRIGATION SYSTEM.
 4. EXISTING TREES (TO REMAIN) SHALL BE BARRICADED PER THE TOWN OF LADY LAKE CRITERIA. REFER TO TOWN OF LADY LAKE DETAIL E126

- EXISTING TREE LEGEND**
- 19" EXISTING OAK TREE WITH DBH
 - 8" EXISTING PINE TREE WITH DBH

POST-DEVELOPMENT TREE CALCULATION

DESCRIPTION	DBH
EXISTING TREES	5,703"
PROPOSED CANOPY TREES	175"
PROPOSED UNDERSTORY TREES	245"
TOTAL TREE DBH TO REMAIN ON-SITE	6,123"



TYPICAL DRIP ZONE LATERAL DETAIL

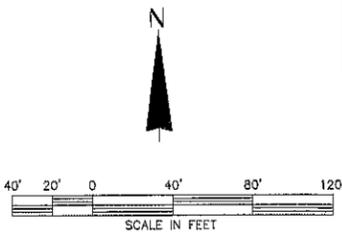
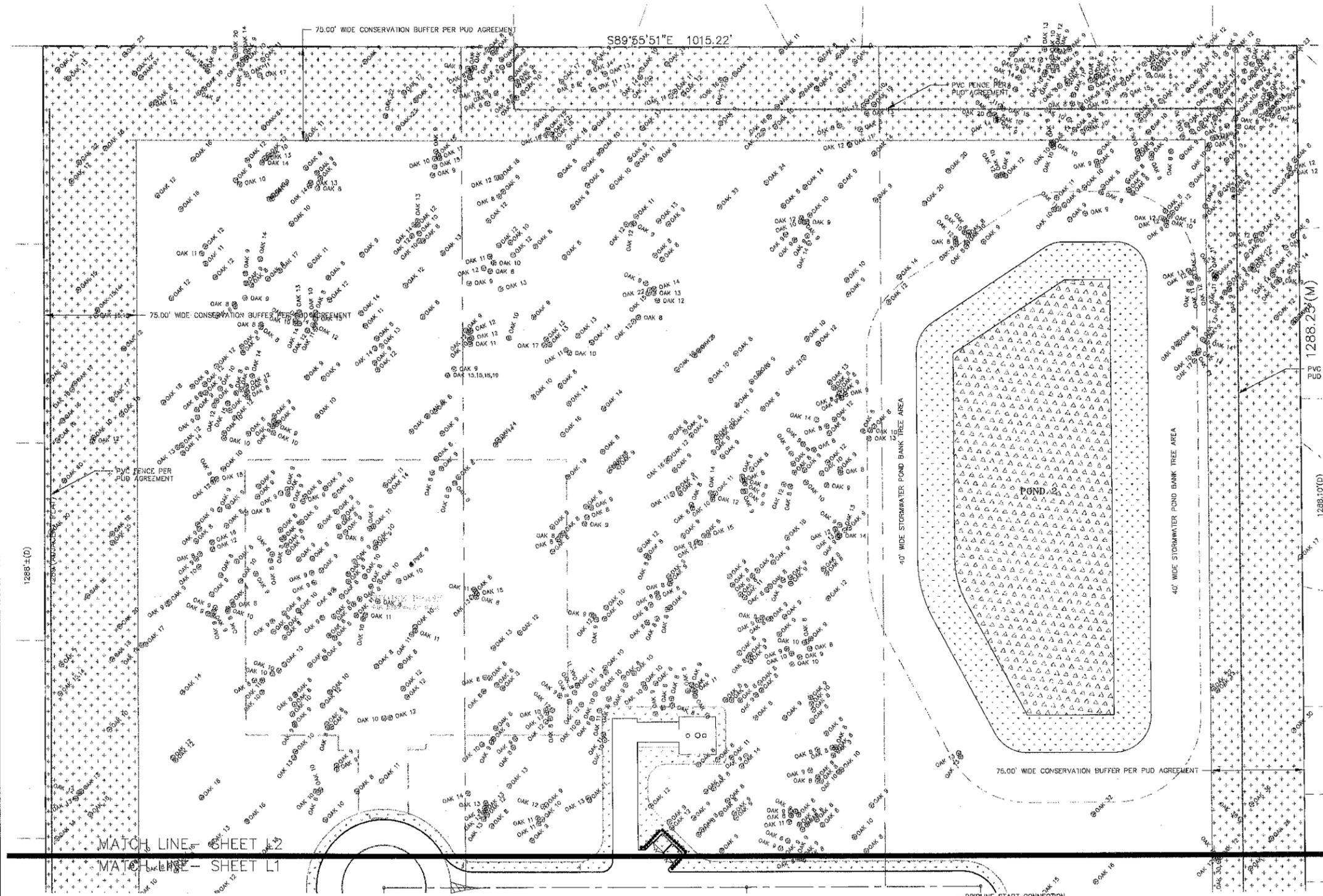
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION
TREES				
QV	35	QUERCUS VIRGINIANA	LIVE OAK MIN	15' HT OR 12' & 4" CAL 6' SPREAD 65 GAL
ES	36	ILEX ATTENUATE	EAGLESTON HOLLY	8' HT MIN, 2-1/2" CAL
LIC	62	LAGERSTROEMIA INDICA	GRAPE MYRTLE	8' HT MIN, 2-1/2" CAL

SHRUBS AND GROUNDCOVER

RI	607	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	1 GAL, 20" HT, 36" O.C.
VD	130	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	1 GAL, 20" HT, 36" O.C.
ARGENTINE BAHIA SOD				
PINE BARK MULCH - MIN 3" THICK				
SEED AND MULCH ONLY AREA - ALL AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEED AND MULCHED IF DISTURBED.				

EXISTING TREE LOCATIONS SHOWN ARE BASED ON AS-BUILT SURVEY PROVIDED BY SHANNON SURVEYING. CONTACT ENGINEER PRIOR TO TREE REMOVAL IF FIELD CONDITIONS VARY.

DATE	6-30-15
REVISIONS	7-3-15
1	REVISED PER LADY LAKE COMMENTS
2	REVISED PER LADY LAKE COMMENTS
LANDSCAPE PLAN AND IRRIGATION DETAILS	
LUMEN PARK AT LADY LAKE	
PROJECT # G032015 LADY LAKE, FLORIDA	
<p>Germa Engineering and Associates, LLC © COPYRIGHT 2015 1120 W. WINDRELA CIRCLE, SUITE 100, LADY LAKE, FLORIDA 34711 WWW.GERMAENGINEERING.COM CERTIFICATE OF AUTHORIZATION: 28279</p>	
 CHRISTOPHER M. GERMA, P.E. FLORIDA PROFESSIONAL # 61982	
SCALE	1"=40'
DATE	05-15-15
SHEET	L-1



- NOTE:**
1. PROVIDE 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.
 2. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO.1 OR BETTER BASED ON THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES PUBLICATIONS GRADES AND STANDARDS FOR NURSERY PLANTS.
 3. ALL LANDSCAPING SHOULD BE INSTALLED ACCORDING TO SHOULD HORTICULTURE PRACTICES.
 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE AREAS.
 5. THE OWNER SHALL BE RESPONSIBLE MAINTAIN AND PROPERTY CARE FOR ALL PLANT MATERIAL PLANTS THAT DECLINE OR DIE AFTER INSTALLATION SHALL BE REPLACED.
 6. TREES AND OTHER VEGETATION SHOULD BE PLANTED IN SOIL AND CLIMATIC CONDITIONS WHICH AREA APPROPRIATE FOR THEIR GROWTH HABITS. PLANT SPECIES THAT ARE FREEZE AND DROUGHT TOLERANT ARE PREFERRED AND THE PROTECTION OF NATIVE SPECIES AND NATURAL AREAS ARE ENCOURAGED.
 7. IRRIGATION SYSTEM ON NEW PLANT INSTALLATION SHALL BE DESIGNED AND INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR AND SHALL HAVE PROVIDE A 100% SPRAY COVERAGE. IRRIGATION SYSTEM SHALL HAVE WATER SENSORS, IRRIGATION SYSTEM CONTROLLER, AND IRRIGATION VALVES. SEPARATE IRRIGATION ZONES SHALL BE INSTALLED BASED ON THE LANDSCAPE LAYOUT AND ADEQUATE PRESSURE IN EACH IRRIGATION ZONE SHALL BE PROVIDED.
 8. IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY OF LADY LAKE SPECIFICATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AS IDENTIFIED IN THE LATEST LAND DEVELOPMENT CODE.
 9. ALL CANOPY TREES AND UNDERSTORY TREES SHALL BE IRRIGATED ON A SEPARATE ZONE. IRRIGATION SHALL BE SUPPLIED BY A BUBBLER THAT IS APPROPRIATELY SIZED FOR THE SIZE AND TYPE OF TREE INSTALLED.
 10. ALL SHRUBS SHALL BE IRRIGATED ON A SEPARATE ZONE. IRRIGATION SHALL HAVE APPROPRIATE IRRIGATION COVERAGE TO ENSURE THE SHRUBS WILL BE IRRIGATED PROPERTY TO BECOME ESTABLISHED.
 11. IRRIGATION CONTROL BOX SHALL INCLUDE WIND GAUGE.
 12. ALL IRRIGATION PIPE AND APPURTENANCES SHALL BE COLORED FOR RECLAIMED USAGE.
 13. EXISTING TREES ARE TO MEET BUFFER REQUIREMENTS ALONG ALL 4 PROPERTY BOUNDARIES, SEE TREE REMOVAL PLAN FOR DETAILS.

NO.	REVISIONS	DATE
1	REVISED PER LADY LAKE COMMENTS	7-3-15

LANDSCAPE PLAN AND IRRIGATION DETAILS

LUMEN PARK AT LADY LAKE

PROJECT # 68032015

LADY LAKE, FLORIDA

Germana Engineering and Associates, LLC
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 1120 W. MINNEOLA AVENUE, CLOMONT, FL 34711
 WWW.GERMANAENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION: 28278

- LADY LAKE NOTE:**
1. LANDSCAPE SHALL BE IRRIGATED TO THE TOWN OF LADY LAKE SPECIFICATIONS AND STANDARDS.
 2. LANDSCAPE MATERIAL SHALL BE IN CONFORMANCE WITH THE TOWN OF LADY LAKE CRITERIA.
 3. RAIN SENSORS SHALL BE INSTALLED ON THE PROPOSED IRRIGATION SYSTEM.
 4. EXISTING TREES (TO REMAIN) SHALL BE BARRICADED PER THE TOWN OF LADY LAKE CRITERIA. REFER TO TOWN OF LADY LAKE DETAIL E126

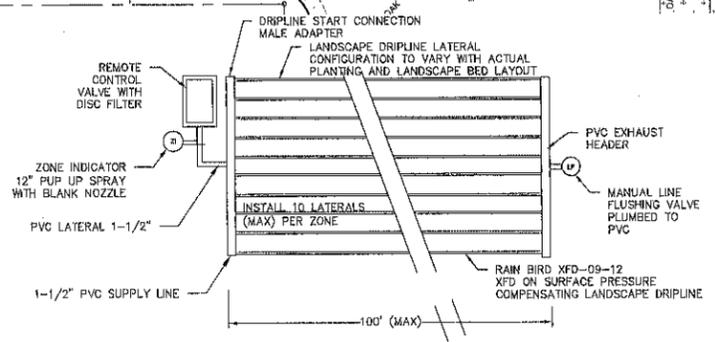
MATCH LINE - SHEET L2
 MATCH LINE - SHEET L1

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION
TREES				
QV	35	QUERCUS VIRGINIANA	LIVE OAK MIN 15' HT OR 12" & 4" CAL 6" SPREAD	65 GAL
ES	36	ILEX ATTENUATE	EAGLESTON HOLLY 8' HT MIN, 2-1/2" CAL	
LIC	62	LAGERSTROEMIA INDICA	GRAPE MYRTLE 8' HT MIN, 2-1/2" CAL	

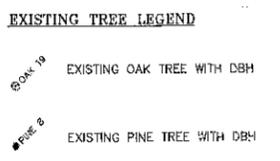
STORMWATER POND TREE CALCULATIONS (3 TREES / 250LF REQUIRED)					
NAME	POND BANK	CALC.	QTY. REQUIRED	QTY. EX.	SURPLUS/DEFICIT
POND 2	1,055, LF	1055/250=4.2 X3	13	31	+18

SHRUBS AND GROUNDCOVER		
RI	607	RHAPHIOLEPIS INDICA INDIAN HAWTHORN 1 GAL, 20" HT, 36" O.C.
VO	130	VIBURNUM ODORATISSIMUM SWEET VIBURNUM 1 GAL, 20" HT, 36" O.C.
ARGENTINE BAHIA SOD		
PINE BARK MULCH - MIN 3" THICK		
SEED AND MULCH ONLY AREA - ALL AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEED AND MULCHED IF DISTURBED.		

EXISTING TREE LOCATIONS SHOWN ARE BASED ON AS-BUILT SURVEY PROVIDED BY SHANNON SURVEYING. CONTACT ENGINEER PRIOR TO TREE REMOVAL IF FIELD CONDITIONS VARY.



TYPICAL DRIP ZONE LATERAL DETAIL



07/13/15
 CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL # 61682

SCALE 1"=40'
 DATE 05-15-15
 SHEET

GENERAL LANDSCAPE NOTES

1. SCOPE OF WORK

- A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE.

2. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

3. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT.

4. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

5. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

6. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

7. LAWN MAINTENANCE

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL FRODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

8. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

9. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

PLANT SPECIFICATION NOTES

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

Table with 2 columns: MATERIAL, SAMPLE SIZE. Includes rows for MULCH, PLANTING / TOPSOIL MIX, and PLANTS.

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER OR OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE. FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE. ALL TREE ROOTBALLS SHALL BE SHAVED 1" - 1 1/2" OFF ON ALL SIDES WITH EITHER A SHARP SPADE OR BLADE BEFORE PLANTING OR FROM TOP TO BOTTOM WITH A BALLING SPADE AFTER THE TREE HAS BEEN PLANTED TO ELIMINATE CIRCULING ROOTS.

SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

RPG = "ROOTS PLUS GROWER" CONTAINER WHERE SPECIFIED.

E. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

F. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

3. DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

C. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

D. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

E. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

4. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.6 AND 7.0. SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR THE OWNER OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

PLANT SPECIFICATION NOTES CONTINUED

5. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO CHECK TO SEE IF WATERING/IRRIGATION RESTRICTIONS MAY APPLY, REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

6. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER OR OWNER'S REPRESENTATIVE, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED. CONTRACTOR TO CHECK TO SEE IF FERTILIZER RESTRICTIONS MAY APPLY, REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

7. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE), SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORIMULCH," EUCALYPTUS MULCH, OR PINE STRAW/BARK/NUGGET) AND GRADE.

8. SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

PLANTING PROCEDURE NOTES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES OR REFER TO THE CIVIL PLANS IF APPLICABLE.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED. CONTRACTOR TO REMOVE ALL ROCKS LARGER THAN 4" MEASURED IN LARGEST DIRECTION.

8. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THE CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

9. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

10. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

11. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

12. SOIL MIXTURE SHALL BE AS SPECIFIED UNDER PLANT SPECIFICATION NOTES.

13. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

14. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. ALL NON-BIODEGRADABLE MATERIAL SHALL BE COMPLETELY REMOVED FROM THE PLANTING PIT PRIOR TO BACKFILLING AND DISPOSED OF PROPERLY.

15. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

16. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" WITH THE PLANTING SOIL MIXTURE AND THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

PLANTING PROCEDURE NOTES CONTINUED

18. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

19. PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

20. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

21. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

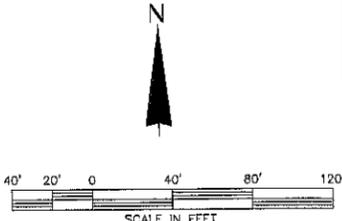
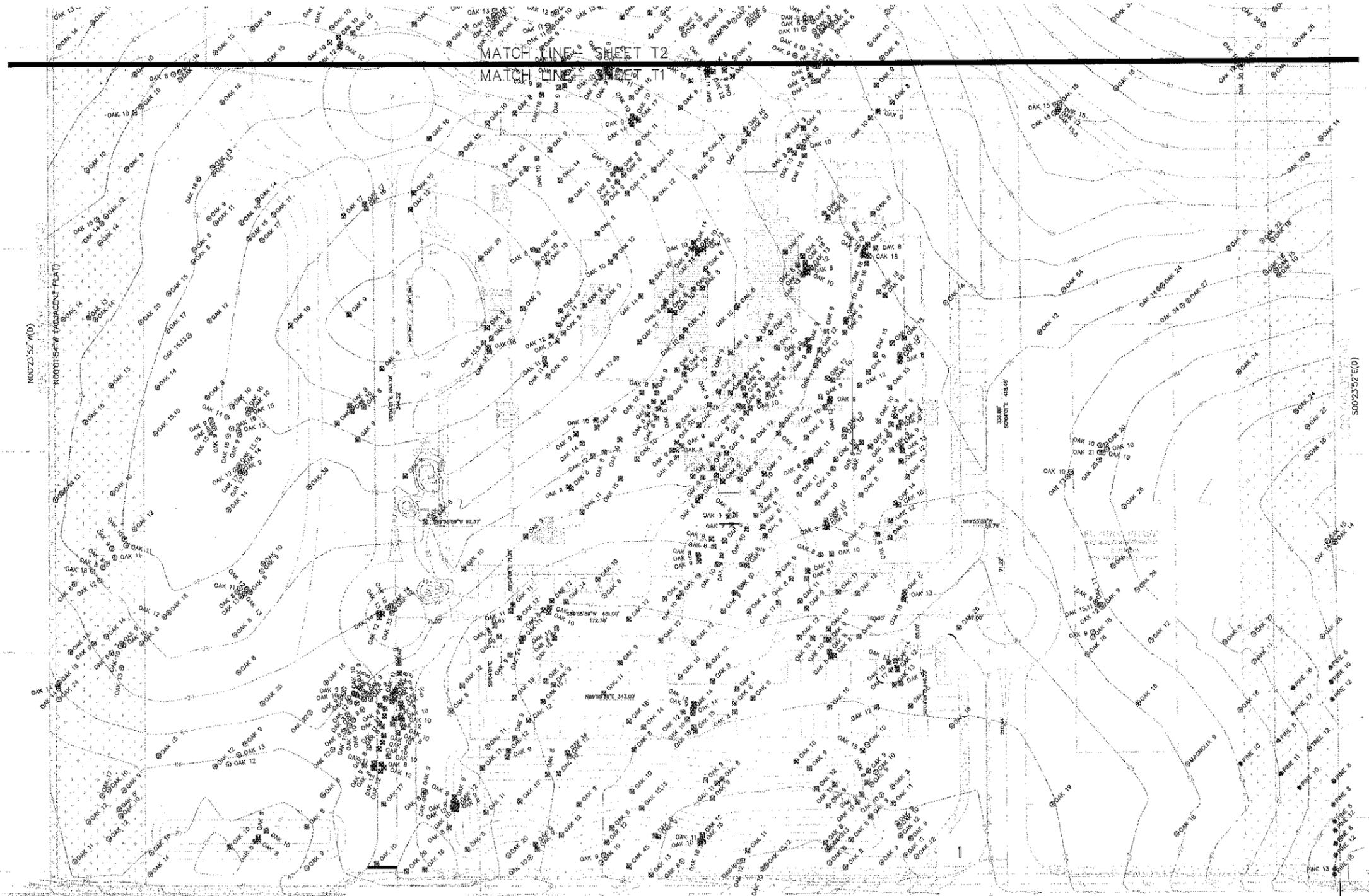
22. CONTRACTOR TO PROVIDE A CLEAN, SHARP EDGE ON ALL LANDSCAPE BEDS AND TREE PITS. A SHARP, SPADE CUT EDGE (MINIMUM 3" DEEP) SHALL BE PROVIDED UNLESS OTHER BED EDGING METHODS ARE SPECIFICALLY IDENTIFIED ON THE PLANS.

23. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

24. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

25. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

Vertical sidebar containing: REVISIONS table, LANDSCAPE NOTES (LUMEN PARK AT LADY LAKE), PROJECT # GC032015, CLERMONT, FLORIDA, Germa Engineering and Associates, LLC contact info, signature of Christopher M. Germa, P.E., DATE 07/13/15, SCALE, STATE 05/15/15, SHEET L-4.



REVISIONS	DATE
1. REVISED PER LADY LAKE COMMENTS	7-3-15

TREE REMOVAL PLAN

LUMEN PARK AT LADY LAKE

LADY LAKE, FLORIDA PROJECT # GED32015

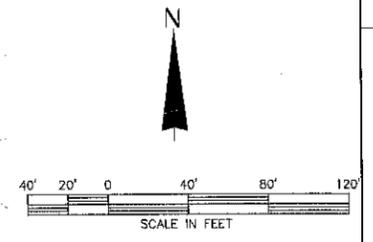
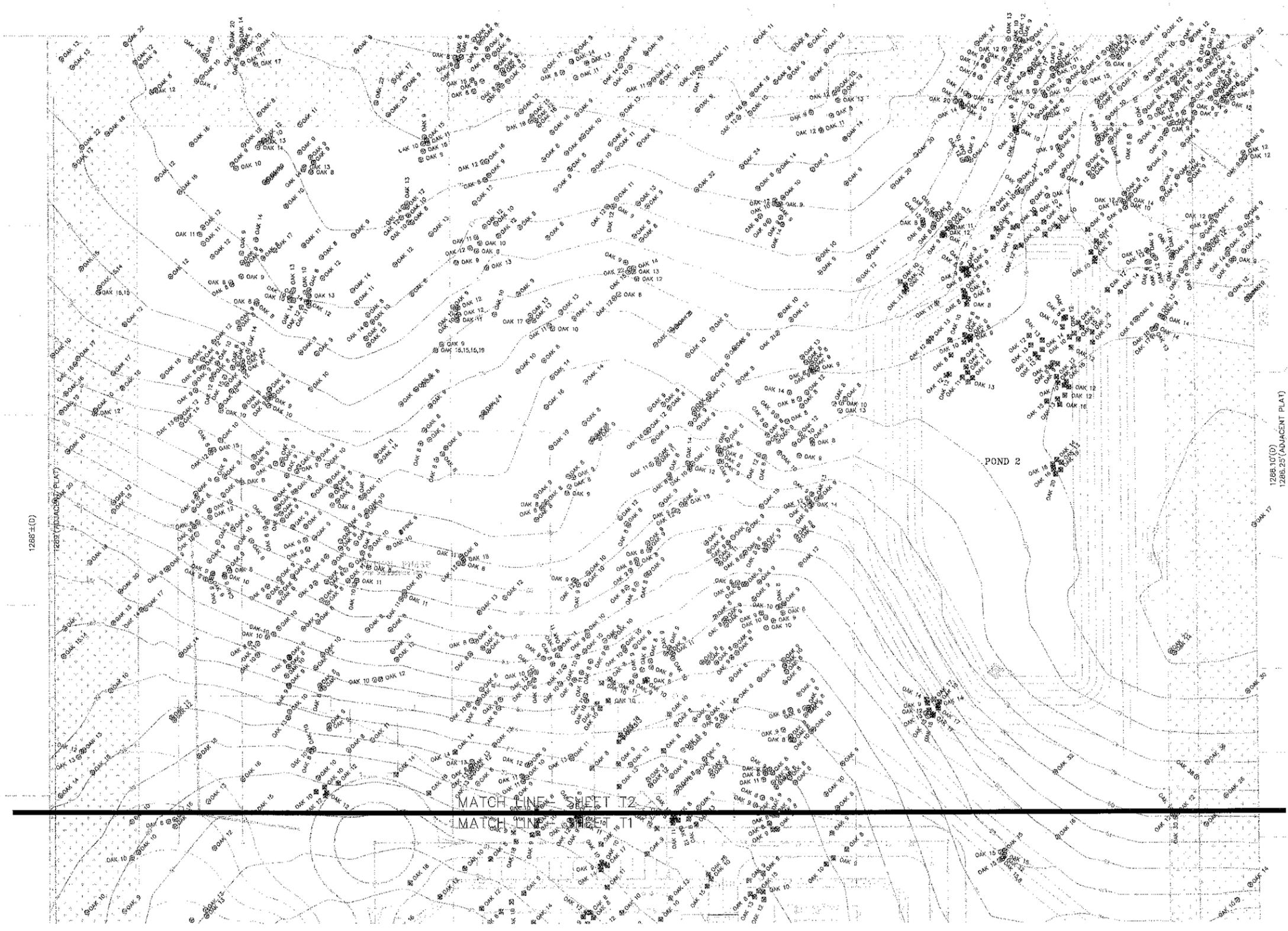
Germana Engineering and Associates, LLC
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 1120 W. MINNEOLA AVENUE CLERMONT, FL 34711
 PHONE (352) 242-9329
 WWW.GERMANAENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION: 29279

- TREE REMOVAL LEGEND**
- OAK 10 EXISTING OAK TREE WITH DBH
 - PINE 8 EXISTING PINE TREE WITH DBH
 - OAK 17 EXISTING OAK TREE TO BE REMOVED

Christopher M. Germana
 07113115
 CHRISTOPHER M. GERMANA, P.E.
 FLORIDA PROFESSIONAL # 61682

SCALE 1"=40'
 DATE 05-15-15
 SHEET T-1

EXISTING TREE LOCATIONS SHOWN ARE BASED ON AS-BUILT SURVEY PROVIDED BY SHANNON SURVEYING. CONTACT ENGINEER PRIOR TO TREE REMOVAL IF FIELD CONDITIONS VARY.



EXISTING TREE LOCATIONS SHOWN ARE BASED ON AS-BUILT SURVEY PROVIDED BY SHANNON SURVEYING. CONTACT ENGINEER PRIOR TO TREE REMOVAL IF FIELD CONDITIONS VARY.

- TREE REMOVAL LEGEND**
- ⊙ OAK 15 EXISTING OAK TREE WITH DBH
 - ⊙ PINE 8 EXISTING PINE TREE WITH DBH
 - ⊙ OAK 17 EXISTING OAK TREE TO BE REMOVED

<p style="text-align: center;">TREE REMOVAL PLAN</p>		NO.	1	REVISED PER LADY LAKE COMMENTS	DATE	7-3-15
<p style="text-align: center;">LUMEN PARK AT LADY LAKE</p>		PROJECT # 96032015				
		LADY LAKE, FLORIDA				
<p>Germana Engineering and Associates, LLC <small>© COPYRIGHT 2015 1120 W. MANNEOLA AVENUE CLEMONT, FL 34711 PHONE (352) 242-6800 WWW.GERMANA.COM CERTIFICATE OF AUTHORIZATION: 28279</small></p>		<p>07/13/15</p> <p>CHRISTOPHER M. GERMANA, P.E. <small>FLORIDA PROFESSIONAL # 61682</small></p>				
SCALE 1"=40'		DATE 7-3-15				
		SHEET T-2				

TREE REMOVAL LIST & CALCULATION

DESC.	INCH DBH	DESC.	INCH DBH	DESC.	INCH DBH	DESC.	INCH DBH	DESC.	INCH DBH	DESC.	INCH DBH	DESC.	INCH DBH
OAK	10	OAK	8	OAK	12	OAK	9	OAK	9	OAK	10	OAK	12
OAK	10	OAK	10	OAK	10	OAK	9	OAK	12	OAK	9	OAK	15
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OAK	14	OAK	12	OAK	10	OAK	9	OAK	15	OAK	12	OAK	9
TOTAL INCHES (DBH) OF OAKS TO BE REMOVED.													6,727

OAK TREES TO REMAIN ON-SITE

DESC.	INCH DBH						
OAK	11	OAK	14	OAK	9	OAK	12
OAK	12	OAK	14	OAK	8	OAK	12
OAK	12	OAK	12	OAK	8	OAK	11
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OAK	18	OAK	20	OAK	10	OAK	11
OAK	12	OAK	18	OAK	10	OAK	8
OAK	8						



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: 07/20/2015

SUBJECT: FY 2015-2016 Benefits (Medical, Dental, Life, Long Term Disability, Short Term Disability, Critical Illness, Accident Coverage)

DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: To approve the following benefits for FY 2015-2016

- Health- 10.3% (1 year renewal)
Life Insurance-0% (2 year renewal)
Short Term Disability-10% (1 year renewal)
Critical Illness Coverage-0% (renews in 2016)
Dental-9.5% increase (1 year renewal)
Long Term Disability-0% (renews in 2016)
Accident Coverage-0% (renews in 2016)

SUMMARY: Town Staff received rates for medical coverage for the 2015-2016 FY. Staff recommends staying with the current plans for all lines of coverage. Although the short term disability has an increase this does not affect the budget as this coverage is voluntary and not paid for by the Town.

FISCAL IMPACT: [] Capital Budget [] Operating [X] Other-will be taken from each departments 23-20 (Health Insurance) line item.
Medical-\$839,074.80 (10.3% Increase included in proposed budget)
Dental-\$26,358.24 (9.5% Increase included proposed budget)
Life, LTD-\$24, 747.54 (Included in proposed budget)
TOTAL-\$890,180.58

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

[] Other

[X] Support Documents

DEPARTMENT HEAD Submitted [Signature] Date 07-13-15
HR Approved as to Form [Signature] Date 07-13-15
FINANCE DEPARTMENT Approved as to Budget Requirements Date 7/13/15
TOWN MANAGER Approved Agenda Item for: 7/20/15 Date 7/14/15

COMMISSION ACTION:

- [] Approved as Recommended [] Disapproved [] Tabled Indefinitely
[] Continued to Date Certain [] Approved with Modification

Town of Lady Lake

Overall Increase

10.3%

Sample Group Health Rates - \$500,000 Surplus Release

Medical - PRM Plan PPO 0702

Coverage	Active Rates		COBRA	Reduced Retiree	
	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$592.20	\$652.94	\$665.98	\$447.44	\$493.34
Additional for Spouse	\$527.34	\$581.44	\$593.06	\$369.14	\$407.00
Additional for Child	\$425.48	\$469.12	\$478.50		
Additional for Family	\$1,119.66	\$1,234.52	\$1,259.20		

Medical - PRM Plan BlueOptions 03748

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$565.86	\$623.90	\$636.36	\$427.54	\$471.40
Additional for Spouse	\$503.86	\$555.54	\$566.64	\$352.68	\$388.86
Additional for Child	\$406.56	\$448.26	\$457.22		
Additional for Family	\$1,069.82	\$1,179.58	\$1,203.16		

Medical - PRM Plan HMO 55 (HMO 05)

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$551.30	\$607.86	\$620.00	\$416.52	\$459.24
Additional for Spouse	\$490.82	\$541.16	\$551.98	\$343.56	\$378.80
Additional for Child	\$396.04	\$436.66	\$445.38		
Additional for Family	\$1,042.02	\$1,148.92	\$1,171.88		

Medical - PRM Plan HMO 59 (HMO 042)

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$536.72	\$591.78	\$603.60	\$407.12	\$448.88
Additional for Spouse	\$477.78	\$526.80	\$537.32	\$334.42	\$368.72
Additional for Child	\$385.52	\$425.06	\$433.56		
Additional for Family	\$1,014.22	\$1,118.26	\$1,140.62		

Medical - PRM Plan PPO 0727

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$498.50	\$549.64	\$560.62	\$376.64	\$415.28
Additional for Spouse	\$443.92	\$489.46	\$499.24	\$310.74	\$342.62
Additional for Child	\$358.18	\$394.92	\$402.80		
Additional for Family	\$942.52	\$1,039.22	\$1,060.00		

Medical - PRM Plan BlueOptions 05168/05169

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$485.18	\$534.94	\$545.62	\$366.56	\$404.16
Additional for Spouse	\$432.04	\$476.36	\$485.88	\$302.42	\$333.44
Additional for Child	\$348.60	\$384.36	\$392.04		
Additional for Family	\$917.34	\$1,011.44	\$1,031.66		

Medical - PRM Plan BlueOptions 03559

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$479.50	\$528.68	\$539.24	\$362.30	\$399.46
Additional for Spouse	\$426.98	\$470.78	\$480.18	\$298.88	\$329.54
Additional for Child	\$344.52	\$379.86	\$387.44		
Additional for Family	\$906.58	\$999.58	\$1,019.56		

Medical - PRM Plan BlueOptions 03359

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$466.90	\$514.80	\$525.08	\$352.78	\$388.96
Additional for Spouse	\$415.74	\$458.38	\$467.54	\$291.00	\$320.84
Additional for Child	\$335.46	\$369.86	\$377.24		
Additional for Family	\$882.72	\$973.28	\$992.74		

Medical - PRM Plan BlueOptions 05360

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$452.04	\$498.40	\$508.36	\$341.54	\$376.58
Additional for Spouse	\$402.50	\$443.78	\$452.64	\$281.74	\$310.64
Additional for Child	\$324.78	\$358.10	\$365.26		
Additional for Family	\$854.62	\$942.30	\$961.14		

Medical - PRM Plan BlueOptions 05901

Coverage	Current	Proposed 10/1/2015	Proposed 10/1/2015	Current	Proposed 10/1/2015
EE	\$392.28	\$432.52	\$441.16	\$296.38	\$326.78
Additional for Spouse	\$349.28	\$385.10	\$392.80	\$244.48	\$269.56
Additional for Child	\$281.84	\$310.74	\$316.94		
Additional for Family	\$741.62	\$817.70	\$834.04		



TOWN OF LADY LAKE
Dental Overview, Options

CARRIER PLAN	Current			Current		
	Principal			Principal		
	Low			High		
	In Network	Out of Network		In Network	Out of Network	
Deductible--Individual / Family	\$50 / \$150	\$50 / \$150		\$50 / \$150	\$50 / \$150	
Annual Maximum--Per Person (Cal. Yr.)	\$1,000	\$1,000		\$1,500	\$1,000	
Preventive / Diagnostic	100%	100%		100%	100%	
ie: Exams, Cleanings, Fluoride, Sealants		Cleanings = 2/cal. Yr.			Cleanings = 2/cal. Yr.	
Deductible Applies	No	No		No	No	
Preventive Counts Against Annual Max	No	No		No	No	
Basic Services	90%	80%		90%	80%	
ie: Cavity repair, simple oral surgery				composite fillings on molars, stainless crowns		
Major Services	60%	50%		60%	50%	
ie: Crowns, bridges dentures, complex surgery		composite fillings on molars, stainless crowns			50% to LTM \$1,000 (Child only)	
Orthodontia		50% to LTM \$1,000 (Child only)			50% to LTM \$1,000 (Child only)	
Benefit Waiting Period		None; Late entrant=12 mos prev, basic and 24 mos major			None; Late entrant=12 mos prev, basic and 24 mos major	
Out of Network Reimbursement		MAC			90% of R&C fee	
Rate Guarantee		1 year (10/1/15-9/30/16)			1 year (10/1/15-9/30/16)	
Participation						
Enrollment						
Employee Only		23			20	
Employee + Spouse		5			11	
Employee + Child(ren)		9			1	
Family		9			8	
Total		46			40	
Premium (+ / - Current)	Current	10/1/2015 (REV)	+ / -	Current	10/1/2015 (REV)	+ / -
Employee Only	\$22.54	\$24.68	9.5%	\$30.23	\$33.10	9.5%
Employee + Spouse	\$49.32	\$54.01	9.5%	\$66.21	\$72.50	9.5%
Employee + Child(ren)	\$59.67	\$65.34	9.5%	\$77.95	\$85.36	9.5%
Family	\$83.82	\$91.78	9.5%	\$110.35	\$120.83	9.5%
Monthly Total	\$2,056.43	\$2,251.79	9.5%	\$2,293.66	\$2,511.56	9.5%
Annual Total	\$24,677.16	\$27,021.49	9.5%	\$27,523.92	\$30,138.69	9.5%

Total		
		43
		16
		10
		17
		86
Current	10/1/2015	+ / -
\$4,350.09	\$4,763.35	9.5%
\$52,201.08	\$57,160.18	9.5%

Notes:

CARRIER PLAN	PRM			PRM		
	FCL			FCL		
	Low			High		
	In Network	Out of Network		In Network	Out of Network	
Deductible--Individual / Family	\$50 / \$100	\$50 / \$100		\$50 / \$100	\$50 / \$100	
Annual Maximum--Per Person (Cal. Yr.)	\$2,000 (says plan year vs cal year)	\$2,000 (says plan year vs cal year)		\$3,000 (says plan year vs cal year)	\$3,000 (says plan year vs cal year)	
Preventive / Diagnostic	100%	90%		100%	100%	
ie: Exams, Cleanings, Fluoride, Sealants						
Deductible Applies	No	No		No	No	
Preventive Counts Against Annual Max						
Basic Services	80%	60%		80%	80%	
ie: Cavity repair, simple oral surgery						
Major Services	50%	40%		50%	50%	
ie: Crowns, bridges dentures, complex surgery		50% to LTM \$1,000 (Child only)			50% to LTM \$1,500 (Child only)	
Orthodontia		50% to LTM \$1,000 (Child only)			50% to LTM \$1,500 (Child only)	
Benefit Waiting Period		6 mos basic, 12 mos major			6 mos basic, 12 mos major	
Out of Network Reimbursement						
Rate Guarantee		Through 9/30/15			Through 9/30/15	
Participation						
Enrollment						
Employee Only		23			20	
Employee + Spouse		5			11	
Employee + Child(ren)		9			1	
Family		9			8	
Total		46			40	
Premium (+ / - Current)		10/1/2015	+ / -		10/1/2015	+ / -
Employee Only		\$28.43	26.1%		\$35.54	17.6%
Employee + Spouse		\$56.92	15.4%		\$71.14	7.4%
Employee + Child(ren)		\$51.18	-14.2%		\$63.97	-17.9%
Family		\$90.98	8.5%		\$113.73	3.1%
Monthly Total		\$2,217.93	7.9%		\$2,467.15	7.6%
Annual Total		\$26,615.16	7.9%		\$29,605.80	7.6%

Total		
		43
		16
		10
		17
		86
Current	10/1/2015	+ / -
\$4,685.08		7.7%
\$56,220.96		7.7%



Lincoln Financial Group is the marketing name for Lincoln National Corporation and its affiliates.

May 14, 2015

The Lincoln National Life Insurance Company
8801 Indian Hills Drive
Omaha, NE 68114-4066
toll free (800) 423-2765
www.LFG.com

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

RE: Renewal for Policy Number(s): 01-0095286

We are proud to provide your company with quality group products and services at a cost that delivers sound value.

Each renewal period, we analyze current benefit and rate structures to determine the appropriate rates for continued group insurance protection for your valued employees. This process includes recalculation of the premium rates to reflect factors like:

- plan features
- demographics
- nature of business
- experience
- any adjustments to our underlying rate structure

Based upon our review, your renewal rates, effective 10/1/2015, are as follows:

Coverage	Rate Basis	Current Rate	Current Monthly Premium	Renewal Rate	Renewal Monthly Premium	Renewal Monthly Premium Change	Rate Guarantee Until
Short Term Disability	\$10 of weekly benefit	0.610	\$409.55	0.670	\$449.84	\$40.29	10/1/2016
Premium Totals:			\$409.55		\$449.84	\$40.29	

The monthly premium shown is based upon current billed lives and volume.

We appreciate your business and look forward to the continued opportunity to meet your group insurance needs. If you have any questions or if we can be of further assistance, please contact your local group representative at 1-800-523-2208.

Sincerely,

Justin Noakes
Group Underwriting

cc: RIZOR & NOLAN ADVISORS LLC
222 W COMSTOCK AVE #202

WINTER PARK, FL 32789

cc: Keith Naylor

This letter serves as a policy amendment and should be kept with your policy.

Lincoln Financial Group focuses on making life easier for you by doing business the way you want to do business - via the Web, telephone, IVR, e-mail and fax.

We are committed to being there when you need us!

Visit us on the web at www.lincoln4benefits.com or contact us at 1 (800) 423-2765.

Lincoln Financial Group
10000 Lincoln Blvd

Lincoln



TOWN COMMISSION AGENDA ITEM

1-4

REQUESTED COMMISSION MEETING DATE July 20, 2015

SUBJECT: Discuss the proposed millage rate and proposed dates, times and places for the tentative millage and budget hearing and the second public hearing for adopting the final millage rate and budget.

DEPARTMENT: Finance

RECOMMENDED MOTION: Set the tentative millage rate for fiscal year 2015-2016. That the date, time and place of the tentative millage and budget hearing be set for Wednesday, September 2, 2015 at 6:00 PM in the Commission Chambers. That the date, time and place for the second public hearing for adopting the final millage rate and budget be set for Wednesday, September 16, 2015 at 6:00 PM in the Commission Chambers.

SUMMARY: A proposed millage rate for fiscal year 2015-2016 must be submitted to the property appraiser by noon August 4th, along with the date, time and place of the tentative millage and budget hearing. The proposed millage rate can be decreased but cannot be increased at the tentative budget hearing or at the final public hearing. The current year's rolled back rate is 3.5510 mills. Currently we have the budget based on the millage rate of 3.5510 mills which is a 0.0% increase above the current years rolled back rate. This rate as well as any rate up to 3.7443 mills would require three (3) affirmative votes of the Town Commission. Any rate above 3.7443 mills to 4.1187 mills would require a two-thirds vote of the Town Commission or four (4) affirmative votes. These votes are based on the total membership of the Town Commission, rather than the membership present at the meeting. Any rate above 4.1187 mills would require a unanimous vote of all five Town Commissioners. The Town's two public hearings cannot conflict with Lake County or School Board public hearings. The tentative dates for the County are September 15th and September 29rd and the School Board are July 1st and September 8th. The public hearings cannot start before 5 PM.

FISCAL IMPACT: \$ 3,059,289 of revenue at 3.5510 rate [] Capital Budget [] Operating [] Other

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

[X] Other Millage rate analysis fiscal year 2015-2016 [] Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD JRM Submitted 7/8/2015 Date
FINANCE DEPARTMENT JRM Approved as to Budget Requirements Date 7/8/2015
TOWN MANAGER [Signature] Approved Agenda Item for: 7/20/15 Date 7/8/15

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

Reviewed [Signature]

TOWN OF LADY LAKE
MILLAGE RATE ANALYSIS
 FISCAL YEAR 2015-2016

TAXABLE VALUE THIS YEAR (DR-420)	\$ 895,861,687
TAXABLE VALUE LAST YEAR (DR-422)	\$ 848,399,715
Total increase in net taxable value this year resulting in a 5.60% increase which includes new construction, etc., of \$11,010,794 (1.30%) and increased values of \$36,451,178 (4.30%).	\$ 47,461,972

	MILLAGE RATE	AD VALOREM TAXES
Current year rolled back rate (amount needed to generate the same revenues as last year based on this year's taxable value less new construction).	3.5510	\$3,220,304 x 95% 3,059,289
Last year's millage rate which is 5.60% or .1990 mills higher than the current year's rolled back rate.	3.7500	\$3,400,772 x 95% \$3,320,733
Majority vote maximum rate which is a 5.44% or .1933 mill increase over the current year's rolled back rate and a 3.45% increase over last year's final rate.	3.7443	\$3,395,603 x 95% \$3,225,823
Any of the above rates would require at least three (3) affirmative votes.		
Two-thirds vote maximum rate requiring four (4) affirmative votes of the Town Commission which is a 15.98% or .5677 mill increase over the current year's rolled back rate.	4.1187	\$3,735,136 x 95% \$3,548,379

(Required votes are based on the total membership of the Town Commission, rather than the membership present at the meeting.)

Calculation of various millage levies for voting requirements. The current year's rolled back rate is 3.5510. Since the Town did not approve the majority vote maximum millage rate of 3.8781 last year then we can adjust this's this year's rolled back rate based on the prior year's majority vote maximum millage rate. So we take the prior year's maximum ad valorem proceeds requiring a majority vote and divide the current year's taxable value (less new construction, etc.) times 1000 ($(\$3,289,876 / \$895,861,687) \times 1000$) which results in an adjusted current year rolled-back rate of 3.6723. Using the adjusted current year's roll back rate we make the adjustment for growth in per capita Florida personal income of 1.0196% (3.6723×1.0196) to get the majority vote maximum millage rate of 3.7443 mills. To calculate the two-thirds vote maximum millage rate allowed, we have to take the majority vote maximum millage rate of 3.7443 and increase it by 10% (3.7443×1.10) to get the two-thirds vote (4 of the 5) maximum rate of 4.1187 mills. Any rate higher than 4.1187 mills would require a unanimous vote of all five (5) Town Commissioners.

The property tax is based on the value of real and personal property. Each year, the Property Appraiser determines the total value of each parcel of property. The value of residential property represents only the value of the real estate, which includes buildings and improvements; while commercial property includes these values in addition to all relevant personal property. This value is called "assessed value". After subtracting all lawful exemptions (i.e., homestead exemption: \$25,000; amendment one exemption up to \$25,000; TPP exemption up to \$25,000; senior exemption: \$25,000; portability exemption; widow: \$500; widower: \$500; veterans disability: \$5,000 and others), the remaining value is called "taxable value". It is this figure on which ad valorem property taxes are calculated. The property tax is calculated by multiplying the taxable value of the property by .001, and then multiplying this number by the rate of taxation, which is referred to as "mills" or "millage rate". One mill is equivalent to \$1 per \$1,000 of taxable value. For example, if you own your own home, and the property appraiser has set the assessed value at \$75,000, the taxable value would be \$25,000 after subtracting your \$25,000 homestead exemption and amendment one exemption of \$25,000. With a Town millage rate of 3.5510 mills, you would owe \$88.77 in Lady Lake property taxes ($\$25,000 * .001 = \25 , and $\$25 * 3.5510 \text{ mills} = \88.77). This calculation is only valid for the Town's share of the total millage rate of all the taxing authorities.

**TOWN OF LADY LAKE
BUDGET PREPARATION CALENDAR
Fiscal Year 2015-2016**

July

20 - Mon	Set proposed millage rate at Regular Commission meeting (NOTE: THIS HEARING DATE CANNOT CONFLICT WITH SCHOOL BOARD OR COUNTY HEARING DATES)
30 (NLT) - Thurs	Notification to Property Appraiser of the Proposed Millage Rate, Rolled-back Rate, and Date, Time and Place of the Tentative Budget Hearing

August

4 - Tues	Preliminary rate resolution setting maximum fire assessment fees (if there are any rate changes, if no rate changes then N/A)
15 (NLT) - Sat	Property Appraiser mails notice of proposed property taxes (DR 474 TRIM notice)

September

2 - Weds	Tentative Budget and Millage Rate Hearing (6:00PM) (IF THIS DOES NOT CONFLICT WITH SCHOOL BOARD OR COUNTY HEARING DATES) Amends & adopts Tentative Budget and proposed Millage.
11, 12, 13 or 14 Fri - Mon	Advertise the Tentative Budget Summary and Millage Rate (2-5 days before hearing)
16 - Weds	2nd Public Hearing-Adopt Final Millage and Budget (6:00PM) (IF THIS DATE DOES NOT CONFLICT WITH SCHOOL BOARD OR COUNTY HEARING DATE) (2-5 days after advertisement)
17 - Thurs	Forward millage resolution to Property Appraiser, Tax Collector and Department of Revenue (TRIM@dor.state.fl.us or by fax 850-414-13089) NLT 3 days after hearing.
	Property Appraiser delivers Form DR 422 (final adjusted tax roll) after the Value Adjustment Board
Within 3 Days	Complete & Certify Form 422 and deliver to Property Appraiser within 3 days of receipt of Form FR 422 (final adjusted tax roll)
30 - Tues	Complete and Submit form DR 487 with the Trim Compliance Package within 30 days of Adoption(NLT Oct 17)

HEARINGS - LCBC scheduled Sept 15th & 29th, LCSB schedules July 1st & Sept 8th



CERTIFICATION OF TAXABLE VALUE

Reset Form

Print Form

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2015	County: LAKE
Principal Authority: TOWN OF LADY LAKE	Taxing Authority: TOWN OF LADY LAKE

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	833,574,240	(1)
2.	Current year taxable value of personal property for operating purposes	\$	73,298,241	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	906,872,481	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	11,010,794	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	895,861,687	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	848,321,613	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser:	Date :		
	Electronically Certified by Property Appraiser	6/28/2015 10:05 AM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		3.7500	per \$1,000 (10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	3,181,206	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	3,181,206	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	895,861,687	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		3.5510	per \$1000 (16)
17.	Current year proposed operating millage rate		3.5510	per \$1000 (17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	3,220,304	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs		STOP HERE - SIGN AND SUBMIT
--	---	------------------------------------

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	3,181,206	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		3.5510 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	3,220,304	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	3,220,304	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		3.5510 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		0.00 %	(27)

First public budget hearing	Date : 9/2/2015	Time : 6:00 PM	Place : Town of Lady Lake Commission Chambers 409 Fennell Blvd, Lady Lake, FL 32159
------------------------------------	--------------------	-------------------	---

S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
	Title : KRISTEN KOLLGAARD, TOWN MANAGER		Contact Name and Contact Title : JEANNINE MICHAUD, FINANCE DIRECTOR		
	Mailing Address : 409 FENNELL BLVD		Physical Address : 409 FENNELL BLVD		
	City, State, Zip : LADY LAKE, FL 32159		Phone Number : 3527511538		Fax Number : 3527510229



Reset Form

Print Form

MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2015		County: LAKE		
Principal Authority : TOWN OF LADY LAKE		Taxing Authority: TOWN OF LADY LAKE		
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	(1)
<p><i>IF YES,</i> <i>STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.</i></p>				
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	3.5510	per \$1,000	(2)
3.	Prior year maximum millage rate with a majority vote from 2014 Form DR-420MM, Line 13	3.8781	per \$1,000	(3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	3.7500	per \$1,000	(4)
<p><i>If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.</i></p>				
<p>Adjust rolled-back rate based on prior year majority-vote maximum millage rate</p>				
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$	848,321,613	(5)
6.	Prior year maximum ad valorem proceeds with majority vote <i>(Line 3 multiplied by Line 5 divided by 1,000)</i>	\$	3,289,876	(6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$	0	(7)
8.	Adjusted prior year ad valorem proceeds with majority vote <i>(Line 6 minus Line 7)</i>	\$	3,289,876	(8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$	895,861,687	(9)
10.	Adjusted current year rolled-back rate <i>(Line 8 divided by Line 9, multiplied by 1,000)</i>		3.6723 per \$1,000	(10)
<p>Calculate maximum millage levy</p>				
11.	Rolled-back rate to be used for maximum millage levy calculation <i>(Enter Line 10 if adjusted or else enter Line 2)</i>	3.6723	per \$1,000	(11)
12.	Adjustment for change in per capita Florida personal income <i>(See Line 12 Instructions)</i>		1.0196	(12)
13.	Majority vote maximum millage rate allowed <i>(Line 11 multiplied by Line 12)</i>	3.7443	per \$1,000	(13)
14.	Two-thirds vote maximum millage rate allowed <i>(Multiply Line 13 by 1.10)</i>	4.1187	per \$1,000	(14)
15.	Current year proposed millage rate	3.5510	per \$1,000	(15)
16.	Minimum vote required to levy proposed millage: (Check one)			(16)
<input checked="" type="checkbox"/>	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. <i>Enter Line 13 on Line 17.</i>			
<input type="checkbox"/>	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. <i>Enter Line 15 on Line 17.</i>			
<input type="checkbox"/>	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. <i>Enter Line 15 on Line 17.</i>			
<input type="checkbox"/>	d. Referendum: The maximum millage rate is equal to the proposed rate. <i>Enter Line 15 on Line 17.</i>			
17.	The selection on Line 16 allows a maximum millage rate of <i>(Enter rate indicated by choice on Line 16)</i>	3.7443	per \$1,000	(17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$	906,872,481	(18)

Taxing Authority : TOWN OF LADY LAKE		DR-420MM-P R. 5/12 Page 2	
19.	Current year proposed taxes <i>(Line 15 multiplied by Line 18, divided by 1,000)</i>	\$ 3,220,304	(19)
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000)</i>	\$ 3,395,603	(20)
DEPENDENT SPECIAL DISTRICTS AND MSTUs		 STOP HERE. SIGN AND SUBMIT.	
21.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>	\$ 0	(21)
22.	Total current year proposed taxes <i>(Line 19 plus Line 21)</i>	\$ 3,220,304	(22)
Total Maximum Taxes			
23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P)</i>	\$ 0	(23)
24.	Total taxes at maximum millage rate <i>(Line 20 plus Line 23)</i>	\$ 3,395,603	(24)
Total Maximum Versus Total Taxes Levied			
25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	(25)
S I G N H E R E	Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :	Date :	
	Title : KRISTEN KOLLGAARD, TOWN MANAGER	Contact Name and Contact Title : JEANNINE MICHAUD, FINANCE DIRECTOR	
	Mailing Address : 409 FENNELL BLVD	Physical Address : 409 FENNELL BLVD	
	City, State, Zip : LADY LAKE, FL 32159	Phone Number : 3527511538	Fax Number : 3527510229

Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.



1-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 20th, 2015

SUBJECT: Consideration of Mutual Agreement for Pavement Management-Preservation Services with CW Roberts Contracting, Inc. for the FY 2014-15 Annual Street Resurfacing Project.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve the mutual agreement for the FY 2014-15 Annual Street Resurfacing Project with CW Roberts Contracting, Inc.

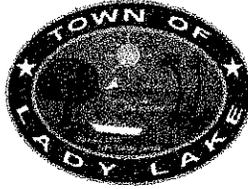
SUMMARY: Staff has researched and reviewed options to best perform the FY 2014-15 Annual Street Resurfacing Project scheduled on our Pavement Management Program for this FY. After review, staff recommends utilizing or "piggybacking" the procured and executed contract between the City of Leesburg and CW Roberts Contracting, Inc. This is a budgeted item and this agreement has been reviewed and approved by the Town Attorney.

FISCAL IMPACT: Estimated - \$226,969.70
 Capital Budget
 Operating - 001-4102-541-46-22
 Other -

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other- Mutual Agreement and supporting documents.
 Support Documents

DEPARTMENT HEAD *[Signature]* Submitted Date: 7/07/2015
FINANCE DEPARTMENT *JRM* Approved as to Budget Requirements Date 7/8/2015
TOWN MANAGER *[Signature]* Approved Agenda Item for: 7/20/15 Date 7/8/15

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



MUTUAL AGREEMENT
to Accept Contract Terms and Conditions Regarding
2014 Pavement Management-Preservation Program

Effective Date: _____, 2015

I. DESCRIPTION

Town of Lady Lake, Florida ("CLIENT") hereby agrees to retain C. W. Roberts Contracting, Inc. ("CONTRACTOR") to perform Pavement Management-Preservation Services on behalf of CLIENT based on the same contractual arrangements, terms, and conditions that exist between CONTRACTOR and City of Leesburg, Street Resurfacing Services, Contract for Bid No. 130201, dated July 08, 2013 effective through September 30, 2015. Such contract shall also include all current and future amendments, Lake County being the venue for any and all legal action necessary to enforce this contract.

II. CLIENT AND CONTRACTOR CONTACTS

Ms. Kristen Kollgaard
Town Manager
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL. 32159
Office 352.751.1545
Email: kkollgaard@ladylake.org

Andy Walker
C. W. Roberts Contracting, Inc
3372 Capital Circle NE
Tallahassee, Florida 32308
Phone: 952.330.2540
Email: awalker@cwrobertcontracting.com

With copies to:
Peggy Smith, Administrative Assistant
Office 352.751.1526
Email: psmith@ladylakepw.org

Please acknowledge CLIENT's acceptance of City of Leesburg contract terms and conditions by having an authorized representative of CLIENT sign below.

APPROVED BY TOWN OF LADY LAKE, FLORIDA:

APPROVED BY C. W. ROBERTS CONTRACTING, INC:

Signature: _____
Name: _____
Date: _____

Signature: Charles A. Walker
Name: Charles A. Walker
Date: 7/7/15

ATTEST:
Signature: _____
Name: _____
Date: _____

ATTEST:
Signature: _____
Name: _____
Date: 07/07/15

Town of Lady Lake

ITEM DESCRIPTION	UNIT	QTY	UNIT BID	AMOUNT BID
Paradise Dr				
Milling Curb Line	SY	5756	2.65	15,253.40
SP 9.5 1.0"	TN	495	93.50	46,282.50
Sub-Total				61,535.00
Del Mar Dr & Desoto Ct.				
SP 9.5 1.0"	TN	95	93.50	8,882.50
Sub-Total				8,882.50
Del Mar Dr.				
Milling Curb Line	SY	6222	2.65	16,488.30
SP 9.5 1.0"	TN	536	93.50	50,116.00
Sub-Total				66,604.30
N Clay Ave				
SP 9.5 1.0"	TN	447	93.50	41,794.50
Sub-Total				41,794.50
Del Rio Dr.				
SP 9.5 1.0"	TN	285	93.50	26,647.50
Sub-Total				26,647.50
Carriage Lane				
SP 9.5 1"	TN	230	93.50	21,505.00
Sub-Total				21,505.00
Total				226,969.70
Pricing based on current City of Leesburg Unit Pricing				
Andy Walker				
CW Roberts Contracting, Inc.				
4208 CR 124-A				
Wildwood, Florida				
352.330.2540				

RE: Annual Re-surfacing contract

Mike Thornton <Mike.Thornton@leesburgflorida.gov>

Thu 6/25/2015 2:01 PM

To: C.T. Eagle </O=LADYLAKEPW/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CTEAGLE>;

Mr. Eagle,

The City of Leesburg grants permission to the Town of Lady Lake to 'piggyback' our Annual Street Resurfacing contract with C.W. Roberts.

Please let me know if you need anything else from the City.

- Mike Thornton, Purchasing Manager
(352)728-9864

From: C.T. Eagle [mailto:cteagle@LadyLakePW.org]
Sent: Tuesday, June 23, 2015 5:10 PM
To: Mike Thornton
Cc: Peggy Smith; Ted Williams
Subject: Annual Re-surfacing contract

The Town of Lady Lake is interested in utilizing "piggybacking" Contract # 9224 – Annual Re-Surfacing Contract with C.W. Roberts, Inc. We respectfully request permission from the City of Leesburg to do so. Although this request may not be necessary, we find its beneficial to receive formal permission to ensure there are no conflicts or concerns. Please let me know if you have any questions or concerns.

Thanks,

C. T. Eagle, Sr
Town of Lady Lake
Public Works Director
136 Skyline Dr.
Lady Lake, FL 32159

Phone: 352-751-1526
Fax: 352-751-1595

cteagle@ladylakepw.org

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

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

**FIXED UNIT PRICE AGREEMENT
FOR CONTRACTOR SERVICES**

THIS AGREEMENT is made as of the 8th day of July in the year 2013, between The City of Leesburg, a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 (hereinafter referred to as the "CITY"), and **C.W. ROBERTS CONTRACTING, INC.** whose address is 3372 Capital Circle NE, Tallahassee, FL 32308 (hereinafter referred to as the "CONTRACTOR").

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement, and for other good and valuable considerations, the parties agree as follows:

1. **Services.** The CONTRACTOR shall furnish Street Re-Surfacing Services to the CITY as listed in Invitation to Bid 130201 and as described in **EXHIBIT "A"**. The unit costs of the services shall not exceed those stated in **EXHIBIT "B"** except where the cost adjustment clause has been exercised following the Firm Fixed Price Period. Nothing herein shall limit the CITY'S right to obtain proposals or services from other contractors for same or similar work.

2. **Labor and Materials.** The CONTRACTOR shall furnish all labor, material and equipment necessary for satisfactory contract performance. When not specifically identified in the technical specifications, such materials and equipment shall be of a suitable type and grade for the purpose. All material, workmanship, and equipment shall be subject to the inspection and approval of the CITY's Electric Department.

3. **Payment.** All invoices shall contain the purchase order number, date and location of services provided quantity of services, CITY pay item number, item description and confirmation of acceptance of the services by the appropriate City representative. Failure to submit invoices in the prescribed manner will delay payment. Payments shall be tendered in accordance with the Florida Prompt Payment Act, Part VII, Chapter 218, Florida Statutes.

a. **Method of Payment** – The method of payment under this Agreement is by credit card through the City's e-payable program. The CONTRACTOR shall be required to enroll in the e-payable program and accept payment by virtual credit card. The CITY currently uses the Visa platform for credit card payments.

4. **Term of Agreement.** The initial term of the Agreement will be through September 30, 2015.

b. **Option to Renew.** The CITY may renew the Agreement for an additional term or terms not to exceed a total of three (3) additional years, if mutually agreed upon by the CONTRACTOR and the CITY.

5. **Termination.** Notwithstanding any other provision of this Agreement, CITY may, upon fifteen (15) days written notice to CONTRACTOR, terminate this Agreement with or without cause. In the event of such termination, CITY shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for work, properly performed prior to the effective date of termination.

6. **Firm Fixed Price Period** – All Pricing will be firm and fixed through September 30, 2014. Following the firm fixed price period the CONTRACTOR may request a price adjustment as provided for in the Cost Adjustments section.

- a. **Price Adjustments** – Any price adjustment(s) shall be made by a written amendment to this Agreement. Approval will be made by the Leesburg City Commission as the approving body of this original Agreement.

7. **Cost Adjustment** – Pricing adjustments following the firm fixed price period must be requested in writing by the Contractor. Any price adjustments will be firm fixed through the following September 30th.

Unit price adjustments may be requested by the City or Contractor following the initial and subsequent firm fixed price periods. Any unit price adjustments, increase or decrease, must be justified using the State of Florida Department of Transportation Fuel & Bituminous Price Index as published by the State Construction Office as the basis for the request. Use of any other commodity indexes for price adjustments shall not be permitted.

Only those bid items affected by 'commodity' pricing will be considered for an increase. All requests for price adjustments by the Contractor must be submitted in writing to the City of Leesburg Purchasing Manager. The vendor will be notified in writing if he price increase has been approved. No billings may reflect a requested price increase unless the requested increase was approved. Any price adjustments requested by the City shall be submitted to the contact person stated in the Agreement. Contractor shall respond with 7 business days.

The CONTRACTOR is responsible for submitting any request for price increase. Any requested cost increase shall be fully documented and submitted to the CITY at least sixty (60) days prior to the end of any fiscal year, currently September 30th of each year. Should the CONTRACTOR not request a price increase prior to the sixty (60) day period the prices in effect at that time will remain in effect for the next twelve (12) month period of the Agreement. Any approved cost adjustment shall become effective October 1st. In the event the CPI or industry costs decline, the CITY shall have the right to receive, from the CONTRACTOR, a reasonable reduction in costs that reflect such cost changes in the industry. The CITY may, after examination, refuse to accept the adjusted costs if they are not properly documented, increases are considered to be excessive, or decreases are considered to be insufficient. In the event the CITY does not wish to accept the adjusted costs and the matter cannot be resolved to the satisfaction of the CITY, the Agreement can be cancelled by the CITY upon giving thirty (30) days written notice to the CONTRACTOR.

8. **Insurance.** The CONTRACTOR will maintain throughout this Agreement the following insurance: SEE EXHIBIT "A".

- a. The original of each such policy of insurance, or a complete duplicate, shall be delivered to the CITY by CONTRACTOR prior to starting work, together with evidence that the premiums have been paid.
- b. All required insurance shall be provided by insurers acceptable to the CITY with an A.M. Best rating of at least "A."

- c. The CONTRACTOR shall require, and shall be responsible for assuring that any and all of its subcontractors secure and maintain such insurance that are required by law to be provided on behalf of their employees and others until the completion of that subcontractors work.
- d. The required insurance shall be secured and maintained for not less than the limits required by the CITY, or as required by law, whichever is greater.
- e. The required insurance shall not limit the liability of the CONTRACTOR. The CITY does not represent these coverages or amounts to be adequate or sufficient to protect the CONTRACTOR'S interests or liabilities, but are merely required minimums.
- f. All liability insurance, except professional liability, shall be written on an occurrence basis.
- g. The CONTRACTOR waives its right of recovery against the CITY to the extent permitted by its insurance policies.
- h. Insurance required of the CONTRACTOR, or any other insurance of the CONTRACTOR shall be considered primary, and insurance of the CITY, if any, shall be considered excess as applicable to any claims, which arise out of the agreement, contract or lease.
- i. Except for works' compensation and professional liability, the CONTRACTOR'S insurance policies shall be endorsed to name the CITY OF LEESBURG as additional insured to the extent of the agreement, contract or lease.
- j. The Certificate(s) of Insurance shall designate the CITY as certificate holder as follows:
 - City of Leesburg**
 - Attention: Mike Thornton, Purchasing Manager**
 - P.O. Box 490630**
 - Leesburg, Florida 34749-0630**
- k. The Certificate(s) of Insurance shall include a reference to the project and/or purchase order number.
- l. The Certificate(s) of Insurance shall indicate that the CITY shall be notified at least thirty (30) days in advance of cancellation.
- m. The Certificate(s) of Insurance shall include all deductibles and/or self-insurance retentions for each line of insurance coverage.
- n. The CONTRACTOR, at the discretion of the Risk Manager for the CITY, shall provide information regarding the amount of claims payments or reserves chargeable to the aggregate amount of the CONTRACTOR'S liability coverage(s).

9. **Indemnification.** The CONTRACTOR agrees to make payment of all proper charges for labor required in the aforementioned work and CONTRACTOR shall indemnify CITY and hold it harmless from and against any loss or damage, claim or cause of action, and any attorneys' fees and court costs, arising out of: any unpaid bills for labor, services or materials furnished to this project; any failure of performance of CONTRACTOR under this Agreement; or the negligence of the CONTRACTOR in the performance of its duties under this Agreement, or any act or omission on the part of the CONTRACTOR, his agents, employees, or servants.

CONTRACTOR shall defend, indemnify, and save harmless the CITY or any of their officers, agents, or servants and each and every one of them against and from all claims, suits, and costs of every kind and description, including attorney's fees, and from all damages to which the CITY or any of their officers, agents, or servants may be put by reason of injury to the persons or property of others resulting from the performance of CONTRACTOR'S duties under this Agreement, or through the negligence of the CONTRACTOR in the performance of its duties under this Agreement, or through any act or omission on the part of the CONTRACTOR, his agents, employees, or servants.

If however, this Agreement is a "construction contract" as defined in and encompassed by the provision of Florida Statutes § 725.06, then the following shall apply in place of the aforementioned indemnification provision:

The CONTRACTOR shall indemnify the CITY and hold it, its officers, and its employees harmless from liabilities, losses, and costs, including, but not limited to, reasonable attorney's fees to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the CONTRACTOR and persons employed or utilized by the CONTRACTOR in the performance of this Agreement. The liability of the CONTRACTOR shall, however, be limited to one million and 00/100 dollars (\$1,000,000.00) per occurrence, and the obligation of the CONTRACTOR to indemnify the CITY shall be limited to acts, omissions, or defaults of the CONTRACTOR; any contractors, subcontractors, sub-subcontractors, material men, or agents or employees of any of them, providing labor, services or materials in connection with the project; and the CITY, its officers, agents and employees, provided however that the CONTRACTOR shall not be obligated to indemnify the CITY against losses arising from the gross negligence, or willful, wanton, or intentional misconduct of the CITY, its officers, agents and employees, or against statutory violations or punitive damages except to the extent caused by or resulting from the acts or omissions of the CONTRACTOR, or any contractors, subcontractors, sub-subcontractors, material men, or agents or employees of any of them, providing labor, services, or materials in connection with this Agreement.

10. **Codes, Laws, and Regulations.** CONTRACTOR will comply with all applicable codes, laws, regulations, standards, and ordinances in force during the term of this Agreement.

11. **Permits, Licenses, and Fees.** CONTRACTOR will obtain and pay for all permits and licenses required by law that are associated with the CONTRACTOR'S performance of the Scope of Services. All permits and licenses required by law or requirements of the Invitation to Bid will remain in force for the full duration of this Agreement and any extensions.

12. **Nonappropriation.** The CONTRACTOR understands and agrees that this Agreement is subject to the availability of funds to the CITY to purchase the specified products/services. As used herein, a "nonappropriation" shall be defined as an occurrence wherein the CITY, in any fiscal period, does not allocate funds in its budget for the purchase of the specified products/services or other amounts owed pursuant to this Agreement, from the source of funding which the CITY anticipates using to pay its obligations hereunder, and the CITY has no other funds, from sources other than ad valorem taxes, which it deems to be available to pay its obligations under this Agreement. The CITY may terminate this Agreement,

with no further liability to the CONTRACTOR, effective the first day of a fiscal period provided that (a) a nonappropriation has occurred, and (b) the CITY has provided the CONTRACTOR with written notice of termination due to nonappropriation of funds.

Upon the occurrence of such nonappropriation the CITY shall not be obligated for payment for any fiscal period for which funds have not been appropriated.

13. **Access to Records.** The services provided under this Agreement may be funded in part by a grant from a government agency other than the CITY. As a requirement of grant funding CONTRACTOR shall make records related to this project available for examination to any local, state or federal government agency, or department, during CONTRACTOR'S normal business hours. Said records will be maintained for a period of five (5) years after the date of the invoice.

14. **Contingent Fees Prohibited.** The CONTRACTOR warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONTRACTOR any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. In the event of a breach of this provision, the CITY shall have the right to terminate this Agreement without further liability and at its discretion, deduct from the contract price, or otherwise recover, the full amount of any such fee, commission, percentage, gift or consideration paid in breach of this Agreement.

15. **Acceptance of Goods or Services.** The goods delivered as a result of an award from this solicitation shall remain the property of the CONTRACTOR, and services rendered under the Agreement will not be deemed complete, until a physical inspection and actual usage of the product(s) and/or service(s) is (are) accepted by the CITY and shall be in compliance with the terms herein, fully in accord with the specifications and of the highest quality.

Any goods and/or services purchased as a result of this solicitation and/or Agreement may be tested and/or inspected for compliance with specifications. In the event that any aspect of the goods or services provided is found to be defective or does not conform to the specifications, the CITY reserves the right to terminate the solicitation or initiate corrective action on the part of the CONTRACTOR, to include return of any non-compliant goods to the CONTRACTOR at the CONTRACTOR's expense, requiring the CONTRACTOR to either provide a direct replacement for the item, or a full credit for the returned item. The CONTRACTOR shall not assess any additional charge(s) for any conforming action taken by the CITY under this clause. The CITY will not be responsible to pay for any product or service that does not conform to the contract specifications.

In addition, any defective product or service or any product or service not delivered or performed by the date specified in the purchase order or contract, may be procured by the CITY on the open market, and any increase in cost may be charged against the awarded contractor. Any cost incurred by the CITY in any re-procurement plus any increased product or service cost shall be

withheld from any monies owed to the CONTRACTOR by the CITY for any contract or financial obligation.

This project will be inspected by an authorized representative of the CITY. This inspection shall be performed to determine acceptance of work, appropriate invoicing, and warranty conditions.

16. **Ownership of Documents.** All data, specifications, calculations, estimates, plans, drawings, construction documents, photographs, summaries, reports, memoranda, and other documents, instruments, information and material prepared or accumulated by the CONTRACTOR (or by such sub-consultants and specialty consultants) in rendering services hereunder shall be the sole property of the CITY who may have access to the reproducible copies at no additional cost other than printing. Provided, that the CONTRACTOR shall in no way be liable or legally responsible to anyone for the CITY'S use of any such materials for another PROJECT, or following termination. All original documents shall be permanently kept on file at the office of the CONTRACTOR.

17. **Independent Contractor.** The CONTRACTOR agrees that he or she is an independent contractor and not an agent, joint venture, or employee of the CITY, and nothing in this Agreement shall be construed to be inconsistent with this relationship or status. None of the benefits provided by the CITY to its employees, including but not limited to, workers' compensation insurance, unemployment insurance, or retirement benefits, are available from the CITY to the CONTRACTOR. CONTRACTOR will be responsible for paying his own Federal income tax and self-employment tax, or any other taxes applicable to the compensation paid under this Agreement. The CONTRACTOR shall be solely and primarily responsible for his and her acts during the performance of this Agreement.

18. **Assignment.** Neither party shall have the power to assign any of the duties or rights or any claim arising out of or related to the Agreement, whether arising in tort, contract, or otherwise, without the written consent of the other party. These conditions and the entire Agreement are binding on the heirs, successors, and assigns of the parties hereto.

19. **No Third Party Beneficiaries.** This Agreement gives no rights or benefits to anyone other than the CONTRACTOR and the CITY.

20. **Jurisdiction.** The laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. In the event of any litigation arising under or construing this Agreement, venue shall lie only in Lake County, Florida.

21. **Contact Person.** The primary contact person under this Agreement for the CONTRACTOR shall be CHARLIE TAYLOR. The primary contact person under this Agreement for the CITY shall be JIMMY FEAGLE.

22. **Approval of Personnel.** The CITY reserves the right to approve the contact person and the persons actually performing the services on behalf of CONTRACTOR pursuant to this Agreement. If CITY, in its sole discretion, is dissatisfied with the contact person or the person or persons actually performing the services on behalf of CONTRACTOR pursuant to this

Agreement, CITY may require CONTRACTOR assign a different person or persons be designated to be the contact person or to perform the CONTRACTOR services hereunder.

23. **Disclosure of Conflict.** The CONTRACTOR has an obligation to disclose to the CITY any situation that, while acting pursuant to this Agreement, would create a potential conflict of interest between the CONTRACTOR and his duties under this Agreement.

24. **Warranty.** The CONTRACTOR agrees that, unless expressly stated otherwise in the bid or proposal, the product and/or service furnished as a result of an award from this solicitation shall be covered by the most favorable commercial warranty the CONTRACTOR gives to any customer for comparable quantities of products and/or services and the rights and remedies provided herein are in addition to said warranty and do not limit any right afforded to the CITY by any other provision of this solicitation.

The CONTRACTOR hereby acknowledges and agrees that all materials, except where recycled content is specifically requested, supplied by the CONTRACTOR in conjunction with this Agreement shall be new, warranted for their merchantability, and fit for a particular purpose.

25. **Risk of Loss.** The CONTRACTOR assumes the risk of loss of damage to the CITY's property during possession of such property by the CONTRACTOR, and until delivery to, and acceptance of, that property to the CITY. The CONTRACTOR shall immediately repair, replace or make good on the loss or damage without cost to the CITY, whether the loss or damage results from acts or omissions (negligent or not) of the CONTRACTOR or a third party.

The CONTRACTOR shall indemnify and hold the CITY harmless from any and all claims, liability, losses and causes of action which may arise out of the fulfillment of this Agreement. The CONTRACTOR shall pay all claims and losses of any nature whatsoever in connection therewith, and shall defend all suits, in the name of the CITY when applicable, and shall pay all costs and judgments which may issue thereon.

26. **Guaranty of Faithful Performance and Payment - Performance and Payment Bonds,** written by a Surety firm satisfactory to the City of Leesburg on forms acceptable to the CITY which comply with Section 255.05(1), Florida Statutes, will be required of the successful Bidder to guarantee that he will deliver a complete project under task orders issued under this Agreement in strict accordance with the Agreement Documents and that he will pay promptly all persons supplying him with labor or materials for the work.

The Performance and Payment Bonds will be equal to 100% of the City purchase order issued ordering work under this agreement. The cost of the bonds shall be borne by the CONTRACTOR.

The bonds shall be written by a qualified Surety firm and through a reputable and responsible surety bond agency licensed to do business in the State of Florida and Lake County and meet the following requirements:

The Surety must be rated as "A" or better as to strength by Best's Insurance Guide, published by Alfred M. Best Company, Inc., 75 Fulton Street, New York, New York.

Bonding Limit - Any One Risk: The Bonding Limit of the Surety shall not exceed ten (10) percent of the policy-holders surplus (capital and surplus) as listed by the aforementioned Best's Insurance Guide. The completed Bonds shall be executed in four (4) counterparts and delivered to the City of Leesburg with the required Power-of-Attorney and executed Agreement.

27. **Illegal Alien Labor** - CONTRACTOR shall comply with all provisions of the Federal Immigration and Control Act of 1986 (8 U.S. Code § 1324 a) and any successor federal laws, as well as all provisions of Section 448.09, Florida Statutes, prohibiting the hiring and continued employment of aliens not authorized to work in the United States. CONTRACTOR shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into an Agreement with a subcontractor that fails to certify to the CONTRACTOR that the subcontractor is in compliance with the terms stated within. The CONTRACTOR nor any subcontractor employed by him shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. CONTRACTOR agrees that it shall confirm the employment eligibility of all employees through participation in E-Verify or an employment eligibility program approved by the Social Security Administration and will require same requirement to confirm employment eligibility of all subcontractors.

All cost incurred to initiate and sustain the aforementioned programs shall be the responsibility of the CONTRACTOR. Failure to meet this requirement may result in termination of the Agreement by the CITY.

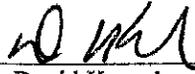
28. **Counterparts.** Original signatures transmitted and received via facsimile or other electronic transmission of a scanned document, (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall bind the parties to the same extent as that of an original signature. Any such facsimile or electronic mail transmission shall constitute the final agreement of the parties and conclusive proof of such agreement. Any such electronic counterpart shall be of sufficient quality to be legible either electronically or when printed as hardcopy. The CITY shall determine legibility and acceptability for public record purposes. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.

29. **Authority to Obligate.** Each person signing this agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and bind and obligate such party with respect to all provisions contained in this agreement.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date indicated in the preamble to the Agreement.

THE CITY OF LEESBURG, FLORIDA

By: 
David Knowles, Mayor

ATTEST:


City Clerk

Approved as to form:


City Attorney

C.W. ROBERTS CONTRACTING, INC.

By: 

Printed: Charles W. Roberts III

Its: President
(Title)

EXHIBIT "A"

SCOPE OF SERVICES

- I. **Scope of Services.** The CONTRACTOR shall provide all labor, materials, supervision and equipment necessary for street resurfacing.
- II. **Technical Specifications.** Technical specifications for this project are comprised of the section titled 'Technical Specifications' contained in the Invitation to Bid 130201.
- III. **General Conditions.** The General Terms and Conditions from Invitation to Bid 130201 are incorporated by reference and made a part hereof.
- IV. **Special Conditions.** The Special Conditions from Invitation to Bid 130201 are incorporated by reference and made a part hereof.
- V. **Insurance and Indemnity Requirements.** The Insurance and Indemnity Requirements from Invitation to Bid 130201 are incorporated by reference and made a part hereof.
- VI. **Addenda.** Addenda 1 of Invitation to Bid 130201 is incorporated by reference and made a part hereof.
- VII. **Bid Submittal.** The original May 30, 2013 bid submittal from the vendor is incorporated by reference and made a part hereof.
 - A. Unit prices submitted by the vendor are attached as **EXHIBIT "B"** and are incorporated by reference and made a part hereof.

[Rest of page intentionally left blank.]

EXHIBIT "B"

UNIT PRICING

BASE BID ITEMS				
Item No.	Description	FDOT Pay Item	Unit	Unit Price
1	Asphaltic Concrete Type S-3 including Tack Coat, for single mobilization Greater than 300 tons	331	TN	\$93.50
2	Remove existing Asphalt (milling) including around manhole 0" – 1-1/4"	327	SY	\$ 2.65
ADDITIONAL CONTRACT ITEMS - AS NEEDED				
3	Asphaltic Concrete Type S-3 including Tack Coat, for single mobilization less than 50 tons	331	TN	\$135.00
4	Asphaltic Concrete Type S-3 including Tack Coat, for single mobilization between 50 – 100 tons	331	TN	\$125.00
5	Asphaltic Concrete Type S-3 including Tack Coat, for single mobilization between 100 - 300 tons	331	TN	\$97.00
6	Remove existing Asphalt (milling) including around manhole 1-1/4" to 3-1/2"	327	SY	\$20.00
7	Adjust manhole using Riser Ring	425	EA	\$300.00
8	Adjust water, gas and sewer valves	--	EA	\$300.00
9	Remove & replace 6"x16" concrete curb	110 520-2	LF	\$25.00
10	Remove & replace 2'-0" standard curb and gutter	110 520-2	LF	\$25.00
11	Remove & replace existing valley gutters	--	LF	\$35.00
12	Reflective Pavement Markers (RPM), yellow, blue or white	706	EA	\$5.50
13	"Stamark" tape – double yellow line	--	EA	\$4.00
14	Quadrapole Loops	711	EA	\$5,000.00
15	Windows for Quadrapole Loops	711	EA	\$5,000.00
16	1 Home Run with 2 beldens	711	LF	\$3,500.00
17	18-inch Gore Area	N/A	N/A	N/A
18	City Police Officers time to manage traffic at signalized intersections.	--	Hours	\$50.00



TOWN COMMISSION AGENDA ITEM

1-6

REQUESTED REGULAR COMMISSION MEETING DATE July 20th, 2015

SUBJECT: Consideration to Purchase a Double Impact Tamping Machine.

DEPARTMENT: Public Works Department

RECOMMENDED MOTION: Approve the interdepartmental transfer of funds in the amount of \$2,000 from Roads and Streets - Road Maintenance Supplies line item to the Capital Equipment line item for the purchase of a double impact tamping machine.

SUMMARY: The Double Impact Tamping Machine can be used for small road repairs. Since this is a capital equipment line item, it requires Town Commission approval for transfer of funds.

FISCAL IMPACT: \$2,000
 Personal Budget
 Operating Budget
 Other - Capital Outlay 001-4102-541-64-10

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

DEPARTMENT HEAD 

Submitted Date: 7/07/2015

FINANCE DEPARTMENT 

Approved as to Budget Requirements Date 7/8/2015

TOWN MANAGER 

Approved Agenda Item for: Date ~~7/1~~ 7/20/15

COMMISSION ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

**TOWN OF LADY LAKE
BUDGET TRANSACTION FORM FY2015**

TO: Town Manager

DATE: 6/2/2015

FROM: Road & Streets

TRANS NO : BT15-007

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001					
001					
EXP					
001	4102-541-5300	R&S	Road Materials & Supplies		\$2,000
001	4102-541-6410	R&S	Equipment	\$2,000	

JUSTIFICATION: Move budget from Road and Materials to Equipment to purchase an Asphalt Tamper

Required Authorization/Approval

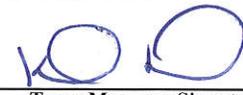
Town Commission Action Required
 From Fund Balance
 Transfer of Budget Between Funds
 Transfer of Budget Between Departments - Anything
Within Department - Capital
 Increasing total revenue and expenditure bottom-line budget

Town 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

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

 6/2/15
 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: _____

Specialty Asphalt Products Inc



10221 51st st nw
Gig Harbor , WA 98335
T 253-312-4229 F 253-649-0234
E rlaraymo@gmail.com
www.Doubleimpact2.com

T Williams
Lady Lake Public works

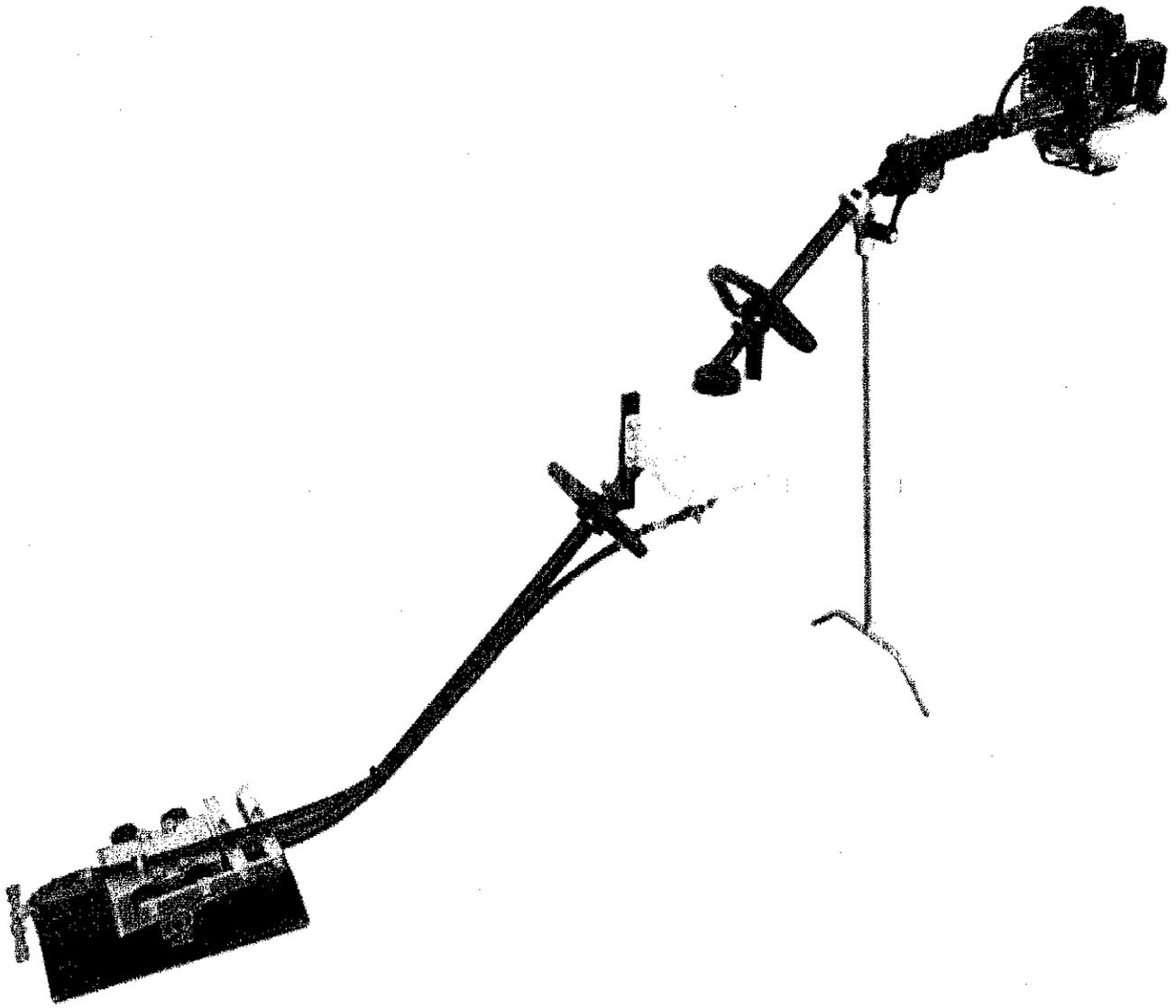
Invoice Number: 67890

Description	Quantity	Unit Price	Cost
Double Impact 2 Standard plate compactor With Honda 4 stroke engine	1	\$ 1,200.00	\$ 1,200.00
Optional handle for carrying	1	\$ 26.00	\$ 26.00
Extra Compacting Plate	1	\$ 130.00	\$ 130.00
Optional water system 2 quart w/ hose and nozzles	1	\$ 145.00	\$ 145.00
Optional Driveway Zipper	1	\$ 129.00	\$ 129.00
Optional Kick stand	1	\$ 169.00	\$ 169.00
		Subtotal	\$ 1,799.00
		Tax	\$ 0.00
		Freight	\$ 150.00
		Total	\$ 1,949.00

We appreciate your business very much.

Sincerely yours,

lawrence Raymond





TOWN COMMISSION BOARD AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 20, 2015 – Second/Final Reading

SUBJECT: Ordinance 2015-02- Second/Final Reading- The Phillip and Donna Willman Center –Rezoning/Planned Commercial Memorandum of Agreement Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Uses on Property Identified by Alternate Key #2830476 and #3539605 – Located Along County Road 25, North of the Allstor Commerce Center.

(Requested to be tabled to a date certain 08/03/2015 by applicant)

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance 2015-02 for the rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Uses on Property Identified by Alternate Key #2830476 and #3539605 – Located along County Road 25, North of the Allstor Commerce Center.

SUMMARY:

Applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by Alternate Key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

The subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is

requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

- 1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.
- 2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.
- 3.) In accordance with comments provided by Lake County Public Works, at the time that the developer proceeds with the site plan application, it will be required the submittal of a R.O.W. Vacation application for Oxford Avenue since the County does not want to have a platted right-of-way next to a future driveway for a commercial business as this practice would be against access management rules.
- 4.) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

The initial notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. Then additional notices were sent on April 28, 2015, to advise adjacent property owners of the application's public hearing date changes, and the property was re-posted as well.

The following conditions have been added to the Ordinance since First Reading:

- Vehicle Registration. Owner shall ensure all recreational vehicles, boats, and/or other vehicles must maintain proper registration at all times while parked within the storage facility.
- Designated Spaces. Each leasable space within the facility shall be clearly marked by a post and numbering system. The contents of each space must remain entirely within the area designated for the lessee of the assigned space.
- Maintenance Standards. Owner shall ensure all vehicles within the facility shall be properly maintained as to not exhibit mildew, broken windows, discoloration, or cracking and/or chipped paint. Owner shall ensure any covers used in conjunction with boat storage or other vehicles shall be properly secured and shall also be absent of tears and mildew. The property owner shall bear the responsibility of adherence to these standards.
- High Grass. Owner shall maintain the property to ensure the height of the grass does not exceed a maximum of ten inches (10"), under, around, or between vehicles and/or boats, as well as on all other portions of the property.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2015-02 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Ordinance 2015-02 at their regular meeting on Monday, April 13, 2015, and recommended approval with a 4-0 vote.

The **Town Commission** voted to approve Ordinance 2015-02 on its first reading at their regular meeting held on Monday, May 18, 2015, with a vote of 4-1, with additional conditions to be added to the ordinance prior to final approval.

On June 1, 2018, the **Town Commission** voted to table Ordinance 2015-02 to a date certain (6/15/15) at their regular meeting as requested by the applicant.

On June 15, 2018, the **applicant** requested to table Ordinance 2015-02 to a date certain (7/20/15) to allow time to review the terms of the amended Memorandum of Agreement.

FISCAL IMPACT: \$ -0- Capital Budget

Operating Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

WB
7-13-15

DEPARTMENT HEAD	<i>[Signature]</i>	Submitted <i>7/9/15</i>	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER	<i>[Signature]</i>	Approved Agenda Item for: <i>7/20/15</i>	Date <i>7/14/15</i>

COMMISSION ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

ORDINANCE NO. 2015-02

AN ORDINANCE OF THE TOWN OF LADY LAKE AMENDING ORDINANCE NO. 2004-16 REQUESTING AMENDMENT OF THE MEMORANDUM OF AGREEMENT (MOA) FOR CERTAIN PROPERTY OWNED BY PHILLIP AND DONNA WILLMAN, LOCATED WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; IDENTIFIED BY ALT. KEY #s 2830476 & 3539605, WITH A ZONING DESIGNATION OF LADY LAKE PLANNED COMMERCIAL "CP"; 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, on March 16, 2015, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed the proposed amendment to the Memorandum of Agreement which is attached hereto as Exhibit "B" and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted, 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.

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

Section 1. Amendment for Changes within the Site. Based upon the petition of certain landowners of property, which is located in the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made to modify and amend the existing "Planned Commercial" Memorandum of Agreement to include and establish new permitted uses, as well as other terms pertaining to offsite roadway improvements and water and sewer connections, as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble Plan "Exhibit C".

EXHIBIT "A"

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LEGAL DESCRIPTION: LOTS 2, 3, 4, AND 5, BLOCK OF 16 OF THE PLAT OF CONANT, FILED AUGUST 13, 1885, IN THE RECORDS OF SUMTER COUNTY, NOW LAKE COUNTY, FLORIDA.

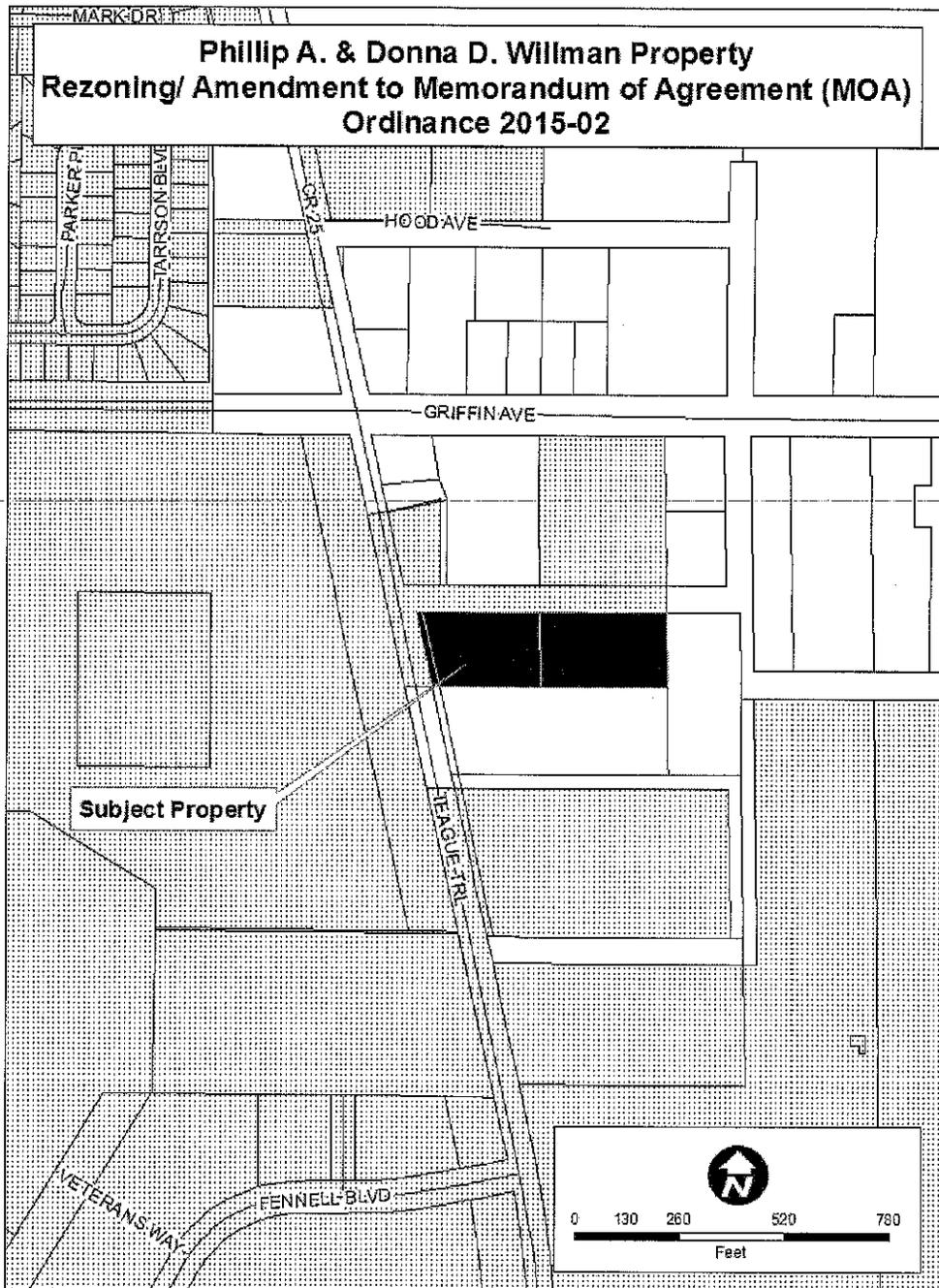


EXHIBIT "B"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this ___ day of ___, 2015 between the Town of Lady Lake, Florida (the "Town") and Phillip Allan Willman and Donna Denese Willman ("Property Owners").

RECITALS

1. The Property Owners are the fee simple owners of certain real property in Lady Lake, Florida, as described in the legal description attached as Exhibit "A".
2. The real property described in the legal description is zoned "CP" "Planned Commercial" pursuant to the Ordinance No. 2004-16, November 1, 2004 in the Town of Lady Lake.
3. The applicant wishes to amend the existing MOA to include additional uses.
4. On November 1, 2004, the Town and the Property Owners entered into a Memorandum of Agreement ("MOA") pursuant to the provisions of Chapter 5, Section 4) under the Planned Commercial Zoning District (CP) 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 CP zoning for that property described in the attached legal description, Exhibit "A".

1. Permitted Uses. Retail Sales & Services, Offices, Office/Warehouse Facilities, Contractor's Office, Mini-Storage Warehouse and Motor Vehicles, Recreational Vehicles or Boat Storage Facilities.
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.
3. Hours of Operation. The hours of operation shall be as follows:
 - A. Open at 8 a.m.
 - B. Close at 5 p.m.
 - C. Unattended 24hr access to the facilities. Access shall be with coded key pad and automatic horizontal sliding gate
4. Design Standards.
 - A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
 - B. Maximum building height is thirty-five feet (35') unless adequate fire protection measures are provided.

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- C. Setback requirements shall be:
 - 1) Front Yard Setback:
 - a) Local roadway - twenty-five (25) feet minimum
 - b) Collector roadway - thirty-five (35) feet minimum
 - 2) Rear Yard Setback: twenty (20) feet minimum
 - 3) Side Yard Setback When Adjoining:
 - a) Another lot - twenty (20) feet
 - b) Local roadway - twenty-five (25) feet minimum

- 5. Parking and Accessibility. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use. All regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces should be twelve by twenty (12x20) feet in size with 8 feet wide minimum Van Accessible access aisle.
- 6. Landscaping. Landscaping requirements shall be Landscape Buffers Class B" around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. Owner shall install solid PVC fencing along CR 25 and first 200' along north and south property lines, then chain link fencing with PVC slats for the remaining property lines. Existing trees located within the buffer shall take the place of required trees with proper approvals. Owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town. Maintain all fences in good order includes, but is not limited to, keeping fences clean with no mildew, repairing or replacing any breaks and ensuring fences are not stained, rusted or otherwise unsightly.
- 7. Vehicle Registration. Owner shall ensure all recreational vehicles, boats, and/or other vehicles must maintain proper registration at all times while parked within the storage facility.
- 8. Designated Spaces. Each leasable space within the facility shall be clearly marked by a post and numbering system. The contents of each space must remain entirely within the area designated for the lessee of the assigned space.
- 9. Maintenance Standards. Owner shall ensure all vehicles within the facility shall be properly maintained as to not exhibit mildew, broken windows, discoloration, or cracking and/or chipped paint. Owner shall ensure any covers used in conjunction with boat storage or other vehicles shall be properly secured and shall also be absent of tears and mildew. The property owner shall bear the responsibility of adherence to these standards.
- 10. High Grass. Owner shall maintain the property to ensure the height of the grass does not exceed a maximum of ten inches (10"), under, around, or between vehicles and/or boats, as well as on all other portions of the property.
- 11. Heirs and Successors. 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 and under the terms, conditions and provisions hereof, and shall be

- 1 legally binding upon any heirs, assigns and successors in title or interest, and shall
2 be subject to each and every condition herein set out.
3
- 4 12. The property shall be developed in substantial accordance with an approved site
5 plan incorporating all conditions of this Memorandum of Agreement. Said plans
6 shall be submitted for review and approval of the Technical Review Committee and
7 Town Commission prior to authorization and issuance of a development order.
8
- 9 13. Water Retention Areas. The drainage and storm water retention requirements of
10 the Town and the appropriate regulatory agencies shall be met and approved by the
11 Town Consulting Engineer. These areas shall be properly maintained by the
12 developer.
13
- 14 14. Lighting. All lighting for the proposed facilities shall be designed and located such
15 that light and/or glare shall be directed upon the subject property only.
16
- 17 15. Infrastructure. The developer shall be responsible for the cost and installation of
18 any required on-site and off-site infrastructure improvements necessitated by
19 impacts of the project (i.e. Concurrency Management).
20
- 21 16. Signage. Owner will erect ground mounted sign to meet design standards with the
22 Town's approval. Final design and layout shall be submitted for proper approvals.
23
- 24 17. Potable water & Sanitary Sewer. The property described in Exhibit "A" shall
25 connect to the Town of Lady Lake's potable water, central sewer, and reclaim/reuse
26 systems at time of commencement.. All costs associated with design permitting,
27 engineering, materials, construction and inspections shall be the sale cost of the
28 developer
29
- 30 18. Compliance with All Requirements. No person, firm, corporation or entity shall
31 erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish
32 any building or structure, or alter the land in any manner within the boundary of the
33 subject property without first submitting necessary plans, obtaining necessary
34 approvals, and obtaining necessary permits in accordance with the Town of Lady
35 Lake Land Development Regulations and Town Code of Ordinances. Nothing
36 herein shall relieve the Developer or their successors or assigns from obtaining any
37 local, regional, state or federal permits or compliance with any applicable
38 ordinance, laws, rules or regulations necessary for the development of the property.
39
- 40 19. Recordation. The Memorandum of Agreement shall be recorded in the Public
41 Records of Lake County, Florida.
42
- 43 20. Enforcement. In addition to any other remedies available under Florida law, the
44 Town Commission may enforcement this Memorandum of Agreement through
45 litigation or through the Code Enforcement proceedings. The Town shall be entitled
46 to recover all attorney's fees and costs incurred in seeking enforcement of this
47 Memorandum of Agreement. The Town is also entitled to rescission of this
48 Agreement, if it desires, and any and all rights conferred under this Agreement in
49 the event Owner violates this Agreement. Upon approval of this agreement, the
50 aforementioned property shall only be used for the purposes described herein. No

change in the 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 Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written.

OWNER

By: _____
Phillip Allan Willman

By: _____
Donna Denese Willman

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 or has produced _____ as identification.

_____ My Commission Expires:

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TOWN OF LADY LAKE, FLORIDA
LAKE COUNTY, FLORIDA

By: _____
Ruth Kussard, Mayor

ATTEST:

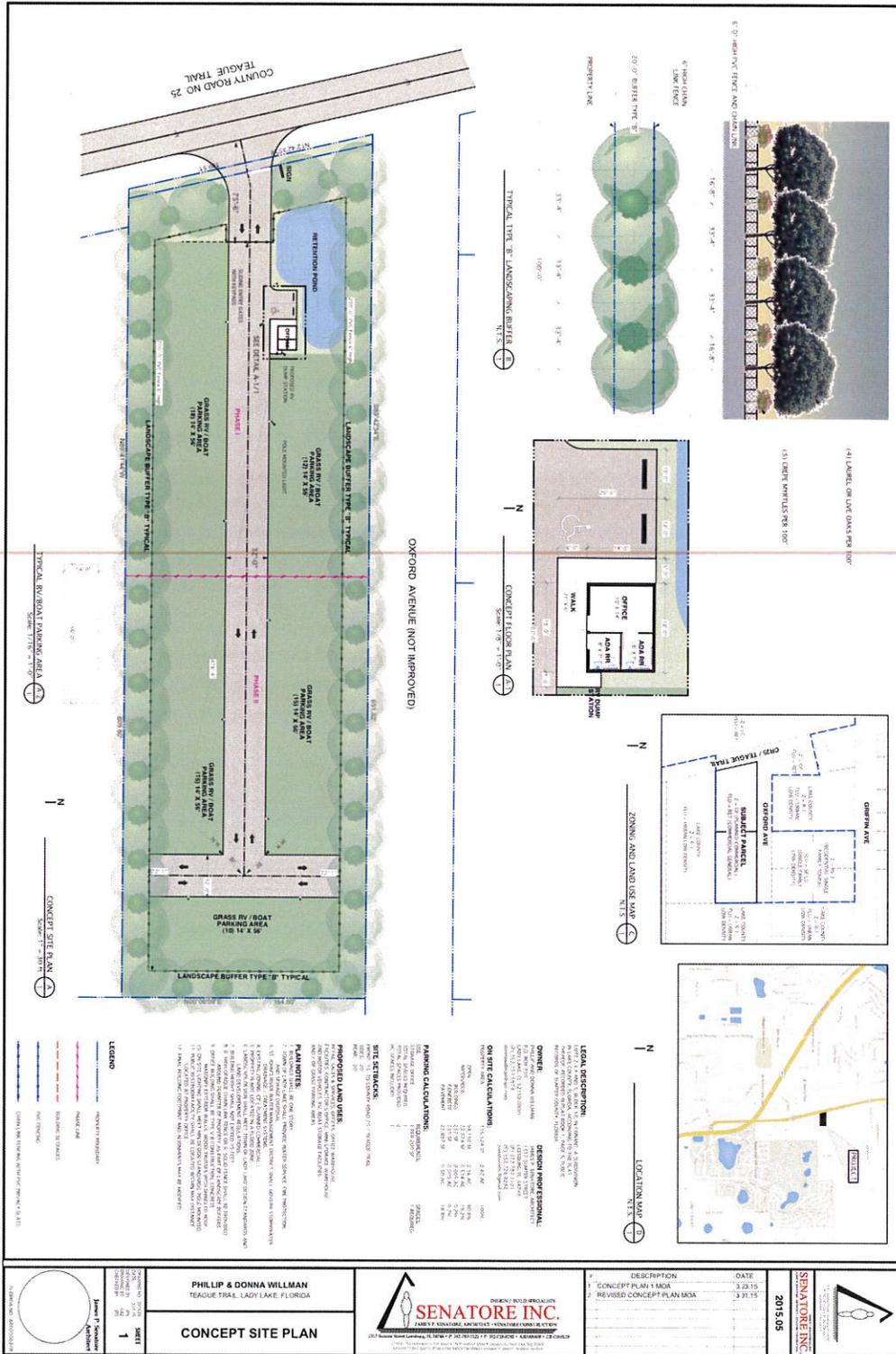
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

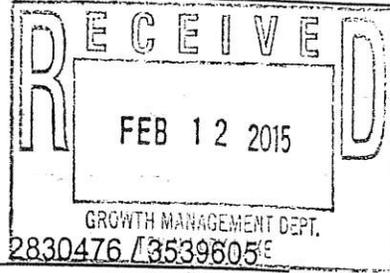
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EXHIBIT "C" – BUBBLE PLAN



4

TOWN OF LADY LAKE
REZONING APPLICATION



Alternate Key Number 2830476 / 3539605

1. Owner's Name: Phillip and Donna Willman
Mailing Address: P.O. Box 930, Lady Lake, FL 32158
Email Address: donnawillman@aol.com
Telephone #: Phillip Willman 267-1692
2. Applicant's Name: Senatore Inc
Mailing Address: 1317 Sumter Street, Leesburg, FL 34748
Email Address: senatoreinc@gmail.com
Telephone #: James Senatore 787-1121
3. Applicant is: Owner ___ Agent X Purchaser ___ Lessee ___ Optionee ___
4. Property Address/Location: 917 Teague Trail, Lady Lake, FL 32159
5. Legal Description of Property to be rezoned: Conant Lots 2,3,4 and 5 Blk 16
6. The property is located in the vicinity of the following streets: CR25 and Griffin Ave
7. Area of Property: _____ Square feet 108029 Acres 2.48
8. Utilities: Central Water ___ Central Sewer ___ Well ___ Septic Tank ___
9. Existing zoning of property: CP - Planned Commercial
10. Requested zoning of property: CP - Planned Commercial with RV / Boat Storage

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;

12. Proposed use the property: RV / Boat Storage

13. Has any land use application been file within last year in connection with this property?
___ Yes X No. If yes, briefly describe the nature of the request and the date when it was done:

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.

Rezoning Fees	
Rezoning (except PUD, PFD, CP)	
PUD	
PFD/CP	
Substantial Alterations (PUDS)	Fees Paid: _____

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 FIFTY (50) 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: 02-12-15 Received by: W. Then

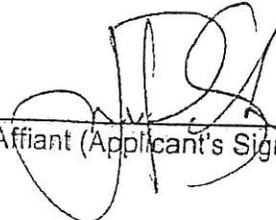
Fees Paid: \$1,050.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared JAMES P. SEWTOZE, who being by me first duly sworn on oath, deposes and says:

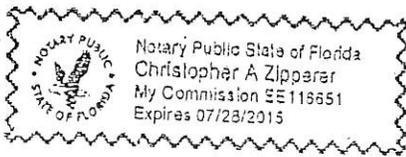
- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this 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 CP zoning classification to allow: RV / Boat Storage
- (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 12 day of FEBRUARY, 2015, by JAMES SEWTOZE, who is personally known to me or who has produced KNOWLEDGE as identification and who did (did not) take an oath.


Notary Public

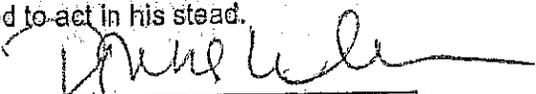


OWNER'S AFFIDAVIT

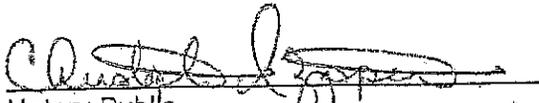
STATE OF FLORIDA
COUNTY OF LAKE

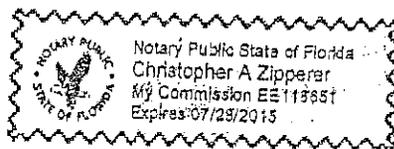
Before me, the undersigned authority personally appeared Donna Williams, who being by me first duly sworn on oath, deposes and says:

- (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 CP to allow:
RV / Boat Storage
- (3) That he has appointed Senatore Inc. 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 11th day of FEBRUARY, 2012, by DONNA WILLIAMS, who is personally known to me or who has produced KAYAKS as identification and who did (did not) take an oath.


Notary Public



NOTE

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

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA O	Alternate Key:	2830476
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 Update Mailing Address	Parcel Number:	08-18-24-015001600400
Property Location:	LADY LAKE FL 32159 Update Property Location	Millage Group and City:	00LL (Lady Lake)
Property Description:	CONANT, LOTS 4, 5 BLK 16 ORB 1291 PG 1984	Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	Submit Property Name
		School Locator:	School and Bus Map

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		58806	SF	\$0.00	\$88,209.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPORIT/POLE SHED - UNFINISHED (UCP)	960	SF	1997	\$1,505.00
0002	FENCING (FEN)	3996	SF	1997	\$1,918.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
923 / 310	6/1/1987	WD	Q	V	\$5,000.00
1291 / 1984	4/1/1994	WD	M	V	\$1.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$91,632	\$74,871	\$74,871	5.38560	\$403.23
LAKE COUNTY MSTU AMBULANCE	\$91,632	\$74,871	\$74,871	0.46290	\$34.66
LAKE COUNTY MSTU FIRE	\$91,632	\$74,871	\$74,871	0.47040	\$35.22
SCHOOL BOARD STATE	\$91,632	\$91,632	\$91,632	5.74600	\$526.52
SCHOOL BOARD LOCAL	\$91,632	\$91,632	\$91,632	1.50000	\$137.45
TOWN OF LADY LAKE	\$91,632	\$74,871	\$74,871	3.75000	\$280.77
ST JOHNS RIVER FL WATER MGMT DIST	\$91,632	\$74,871	\$74,871	0.31640	\$23.69
LAKE COUNTY VOTED DEBT SERVICE	\$91,632	\$74,871	\$74,871	0.16000	\$11.98
LAKE COUNTY WATER AUTHORITY	\$91,632	\$74,871	\$74,871	0.25540	\$19.12
NORTH LAKE HOSPITAL DIST	\$91,632	\$74,871	\$74,871	1.00000	\$74.87
				Total:	Total:
				19.0467	\$1,547.51

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

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA D	Alternate Key:	3539605
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 Update Mailing Address	Parcel Number:	08-18-24-015001600200
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	LADY LAKE FL 32159	Property Name:	Submit Property Name
	Update Property Location	School Locator:	School and Bus Map
Property Description:	LADY LAKE, CONANT LOTS 2, 3 BLK 16 ORB 1291 PG 1984		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED GOOD (6200)	0	0		1.32	AC	\$495.00	\$1,683.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1291 / 1984	4/1/1994	WD	M	V	\$48,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$1,683	\$495	\$495	5.38560	\$2.67
LAKE COUNTY MSTU AMBULANCE	\$1,683	\$495	\$495	0.46290	\$0.23
LAKE COUNTY MSTU FIRE	\$1,683	\$495	\$495	0.47040	\$0.23
SCHOOL BOARD STATE	\$1,683	\$495	\$495	5.74600	\$2.84
SCHOOL BOARD LOCAL	\$1,683	\$495	\$495	1.50000	\$0.74
TOWN OF LADY LAKE	\$1,683	\$495	\$495	3.75000	\$1.86
ST JOHNS RIVER FL WATER MGMT DIST	\$1,683	\$495	\$495	0.31640	\$0.16
LAKE COUNTY VQTED DEBT	\$1,683	\$495	\$495	0.16000	\$0.08
SERVICE LAKE COUNTY WATER AUTHORITY	\$1,683	\$495	\$495	0.25540	\$0.13
NORTH LAKE HOSPITAL DIST	\$1,683	\$495	\$495	1.00000	\$0.50
				Total:	Total: \$9.44
				19.0467	

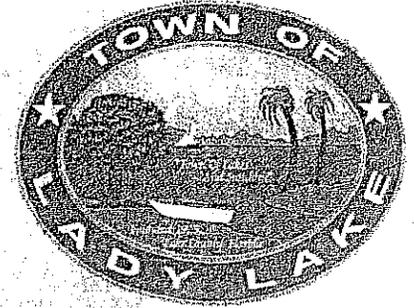
The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) 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 tax totals.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

FAX 352-751-1510

www.ladylake.org



March 30, 2015

RE: Ordinance #2015-02

Dear Property Owner:

Applicant, James P. Senatore, has submitted an application on behalf of Phillip A. & Donna D. Willman, for property located approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue, also known as the Water Wizard site. The property includes approximately 2.48± acres (referenced by alternate key numbers 2830476 and 3539605) in Section 08, Township 18 South, Range 24 East, currently in the Town of Lady Lake, Florida.

Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to amend their existing Memorandum of Agreement (MOA) to add the following permitted use: *Motor Vehicles, Recreational Vehicles or Boat Storage Facilities*. The existing permitted uses of the property include Retail Sales & Services, Offices, Office/Warehouse Facilities, Contractor's Office, and Mini-Storage Warehouse. As part of the application, the applicant has provided a new MOA ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing a conceptual plan for the parcel. With the *Motor Vehicles, Recreational Vehicles or Boat Storage Facilities* land use, the applicant will be required to install a landscaping buffer and the storage area shall be screened with a six (6) foot opaque fence or wall. The petition is scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, April 13, 2015, at 5:30 p.m.

COMMISSION MEETING (1st Reading) - Monday, May 4, 2015, at 6:00 p.m.

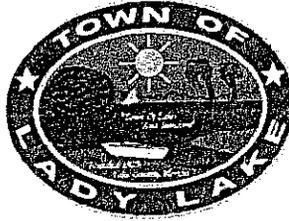
COMMISSION MEETING (2nd Reading) - Monday, May 18, 2015, at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then, CFM
Town Planner

AltKey	OwnerName	OwnerAddress	OwnerCity	OwnerSt	OwnerZip
3359909	SMITHGALL KENNETH E III	1714 GRIFFIN AVE	LADY LAKE	FL	32159
3809311	SMITHGALL KENNETH E JR TRUSTEE	PO BOX 273	LADY LAKE	FL	32158
1790433,					
2685336	GERMIEROTH DANIEL & HEATHER G	15515 TROTting HORSE LN	TAVARES	FL	32778
3305124	FENNELL INVESTMENTS LTD	PO BOX 690550	STOCKTON	CA	95269



TECHNICAL REVIEW COMMITTEE COMMENTS FINAL COMMENTS 04/07/2015

Project: The Phillip & Donna Center
Proposal: Rezoning-CP/MOA Amendment- Ordinance 2015-02

Description:

On 02/12/2015, Town Staff received a Rezoning/CP MOA Amendment application from James Senatore, on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake.

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

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

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

GROWTH MANAGEMENT

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

1. Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance 20064-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

2. Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.
 3. Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.
-

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 per email dated 4/1/2015.
-

BUILDING

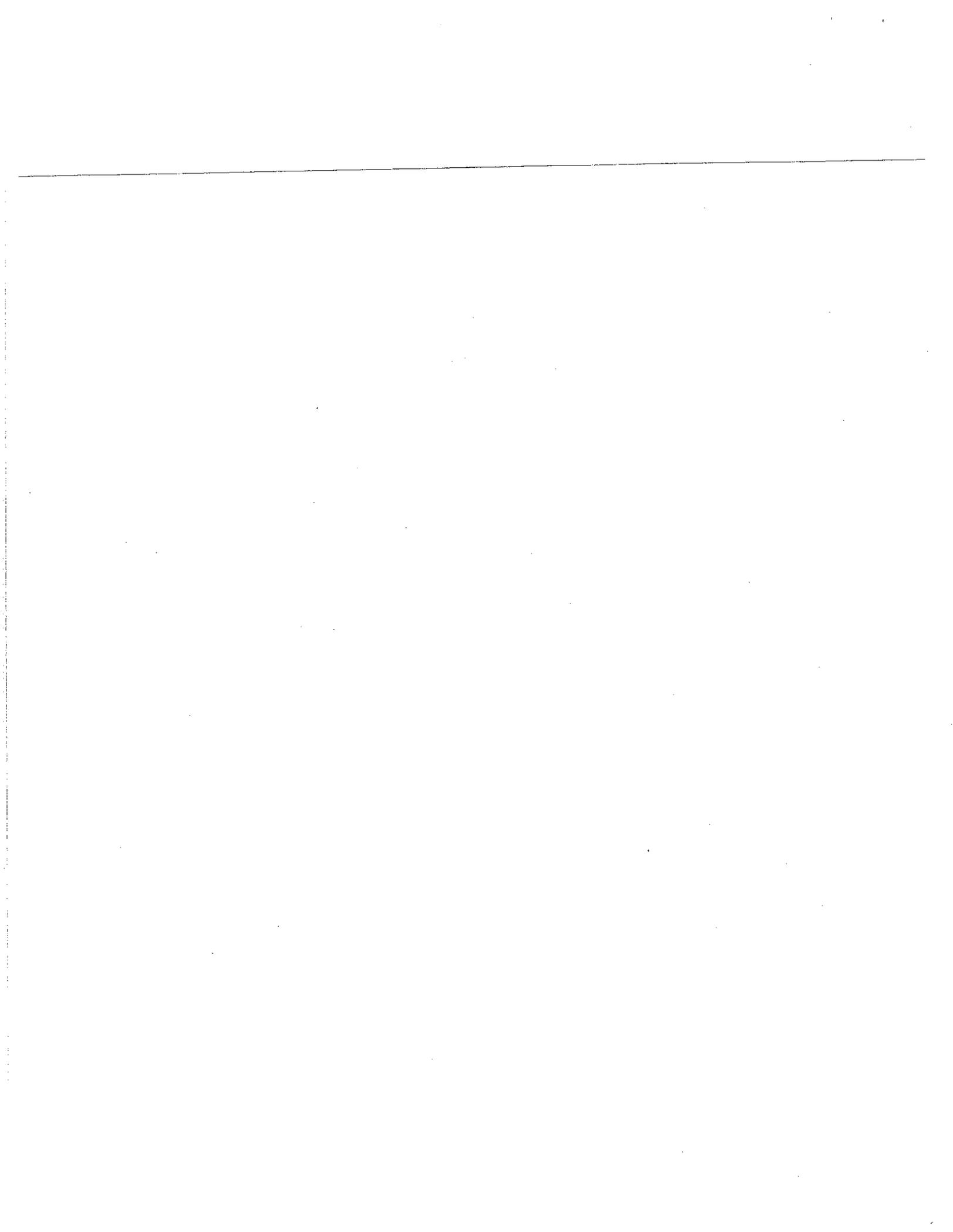
Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. No comments at this time as per communication dated 04-07-2015. If approved, ADA compliance will be reviewed during site plan process
-

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. Water, Sewer, and Reuse availability and allocation will be reviewed during the site plan process.
-



2- Town of Lady Lake

CFN 2004157205
Bk 02705 Pgs 0141 - 147; (7pgs)
DATE: 11/29/2004 10:09:01 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00

ORDINANCE NO. 2004-16

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY OWNED BY PHILLIP AND DONNA WILLMAN, LOCATED WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY LOCATED IN CONANT SUBDIVISION, BLOCK 16, LOTS 2 AND 3 FROM LADY LAKE SINGLE-FAMILY LOW DENSITY RESIDENTIAL "RS-3" AND LOTS 4 AND 5 FROM LADY LAKE LIGHT COMMERCIAL "LC" TO LADY LAKE PLANNED COMMERCIAL "CP"; 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 the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made that the property be zoned to "Planned Commercial", as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble 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 "Planned Commercial".

Section 2. 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 15th day of November, 2004.

Henryka Presinzaño
Henryka Presinzaño, Mayor

Sue Gay
Sue Gay, Town Clerk

ATTEST:

Leslie Campione
Leslie Campione, Town Attorney

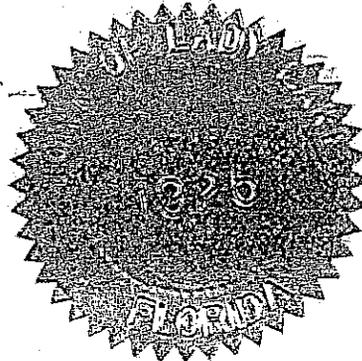


EXHIBIT "A"

LEGAL DESCRIPTION:

LOTS 2, 3, 4, AND 5, BLOCK OF 16 OF THE PLAT OF CONANT, FILED AUGUST 13, 1885, IN THE RECORDS OF SUMTER COUNTY, NOW LAKE COUNTY, FLORIDA



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

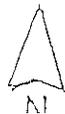


EXHIBIT "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this 8th day of MAY, 2004 between the Town of Lady Lake, Florida (the "Town") and Phillip Allan Willman and Donna Denese Willman ("Property Owners").

RECITALS

1. The Property Owner is the fee simple owners of certain real property in Lady Lake, Florida as described in the legal description attached as Exhibit "1".
2. The real property described in the legal description is zoned RS-3 and LC in the Town of Lady Lake.
3. The applicant wishes to rezone the real property to Town of Lady Lake Planned Commercial (CP).
4. At this time, the parties 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 CP zoning for that property described in the attached legal description, Exhibit "1".

1. Permitted Uses. Retail Sales & Services, Offices, Office/Warehouse facilities, Contractor's Office, and Mini-Storage Warehouse.
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.
3. Design Standards.
 - a. The maximum impervious surface ration (which includes building coverage) shall be limited to eighty percent (80%).
 - b. Maximum building height is thirty-five feet, 35'.
 - c. Setback requirements shall be:
 1. Front Yard Setback
 - a. Local Roadway-Twenty-five (25) feet.
 - b. Collector Roadway - Thirty-five (35) feet.
 2. Rear Yard Setback: Twenty (20) feet.
 3. Side Yard Setback When Adjoining
 - a. Another lot-Twenty (20) feet.
 - b. Local Roadway - Twenty-five (25) feet.
 - d. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use.

- e. Landscape requirements shall be Landscape Buffers Class "C" around the perimeter of the subject property line as delineate in Chapter 10, Landscaping section of the Land Development Regulations.
4. 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 and under their 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.
5. The property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development permit.
6. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the developer.
7. All applicable rules and regulations for development within the Town shall be met, including but not limited to, final site plan approval, landscaping, drainage, parking, sign regulations, and all yard setbacks.
8. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the subject property only.
9. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management).
10. Proposed offsite roadway improvements to Oxford Avenue shall be constructed in accordance with the adopted Lake County road standards as established in Lake County Land Development Code. All costs associated with design, permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.
11. The property described in Exhibit "1" shall connect to the Town of Lady Lake's potable water prior to issuance of a Certificate of Occupancy (C.O.). Connection of the property to the Town of Lady Lake's sanitary sewer system shall be made within two months from the date the owner is notified of sanitary sewer becoming available consistent with directives of the adopted Land Development Regulations. Until such time, sanitary sewer service shall be septic tank. All costs associated with design,

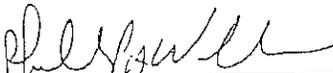
permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.

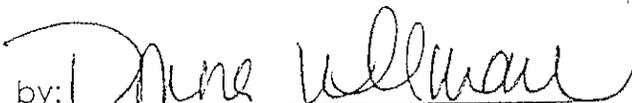
12. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the subject property without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and Town Code of Ordinances.

13. 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 the use, further expansion of the uses, additions to the uses, or 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.

Owners

The Town of Lady Lake, Florida
Lake County, Florida

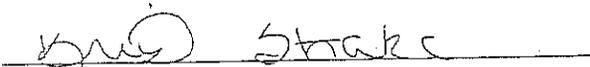
by: 
Phillip Allan Willman

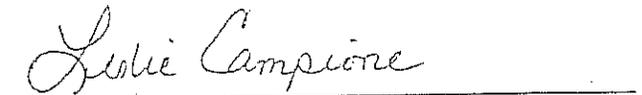
by: 
Donna Denese Willman

by: 
Henry

Attest:

Approved as to Form:


Brad Starks


Leslie Campione



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 13, 2015

SUBJECT: Ordinance 2015-02 - The Phillip and Donna Willman Center - Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use and Set Up an RV Storage Facility on Property Identified Under Alternate Key #2830476 and #3539605 - Located Along County Road 25, North of the Allstor Commerce Center.

DEPARTMENT: GROWTH MANAGEMENT

RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2015-02 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Ordinance 2015-02 to the Town Commission with the Recommendation of Denial.

Staff is in support of Motion 1.

Applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

The subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C")

showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

- 1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in

Ordinance 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

- 2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.
- 3.) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

Notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2015-02 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

Public Hearing Dates:

The **Town Commission** is scheduled to hear Ordinance 2015-02 for first reading on Monday, Monday 4, 2015, at 6:00 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-02 on second reading and final reading at their regular meeting to be held on Monday, May 18, 2015, at 6:00 p.m.

FISCAL IMPACT: \$ -0- Capital Budget
 Operating Other

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other
 Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD  Submitted 4/7/15 Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date
TOWN ATTORNEY Approved as to Form and Legality Date

4-7-15

TOWN MANAGER *hk*

Approved Agenda Item for: 4/13/15

Date 4/17/15

- COMMISSION ACTION: Approved as Recommended Disapproved
4-0 MONTELEONE/MCKENZIE
- Tabled Indefinitely Continued to Date Certain
- Approved with Modification

cc: T. CARROLL

1 by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake.
 2 The applicant has filed the following application for this property:

- 3
- 4 • Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned
- 5 Commercial) to change the language of the Memorandum of Agreement (MOA) to include new
- 6 permitted uses and to establish new terms regarding landscaping buffers, new buildings,
- 7 fencing, parking spaces, and hour of operation.

8
 9 Ms. Then stated the subject property is currently home to Water Wizard Irrigation. Pursuant to the
 10 provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to
 11 use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a
 12 typical dimension of 14'x56'. As part of the application, the applicant has provided the new
 13 Memorandum of Agreement (MOA) Ordinance terms (Exhibit "B"), and Bubble Plan (Exhibit "C")
 14 showing the new proposed building, retention pond area, parking area, landscaping buffers and
 15 fence detail, and gate. For safety, security purposes, and in accordance with the land use, the
 16 applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the
 17 property to secure the RV storage facility.

18
 19 Aerial views of the property and photos of the property and postings were shown.

20
 21 The application has been reviewed and determined to be complete. The applicant has submitted all
 22 appropriate material in compliance with the Land Development Regulations (LDRs) and they are
 23 ready for transmittal to the Planning and Zoning Board.

24
 25 Ms. Then reviewed the main changes to the ordinance as listed below:

- 26
- 27 • Under permitted uses motor vehicles, recreational vehicles, or boat storage facilities.
- 28 • Hours of operation 8:00 am – 5:00 pm, with unattended 24 hour access to the facilities. Access
- 29 shall be with coded key pad and automatic horizontal sliding gate.
- 30 • Buffer Class "B" - Owner shall install solid PVC fencing along CR 25 and first 200' along north
- 31 and south property lines then chain link fencing with PVC slats for the remaining property lines.
- 32 Existing trees located within buffer shall take the place of required trees with proper approvals.
- 33 • Signage- Owner will erect ground mounted sign to meet design standards. Final design and
- 34 layout shall be submitted for proper approvals.
- 35 • Improvement to Oxford Avenue has been removed because it is a County road. Town staff has
- 36 submitted the information to Lake County for them to provide the proper comments.

37
 38 The Future Land Use and Zoning designations of the adjacent properties are as follows:

39
 40 **Future Land Use**

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET)
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET) Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

1
2 The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The
3 property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the
4 subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is
5 compatible with the requested commercial uses. Therefore, the applicant is not requesting any
6 changes regarding the future land use designation with this application.
7

8 **Zoning**
9

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

10
11 Comments for this application are as follows:
12

- 13 1) Permitted Uses and restrictions of the property will be governed by the attached Memorandum
14 of Agreement, superseding all uses and prohibitions as stated in the Memorandum of Agreement
15 of Ordinance No. 2004-16 executed on November 1, 2004, as recorded in ORB. 2705 PGS.
16 0141-147.
17
18 2) Should the amendment to the Memorandum of Agreement be approved, the applicant will be
19 required to submit a site plan application to develop the site.
20
21 3) Applicant will be seeking connection to the Town's potable water supply, central sewer system,
22 as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all
23 utilities.
24

25 Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the
26 property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return
27 receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. To
28 date, three certified mail receipts have been returned, and there have been no objections or letters of
29 support regarding the application to date.
30

31 Ms. Then stated the application materials were circulated to members of the Technical Review
32 Committee (TRC) on Tuesday, April 7, 2015. No comments were forwarded that would prohibit
33 advancement of the application to the Planning and Zoning Board. She stated the Town
34 Commission is tentatively scheduled to hear Ordinance No. 2015-02 for first reading at their regular
35 meeting on Monday, May 18, 2015 at 6 p.m., and for second/final reading at the regular meeting to
36 be held on Monday, June 1, 2015 at 6 p.m.
37

38 Ms. Then stated the applicant was present to answer any questions.
39

40 Member Monteleone asked if the two cows and the baby calf would be relocated.
41

42 Phillip Willman, property owner, replied that he would probably move the cows to his home.

1 Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter.
2 There was no one.

3
4 *Upon a motion by Member Monteleone, and a second by Member McKenzie, the Planning and*
5 *Zoning Board recommended transmittal and approval of Ordinance No. 2015-02 to the Town*
6 *Commission for consideration by the following roll call vote:*

MCKENZIE	YES
MONTELEONE	YES
PIERSON	YES
GAUDER	YES

7
8
9
10
11
12
13 ~~3. Resolution No. 2015-102 Paramount Urgent Care, Inc., JD Orias Novis Partnership~~
14 ~~Company LLC, and TWWH LLC for the Sunset Professional Plaza Variance Request~~
15 ~~Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the~~
16 ~~South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza~~
17 ~~Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466 (Wendy~~
18 ~~Then)~~

19
20 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
21 Clerk's Office). She stated that on March 5, 2015, Town staff received a variance application for
22 secondary wall signage along the façade of two buildings facing Highway 466. The applicant, Jay
23 Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on
24 behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and
25 TWWH LLC, for properties addressed as 801 through 805 Highway 466. She stated the variance
26 request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of
27 Lady Lake Land Development Regulations which only allows wall signs to be placed on the main
28 façade of the business.

29
30 Aerial views of the property and photos of the property and postings were shown.

31
32 Ms. Then stated a Justification Statement has been submitted as required of this application. She
33 stated the applicant has stated that having the channel letter signs on the additional wall could help
34 many businesses and offices in the plaza since the signs could attract drivers from Highway 466
35 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the
36 building design, there is no public entrance on Highway 466, which limits the wall signage
37 placement in accordance to the current sign code.

38
39 When reviewing an application for a variance, the Planning and Zoning Board and the Town
40 Commission shall consider the following requirements and criteria according to Chapter 3, Section
41 14-f) Review criteria for variances in the Land Development Regulations:

- 42
43 1. No diminution in value of surrounding properties would be suffered.
44 2. Granting the permit would be of benefit to the public interest.
45 3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
46 4. The use must not be contrary to the spirit of this Code.
47 5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves
48 constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify
49 granting of a variance.
50 6. Physical hardships such as disabilities of any applicant may be considered grounds to justify
51 granting of a variance at the discretion of the Town Commission.



~~Town Manager Kris Kollgaard asked if the client wanted to include Paramount Urgent Care or just Urgent Care on the sign. She stated that many insurances only cover certain urgent cares and it could be important to know which urgent care it is.~~

~~Mayor Kussard stated that she has heard from many people that Paramount is a wonderful urgent care facility, and that it is important to have the name on the building and that they should be lighted and big enough to be seen at night.~~

~~Mr. Tosconi stated he will let his client know and that he is sure they will be happy to put their name on the building along with urgent care.~~

~~Commissioner Holden mentioned that the current 18" lettering for urgent care could be reduced to 16" and have Paramount across the top.~~

~~Mr. Tosconi stated that he is sure Mr. Berry will come up with something that will meet the code.~~

~~*Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved Resolution No. 2015-102 at first/final reading by the following roll call vote:*~~

HOLDEN	YES
VINCENT	YES
HANNAN	YES
RICHARDS	NO
KUSSARD	YES

20. Ordinance No. 2015-02 – First Reading – 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)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that James Senatore has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25 (Teague Trail), north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by Alternate Key #s 2830476 and 3539605 respectively) currently in the Town of Lady Lake.

Mr. Carroll stated this ordinance is regarding the rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hours of operation.

Mr. Carroll stated that the subject property is currently home to Water Wizard Irrigation. He stated that pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property as a motor vehicle/RV and boat storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'.

Mr. Carroll reviewed renderings and aerial views of the property, as well as photos of the property at present. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing the new proposed building, retention pond area, parking area, landscaping buffers, fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility. The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs).

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08, Township 18, Range 24, Lady Lake, Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

- Permitted uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance No. 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705, Pgs. 0141-147. Mr. Carroll reviewed the changes to the MOA shown in strikethrough/underline, as well as prior entitlements and the current proposed site plan.
- Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.

- In accordance with comments provided by Lake County Public Works, at the time that the developer proceeds with the site plan application, it will be required the submittal of a R.O.W. Vacation application for Oxford Avenue since the County does not want to have a platted right-of-way next to a future driveway for a commercial business as this practice would be against access management rules.
- Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

Mr. Carroll reported that the initial notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail, return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. He stated additional notices were sent on April 28, 2015 to advise adjacent property owners of the application's public hearing date changes, and the property was re-posted as well. All receipts were received.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-02 and provided comments on April 7, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Planning and Zoning Board heard the application for Ordinance No. 2015-02 at their regular meeting on Monday, April 13, 2015, and recommended approval by a 4-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-02 on second/final reading at their regular meeting to be held on Monday, June 1, 2015 at 6:00 p.m.

Mr. Carroll stated that Chris Zipperer with James Senatore is present to answer any questions.

Commissioner Vincent stated he has looked at some RV parks with storage. He requested that all RVs stored must be registered, and stored in designated spaces with straight parking, not slanted, and that the grounds and vehicles be required to be maintained. He also stated that all the vehicles stored should be kept in good condition and not allowed to become moldy. Commissioner Vincent stated he does not want it to become junky as the Town could begin to grow down the CR 25 corridor.

Mr. Zipperer stated that the owners will retain possession of the property and will be responsible for maintaining the property. He stated that the different classes of motor homes are not inexpensive, and they will make sure that maintenance and registration of the vehicle are included as part of the lease agreement for storage. Mr. Zipperer stated the design layout shows spaces that are 14'x56' that are parallel, and should be sufficient for any type of vehicles. He stated that this is the MOA and final design of the site plan is still to come.

Commissioner Richards asked if the MOA should be amended to include Commissioner Vincent's concerns such as the vehicles would have to be maintained properly.

Mr. Carroll stated that the MOA can be amended prior to the second and final reading.

Commissioner Hannan commented that the major portion of the vehicles may be unregistered vehicles as they are being stored. He stated it may be unfair to require them to be registered for storage, but that they should be insured.

Commissioner Vincent stated that he is adamantly opposed to have unregistered vehicles stored there, and all the parks he visited required up to date registration.

Mr. Zipperer stated he believed that many vehicles will have loans on them that would be required to have insurance and registration on them.

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

Mr. Schroth interjected that whoever makes the motion should include any restrictions to be included in the MOA.

Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2015-02, contingent upon restrictions being included in the MOA that require all vehicles stored to have up to date registrations and to be maintained, and the property to be maintained by the owners as suggested by Commissioner Vincent, by the following roll call vote:

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</i>	<i>NO</i>
<i>RICHARDS</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>

Mr. Schroth stated he will work with Mr. Carroll on changing the language to include the above noted restrictions on the MOA for this ordinance prior to the second/final reading.

~~21. Resolution No. 2015-105 — First/Final Reading — Establishing a Dedicated Fund for Reimbursement of the Communication Services Tax Overpayment to the Town of Lady Lake (Kris Kollgaard)~~

~~Town Attorney Derek Schroth read the resolution by title.~~

~~Town Manager Kris Kollgaard gave the background summary for this agenda item. She stated that this resolution will establish a dedicated fund from which to reimburse the overpayment of the Communication Services Tax after the audit by the State has been completed. She noted the fund will only be used for this, and if any funds are left over after the reimbursement is made in full, it will revert back to the General Fund. Ms. Kollgaard stated the Town Commission may, by resolution, amend, alter, rescind or modify this resolution by majority vote at any time, for any reason.~~

~~Mayor Kussard clarified that the Town does not yet know the total amount that the Town was overpaid.~~

~~Ms. Kollgaard agreed, stating the amount is only estimated at this time. She stated that the Town is already putting monies aside in the General Fund reserves toward the repayment, and this resolution will dedicate the amount in a specific line item.~~

~~Mayor Kussard asked if there were any comments or questions from the audience, and hearing none, asked for a motion.~~

~~Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission approved Resolution No. 2015-105 at first/final reading by the following roll call vote:~~

~~*HOLDEN* *YES*~~



TOWN COMMISSION BOARD AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 15, 2015 – Second/Final Reading

SUBJECT: Ordinance 2015-02- Second/Final Reading- The Phillip and Donna Willman Center –Rezoning/Planned Commercial Memorandum of Agreement Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Uses on Property Identified by Alternate Key #2830476 and #3539605 – Located Along County Road 25, North of the Allstor Commerce Center.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance 2015-02 for the rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Uses on Property Identified by Alternate Key #2830476 and #3539605 – Located along County Road 25, North of the Allstor Commerce Center.

SUMMARY:

Applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by Alternate Key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

The subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant

has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

- 1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.
- 2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.
- 3.) In accordance with comments provided by Lake County Public Works, at the time that the developer proceeds with the site plan application, it will be required the submittal of a R.O.W. Vacation application for Oxford Avenue since the County does not want to have a platted right-of-way next to a future driveway for a commercial business as this practice would be against access management rules.
- 4.) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

The initial notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. Then additional notices were sent on April 28, 2015, to advise adjacent property owners of the application's public hearing date changes, and the property was re-posted as well.

The following conditions have been added to the Ordinance since First Reading:

- Vehicle Registration. Owner shall ensure all recreational vehicles, boats, and/or other vehicles must maintain proper registration at all times while parked within the storage facility.
- Designated Spaces. Each leasable space within the facility shall be clearly marked by a post and numbering system. The contents of each space must remain entirely within the area designated for the lessee of the assigned space.
- Maintenance Standards. Owner shall ensure all vehicles within the facility shall be properly maintained as to not exhibit mildew, broken windows, discoloration, or cracking and/or chipped paint. Owner shall ensure any covers used in conjunction with boat storage or other vehicles shall be properly secured and shall also be absent of tears and mildew. The property owner shall bear the responsibility of adherence to these standards.
- High Grass. Owner shall maintain the property to ensure the height of the grass does not exceed a maximum of ten inches (10"), under, around, or between vehicles and/or boats, as well as on all other portions of the property.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2015-02 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

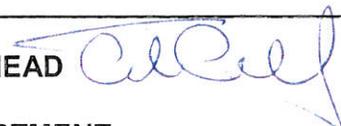
The **Planning and Zoning Board** heard the application for Ordinance 2015-02 at their regular meeting on Monday, April 13, 2015, and recommended approval with a 4-0 vote.

The **Town Commission** voted to approve Ordinance 2015-02 on its first reading at their regular meeting held on Monday, May 18, 2015, with a vote of 4-1, with additional conditions to be added to the ordinance prior to final approval.

On June 1, 2018, the **Town Commission** voted to table Ordinance 2015-02 to a date certain (6/15/15) at their regular meeting as requested by the applicant.

FISCAL IMPACT: \$ -0- Capital Budget
 Operating Other

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other
 Support Documents/Contracts Available for Review in Manager's Office

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

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

TABLED TO 7/20/15 PER APPLICANT'S REQUEST

CC: TRAD-G.M.