REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, January 4, 2016**
TIME:	**6:00 p.m.**
PLACE:	**Town Hall Commission Chambers** **409 Fennell Blvd., Lady Lake, Florida**

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

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

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PRESENTATION:

1. Presentation of a Certificate of Appreciation to the Veterans Memorial Park of The Villages for the Donation of a Sound System to the Police Department (Chris McKinstry)

2. Retirement of Officer Vernon Wherry (Chris McKinstry)

H. CONSENT[3]:

3. Minutes – December 7, 2015 – Regular Commission Meeting

I. OLD BUSINESS

J. NEW BUSINESS:

4. **Water Oak Country Club Estates – Major Modification to Site Plan** - MJM 09/15-002 – Proposing a 130'x90' Area for Six Pickle Ball Courts, a 50'x84' Basketball Court, a 30'x60' Volleyball Court, a 30'x50' Picnic Pavilion, Add Ten Regular Parking Spaces, 48 Golf Cart Parking Spaces, Installation of a Retention Pond Area, and Landscaping Buffer Upgrades all Along Water Oaks Boulevard at the Shady Oaks Recreation Complex – Located at 1 Shady Oaks Park (Thad Carroll)

4 ½. Consideration to Replace the 15 Ton Condensing Unit at the Library (Marsha Brinson)

K. TOWN ATTORNEY'S REPORT:

5. **Resolution No. 2015-113** – First/Final Reading – Variance Request by SRK Lady Lake 43 Associates, LLC for the Verizon Store to Allow a Secondary Wall Sign to be Placed on the Northwest Elevation of an Outparcel Building – Located at 472 N. US Hwy 27/441 (Thad Carroll)

6. **Ordinance No. 2016-04** – First Reading – Suspension of the Supplemental Education Assistance Fee (Thad Carroll)

L. TOWN MANAGER'S REPORT:

7. Consideration of One Appointment to the Economic Development Advisory Committee (Kris Kollgaard)

8. Consideration of Changing the Meeting Dates of the Second Commission Meetings in January and February Due to the Martin Luther King Jr. and Presidents' Day Holidays (Kris Kollgaard)

M. MAYOR/COMMISSIONER'S REPORT:

N. PUBLIC COMMENTS[4]

O. 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 – 01-04-2016

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[1] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs*

expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

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

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

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

G-1

There is no packet for Agenda Item G-1.

G-2

There is no packet for Agenda Item G-2.

MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA

H-3

December 7, 2015

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE

D. INVOCATION[i]**:** Reverend/Dr. Paul Harsh – First Baptist Church of Lady Lake

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

ABSENT: Jim Richards, Commissioner Ward 5

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; John Pearl, I.T. Director; Marsha Brinson, Library Director; Chief Chris McKinstry, Police Department; Pam Winegardner, Finance Director; Tia O'Neal, Human Resource Director; Mary Petrucelli, Beth Gobeil, Lori Sadler, Nancy Brock, Nicole LeFrancois, Alyssa Herman, Victoria Baker, Library Staff; Darryl Flanders, Lead WW Operator; Steve Pfouts, WW Operator; Peggy Smith, Administrative Assistant; Brenda Brock, Utilities Staff Assistant; Robert Barnes, Lead Distribution & Collection Operator; Kevin Yoakam, Utility Locator; Pete Sullivan, Utility Tech 1; Johnathon Wimes, Utility Tech 1; Joe Grubb, Lead Mechanic; and Butch Goodman, Utilities Supervisor of Public Works; Julia Wolfe, Administrative Assistant to Town Manager; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

Mayor Kussard asked if there were any comments at this time. There were no comments.

G. PRESENTATION:

1. <u>Presentation of Bright Idea Awards for 2015 (Kris Kollgaard/Department Heads)</u>

The background summary for this agenda item is on file in the Clerk's office. It includes the nomination reports by department heads for their staff members.

Town Manager Kris Kollgaard stated that this employee incentive program was started in 2011 and has been very successful every year. She stated that staff has saved the Town $250,000 over the past five years, with $80,000 in savings reoccurring every year. She stated that the department heads will read the background for the awards and present the certificates and checks ($200 to each employee recognized) to the employees this year. Ms. Kollgaard introduced Chief Chris McKinstry.

Chief Chris McKinstry recognized Captain Jason Brough of the Police Department for his effort in saving money for the Department by locating grant funding to provide a cost effective solution to replace outdated and/or inefficient records software programs. He stated that countless man hours were saved by the new programs and software automation. In addition, the savings from the discontinued support service fee of $10,000 per year for maintaining functionality of the mobile NCIC/FCIC query function was utilized to purchase printers for all patrol cars to enable the printing of crash reports and traffic citations at a one-time cost of $4,600; resulting in a first year savings of $4,883, and second and subsequent year savings of $9,483 thereafter. Chief McKinstry accepted the award on behalf of Captain Brough who was unable to attend this evening.

Ms. Kollgaard introduced Marsha Brinson, Library Director, to present awards to her staff.

Ms. Brinson stated she nominated the library staff for their hard work, dedication, creativity and team work that has increased circulation, programming and program attendance, and library visits during the year. She stated the library has expanded services which has increased card registrations, as well as out of county fee bearing registrations, resulting in a 390% increase in total programming, a 108% increase in total attendance, a 51% increase in library visits, and a 16% increase in registered card holders. Ms. Brinson thanked her team and presented Bright Idea awards and checks to her staff as follows:

- Mary Petrucelli, Beth Gobeil, Lori Sadler, Nancy Brock, Nicole LeFrancois, Alyssa Herman and Victoria Baker

Mr. Eagle stated he wanted to thank his staff for their cooperative effort. He stated their idea resulted in a reduction of the cost of the clarifier wheel replacement at the wastewater plant by utilizing Town staff and equipment instead of a contractor, and having the wheels recovered or rebuilt, then replaced by Town staff. He stated that this equals to a savings per wheel replacement of $9,875.00 ($325.00 versus previous cost of $10,200 per wheel). Mr. Eagle reported the total savings for 2015 was $39,500 as staff replaced four wheels. He recognized the recipients from his department and presented each employee with their Bright Idea award certificate and check:

- Darryl Flanders, Lead WW Operator; Steve Pfouts, WW Operator; Peggy Smith, Administrative Assistant; Brenda Brock, Utilities Staff Assistant; Robert Barnes, Lead Distribution & Collection Operator; Kevin Yoakam, Utility Locator; Pete Sullivan, Utility Tech 1; Johnathon Wimes, Utility Tech 1; Joe Grubb, Lead Mechanic; and Butch Goodman, Utilities Supervisor of Public Works

The Commissioners and audience applauded staff for these achievements.

Ms. Kollgaard stated that although department heads are not eligible for this award, they were instrumental in achieving these savings. She thanked staff for their efforts.

H. CONSENT[iii]:

Mayor Kussard asked if there were any questions or comments on the Consent items, and hearing none, asked for a motion.

2. Minutes – November 16, 2015 – Regular Commission Meeting

3. Consideration for New Song Community Church to Hold an Easter Sunrise Service at the Log Cabin/Veterans Park on Easter Sunday (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the New Song Community Church is asking for the use of the lawn at the Log Cabin/Veterans Park for a sunrise service on Sunday, March 27, 2016 between the hours of 6:00 a.m. to 8:00 a.m., which is before the park opens. Parking will be utilized at the Cabin and at their facility across the street. They are expecting 50 people to attend this event. No Town services are requested except the use of the power. As this is Easter Sunday, the Parks and Recreation Director will work if there is a call for assistance. There is no fee for this facility or the use of the lawn listed in the Town's Code of Ordinances. The Chamber of Commerce was notified and has no problem with the activity. New Song Community Church has hosted this event at Veterans Park three times before and has been a great steward of the park.

4. Consideration of Approval to Host the Spring Art-in-the-Park Event on January 30th and 31st, 2015 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Chamber of Commerce and the Parks and Recreation Department are once again seeking permission to host an arts and crafts show at the Log Cabin/Veterans Park. This year, the Chamber of Commerce is working with Stetler Media and Expos to coordinate the event. This is a change from T-N-T Events who has programmed the event in the past. As usual, the company will provide security during the evening hours. Parks and Recreation staff and the Police Department will be assisting with this event.

5. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Historical Society once again desires to renew its lease agreement with the Town for the Train Depot at Veterans Park. The new lease will have a one year term. The dates on the contract and the inclusion of a statement that the Lady Lake Historical Society is responsible for insuring their items are the only changes to the proposed document. The insurance requirements for the indemnity clause have been removed due to the fact we provide liability insurance at this location.

Upon a motion by Commissioner Hannan and a second by Commissioner Vincent, the Commission approved Consent Items #H-2 through H-5 by a vote of 4 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

6. Water Oak Country Club Estates – Minor Modifications to Site Plan – MNM 11/15-002 – Providing for Stormwater Improvements, Grading Changes, and Installation of

Retaining Walls in Various Areas of the Community – Located at 106 Evergreen Lane (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that Daniel R. Gibbs with Atwell, LLC, representing the property owner, Sun Communities Finance LP, has submitted a minor modification to site plan for the Water Oak Country Club Estates site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.a. Mr. Carroll stated this modification is proposing a retaining wall, grading, storm sewer installation, utility relocation and drainage improvements along Norman Street, Bishop Drive, Trevino Drive, Bradley Lane, Stadler Street and Cottonwood Circle, within the Water Oak Estates Country Club (AK 1584825). He summarized the improvements as follows:

- Construction of a retaining wall on Norman Street along the rear of the home sites is proposed in order to provide the required depth needed to build homes. The original site plan showed 20 home sites, but the new layout will be +/- 17 home sites. The proposed design will add 0.70 acres to Basin IV which drains to Kidney Lake.

- Additionally, construction of four retaining walls, site grading, storm sewer installation and utility relocation will be completed along Bishop Drive, Trevino Drive, and Bradley Lane in order to provide the required grades and depths needed to build homes in an area with steep grades and drainage problems. The original site plan showed 17 home sites, but the new layout will result in +/-14 home sites.

- At Stadler Street, there will be a relocation of an existing storm sewer in order to provide a buildable area for a home site. The original site plan showed two home sites, but the new layout will be for one home site.

- Lastly, the applicant is proposing grading of the site in order to provide buildable areas for homes at Cottonwood Circle. The original site plan showed six home sites, but new layout will be for five home sites. With the proposed improvements, there will be a total reduction of eight home sites.

Mr. Carroll reviewed site plan drawings and aerial views of the property areas.

The site has been developed as a gated adult mobile home park community located at the intersection of County Road 25 and North Highway 27/441 and exhibits multiple active retirement lifestyle amenities including club houses, a restaurant, golf courses, tennis courts, and a ball park.

Mr. Carroll reported the application was received on November 23, 2015. The property is zoned "MH-9", which is Manufactured Home High Density, and permits the drainage and site improvements proposed for recreational facilities within residential developments. The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). Site plans have been submitted by Daniel Robert Gibbs, with Atwell. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. The following items were included in the packet:

1. Site Plan Review completed by Growth Management on 11/30/2015.
2. Review No. 1 for the general site development completed by Neel-Schaffer Engineering, dated 11/30/2015.
3. St. Johns Water Management District Modification Letter No. 19000-6 (pending).

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Mr. Carroll reported the Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Monday, November 30, 2015 and that the Planning and Zoning Board does not review Site Plan Modifications.

Commissioner Vincent commented that it appears that over 70 trees will be removed in Water Oak for these improvements. He asked if it would be possible for the developer to save at least one canopy tree behind each home.

Daniel Gibbs with Atwell, LLC introduced himself. He replied that it is something they can look at and that it is their plan to follow the Town's tree ordinance. He stated they also plan for the modular block retaining wall to be a design feature and he will bring it up to the developer to try to incorporate trees in the landscaping, although they may be spaced out and not be directly behind each home.

Ms. Kollgaard stated it would be aesthetically pleasing to include canopy trees behind the retention wall.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Water Oak Country Club Estates – Minor Modifications to Site Plan – MNM 11/15-002 by a vote of 4 to 0.

7. <u>Lumen Park–Final Commercial Plat – A Commercial Subdivision Consisting of 23 Lots on a 30-Acre Parcel – Located North of County Road 466, Approximately 1000± Ft. East of the Sumter County Line on Highway 466 within the Town of Lady Lake (Thad Carroll)</u>

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Darren Azdell with Outsidein Architecture LLC, has submitted plans for Final Plat Approval of a subdivision consisting of 23 lots on a 30-acre parcel located north of County Road 466, approximately 1000± feet east of the Sumter County line, within the Town of Lady Lake (AK #s 2543370, 2563842, 1739861). He stated the present use of the property is commercial vacant and staff recommends approval of the final plat. The final plat drawings were reviewed.

The final plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. The following items were included in the packet:

4. Final Plat Review completed by Town Attorney, dated 12/1/15.
5. Final Plat Review completed by Town Surveyor, dated 11/30/2015.
6. Declaration of Covenants, Restrictions and Easement for Lumen Park
7. Certificate of Title
8. Final Subdivision Plat Plans
9. Application and Warranty Deeds

Mr. Carroll reviewed the background for this item as follows:

1) The Lumen Park at Lady Lake MJSP 06/15-001 received approval by Town Commission on July 20, 2015 for a three-story 151,790 sq. ft. building providing 154 beds in 129 units and pool amenities. The developer has not initiated construction of the approved improvements to date.

2) A Sewer & Water Agreement will be executed between Town of Lady Lake and the Property Owner/Developer for the Lumen Park Major Site Plan MJSP 06/15-001 project.

3) The Developer/owner is proposing to covey certain utilities off-site improvements to the Town.

4) As per the Declaration of Covenants, Restrictions, and Easement, Section 3). 3.1)., the lot owner shall have the obligation to construct all of the common element improvements and access easement areas referred to as Infrastructure Improvements.

Comments/Satisfied/Revised Items:

- The final plat and declaration of covenants, conditions, and restrictions have been updated to include all exhibits. Additionally, Section 6.4 which is drafted in accordance with Ordinance 2011-28, has been added to the declaration of covenants.
- The comments regarding the location and width of all existing or recorded rights of way has been added.
- The comment regarding Certificate of Title has been addressed and a copy has been provided as of November 20, 2015.
- The comment regarding including the legal description and a reference for the Villages of Lady Lake Unit 23 on Sheet 1 and Sheet 2 respectively have been addressed.
- Applicant has addressed all outstanding surveyor comments as of November 30, 2015.
- A determination has been made by the Town Attorney that a Construction Bond is not required for this project based on the fact there are no public improvements to be conveyed to the Town. Any off-site improvements for utilities will be conveyed after the site plan improvements are completed.

Mr. Carroll reported that the final plat review was completed by the Town Surveyor on November 30, 2015, and by the Town Attorney on December 1, 2015. He stated the Technical Review Committee (TRC) members individually reviewed the application on Thursday, October 29, 2015, and determined the application ready to recommending approval to forward to the Planning & Zoning Board. On November 9, 2015, the Planning & Zoning Board reviewed the final plat application at their regular meeting, recommending approval to forward to the Town Commission by a vote of 4-0.

Mr. Carroll stated that Darren Azdell with Outsidein Architecture is present to answer any questions.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Lumen Park–Final Commercial Plat by a vote of 4 to 0.

K. TOWN ATTORNEY'S REPORT:

8. <u>Ordinance No. 2015-15 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Three Lots of Approximately 0.43 +/- Acres – Located within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Thad Carroll)</u>

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of three lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2 and 3.1B. Mr. Carroll stated the annexation application involves annexing

0.43 +/- acres of property from unincorporated Lake County into the Town of Lady Lake, and the three lots are spread out along different roads and include the following addresses:

- 1410 Lester Dr. Lady Lake, FL 32159
- 912 Cindy Dr. Lady Lake, FL 32159
- 842 Silver Oak Ave. Lady Lake, FL 32159

Mr. Carroll stated that staff recommends approval of this ordinance. This is an on-going effort by The Villages to purchase manufactured homes and replace them with conventional homes, and these homes are in the enclave area of The Villages. A map and an aerial view of the area and subject parcels was shown, as were photos of the posting of the properties.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

The annexation application was received on Tuesday, September 15, 2015, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (52) within 150 feet of the properties proposed by annexation request were mailed on Thursday, October 22, 2015 and the properties were also posted this same date. He stated there have been three general phone inquiries, although none in opposition or support.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-15, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-15 to the Town Commission with the recommendation of approval. At the November 16, 2015 meeting, the Town Commission voted 5-0 for approval of Ordinance No.2015-15 at first reading.

Mr. Carroll stated Martin Dzuro is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2015-15 by the following roll call vote:

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

9. Ordinance No. 2015-16 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Three Lots of Approximately 0.43 +/- Acres – Located within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of the same three lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2 and 3.1B. The application involves 0.43 +/- acres of property and the three lots are spread out along different roads and include the following addresses:

- 1410 Lester Dr. Lady Lake, FL 32159
- 912 Cindy Dr. Lady Lake, FL 32159
- 842 Silver Oak Ave. Lady Lake, FL 32159

Mr. Carroll stated that staff recommends approval of this ordinance. He explained that this application goes concurrently with the annexation and assigns the land use classification in accordance with the Town's Comprehensive Plan. The subject properties involve approximately 0.43 ± acres lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. He reviewed the Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density Lady Lake- Manufactured Home High Density (MH-HD)
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

The Small Scale Future Land Use Map Amendment application was received on Tuesday, September 15, 2015 and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

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Mr. Carroll reported that the applicant's justification stated that 80% of the homes in historic section of The Villages east of US Hwy 27/441, known as Orange Blossom Gardens, are in the Town of Lady Lake. It further states the following: The remainder of the homes lie within a small county enclave. As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this historic section and has or intends to enter in agreements with existing homeowners to replace the existing mobile homes with conventionally constructed homes. In order to insure that the new homes in the county enclave: 1) are complimentary to the new homes in Lady Lake; 2) the local governments are able to make the most efficient use of their powers and services; 3) there are more favorable economic conditions; and 4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the county enclave should be annexed into Lady Lake. Annexing these properties is compliant with the goals, policies and objectives of the Comprehensive Plan of Lady Lake and Lake County, and the interlocal agreement between Lake County and Lady Lake effective June 24, 2015.

Mr. Carroll reported on the Concurrency Determination Statement as follows: The Villages has removed existing manufactured homes on two of the lots (912 Cindy Drive and 842 Silver Oak Avenue) in a historic section of The Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the home at 1410 Lester has yet to be removed). He reported that there will be no increase in utility services, traffic, population, or recreation use, as follows:

Potable Water-

- No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Notices to inform the surrounding property owners (52) within 150' of the property of the proposed annexation were mailed on Thursday, October 22, 2015 and the property were also posted this date.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the

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application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

Comments:

1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

3) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-16, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-16 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance No. 2015-16 on Monday, November 16, 2015, at 5:30 p.m. and recommended approval by a 5-0 vote. The Town Commission voted 5-0 for approval of Ordinance 2015-16 at first reading on November 16, 2015.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2015-16 by the following roll call vote:

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

10. Ordinance No. 2015-17 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Three Lots of Approximately 0.43 +/- Acres – Located within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to rezone these same properties consisting of three

lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2 and 3.1B; and the three lots are spread out along different roads and include the following addresses:

- 1410 Lester Dr. Lady Lake, FL 32159
- 912 Cindy Dr. Lady Lake, FL 32159
- 842 Silver Oak Ave. Lady Lake, FL 32159

Mr. Carroll stated that staff recommends approval of this ordinance. He stated the application involves rezoning 0.43 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) and is consistent with the zoning in this area. The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake's jurisdiction.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
East	Lake County Residential Medium (RM) Mixed Residential Medium Density (MX-8)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

A map showing the zoning of the subject and adjacent properties was shown.

The Rezoning application was received on Tuesday, September 22, 2015 and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (52) within 150' of the property of the proposed rezoning were mailed on Thursday, October 22, 2015 and the property was also posted this same date. He stated there have been three general inquiries on these properties, and no objections have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-17, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-17 to the Town Commission with the recommendation of approval. At the November 16, 2015 meeting, the Town Commission voted 5-0 for approval of Ordinance No. 2015-17 at first reading.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2015-17 by the following roll call vote:

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

11. Ordinance No. 2015-18 – Second/Final Reading – Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that this is a request to adopt the Town's annual update of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. He stated the Capital Improvement Plan update process and the corresponding requirements are no longer required to be processed by a Comprehensive Plan Amendment, but may be adopted by local Ordinance.

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

Mr. Carroll remarked that the improvement schedules and budget year/costs for the following facilities include water, water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation and mass transit. He stated there have been no changes since the first reading. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five year capital improvement schedules from other entities.

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

Category descriptions of capital improvements are as follows:

A) Category A (Concurrency, Mandatory) -- Public facilities and services for which a level of service must be adopted for concurrency determination as mandated by Chapter 163 of the Florida Statutes. These facilities include water, sanitary sewer, solid waste, drainage, under ownership and operation authority of Lady Lake, or a private utility. Map references and public requests are required within the Public Facilities Element thereof pursuant to policy 8-1.1.2. All Category A facilities must be supported by data and analysis accomplished within an element of the Comprehensive Plan as mandated by Chapter 163, F.S.

DRAFT

B) Category B (Non-Concurrency, Mandatory) -- Public facilities and services exempt from concurrency determination but which are inventoried and analyzed within a mandatory element of the Comprehensive Plan required by Chapter 163, F.S. These facilities include parks and recreation, roads, housing and conservation improvements, including governmental services and facilities necessary to administer and implement the Comprehensive Plan.

C) Category C (Non-Concurrency, Non-Mandatory) -- Public facilities that are exempt from concurrency requirements (i.e., level of service standards) and which are not analyzed and identified within a mandatory element of the Comprehensive Plan are classified as Category C. Such municipal services include, but are not limited to law enforcement, fire protection, library services, and public buildings.

D) Category D (Non-Mandatory, Concurrency): Per the Community Planning Act of 2011, the Public School Facilities Element is no longer mandatory. The Town of Lady Lake has opted to retain and update this optional element and require concurrency per its existing interlocal agreement with the Lake County School District.

This ordinance serves to update to the Capital Improvements Schedule as required under F.S. 163.3177(3)(b). The attached "Exhibit A" reflects the proposed improvements for the Five Year Planning Period 2015/16– 2019/20. Also attached is Ordinance No. 2014-10 to document the prior Five Year Capital Improvement Schedule 2014/15 - 2018/19, which is being replaced by this ordinance.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-18, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-18 to the Town Commission with the recommendation of approval. At the November 16, 2015 meeting, the Town Commission voted 5-0 for approval of Ordinance No. 2015-18 at first reading.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2015-18 by the following roll call vote:

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

12. <u>Ordinance No. 2015-19 – Second/Final Reading – Amending the Town of Lady Lake Land Development Regulations, Chapter 10, Section 5, Entitled "Tree Protection" (Thad Carroll)</u>

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that on September 24, 2015, the Town Commission of the

Town of Lady Lake held a special workshop to discuss potential changes to Section 5 of Chapter 10 of the Land Development Regulations entitled "Tree Protection". He stated staff recommends approval of this ordinance.

Mr. Carroll reviewed the proposed changes as follows:

- Trees that have been determined to be substantially damaged through improper trimming as per a report provided by the Town Arborist shall be required to be removed within 30 days of the finding of violation. This replaces the current policy of allowing a year to elapse before the tree is re-inspected for a determination of recovery; an appeal process before the Special Magistrate is still afforded to the violator if they wish to contest the violation.

- The removal of any tree historic or non-historic, in which the trunk of the tree measured at ground level is within ten (10) feet to the nearest adjacent wall of a permitted structure on the property. A root barrier shall be installed in lieu of the removal of trees near to sidewalks, driveways, and unscreened/non-enclosed patios. Where substantial damage has already occurred to such areas, a report from a Certified Arborist may be provided as justification for the removal of the tree if it is the recommendation of the arborist to remove the tree to avoid further damage.

- Trees accommodated by an arborist report documenting that the tree is diseased or dying shall incur a $25 fee (per tree) for removal, regardless of the DBH measurement of the tree. A report shall be provided to Town staff prior to removal. If the tree has been removed before Town staff has received the report, fees and replacement of trees shall be done in accordance with the after the fact permit policy (for application on residential lots).

- Commercial removal of historic trees granted through the variance process shall be required to pay at time of application of tree removal, not within 30 days of the variance approval. Should the property not be developed immediately following the variance approval; this allows a potential subsequent purchaser of the property to revisit if removal of tree is necessary for their particular use of the property.

- Revised requirement that requires trees to be more conspicuously marked for removal from the public right-of-way.

- Revised tree permit fees.

- Additional planting requirements for "after the fact" tree removal permits.

- Establishment of a voluntary contractor registry for landscaping and tree trimming/tree removal contractors.

Mr. Carroll reviewed the changes since the first reading as follows:

- The word "lot" was inserted prior to the word "owner" on line 2, page 5 of 14.
- A change was made to line 20 on page 5 of 14 to clarify that even though a tree within 10 feet of the permitted structure can be removed, it does require a permit in the amount of $25.00 to be obtained by the lot owner.
- A change was made to Line 32 on page 5 of 14 to specify the removal procedure of residentially zoned lots.
- A change was made to Line 33 on page 5 of 14 to clarify that the lot <u>owner</u> is the responsible party for the tree removal fee.

DRAFT

Mr. Carroll reported that the Parks, Recreation, and Tree Advisory Committee reviewed the proposed changes to Chapter 10, Section 5 (Ordinance No. 2015-19), at their special meeting on Tuesday, November 10, 2015 and recommended forwarding this to the Town Commission by a 4-1 vote. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-19 to the Town Commission with the recommendation of approval. At the November 16, 2015 meeting, the Town Commission voted 5-0 for approval of Ordinance 2015-19 upon a motion with text amendments.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions.

Commissioner Hannan asked if the Town's regulations cover stump removal if a tree is removed. He stated he has seen residents decorate stumps in their yards, although The Villages is telling residents that a stump should be removed.

Mr. Carroll replied that the Town's regulations require that a stump be ground to sub-grade, or level, but that it does not have to be dug up.

Town Manager Kris Kollgaard further clarified that the ground must be level where the tree stump was, whether it be removed or ground down.

Mayor Kussard asked if The Villages requires that the stump be removed, would the Town then say it does not have to be removed.

Mr. Carroll replied that The Villages may be more restrictive than the Town.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2015-19, contingent upon the revision of the language change as discussed, by the following roll call vote:

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

L. TOWN MANAGER'S REPORT:

13. Consideration of Cancelling the December 21, 2015 Commission Meeting (Kris Kollgaard)

Town Manager Kris Kollgaard asked the Commissioners if they would be agreeable to canceling the December 21st Commission meeting as there are no items to bring forth at this time.

It was the consensus of the Commissioners to cancel the December 21, 2015 Commission meeting.

Ms. Kollgaard reported that the employee Christmas party is scheduled for Thursday, December 17th at the Public Works EOC complex. She asked the Commissioners for their permission to close Town Hall from 11 a.m. to 2 p.m. on that day so all employees can attend.

The Commissioners agreed to close Town Hall on December 17, 2015 from 11 a.m. to 2 p.m. to allow employees to attend the Christmas Party at the EOC.

DRAFT

Ms. Kollgaard reminded everyone that Light Up Lady Lake is scheduled for 6:15 p.m. this Friday, December 11th, at the Log Cabin Park.

14. Consideration of Request from Buffalo Construction to Remove an Oak Tree on Town Hall Property (Kris Kollgaard)

Town Manager Kris Kollgaard read the background summary for this item (on file in the Clerk's Office). She stated that Buffalo Construction Company is in the process of building the Texas Road House, and they have a concern regarding the 13.12 inch diameter oak tree in the front corner of the Town Hall property. A photo of this area was shown. Ms. Kollgaard stated they are concerned that, in time, the roots from this oak tree are going to compromise the integrity of the retaining wall system, and may cause future issues with the power lines as the tree grows. She stated that this is also occurring with some of the other oak trees in the front; as they are being trimmed, they are growing in an arc over the parking lot.

Ms. Kollgaard reported that Buffalo Construction has offered to replace the tree with something smaller or make a contribution to the tree bank, and that staff recommends allowing them to remove the tree to prevent future issues and having them make a contribution to the tree bank in the amount of $350.00. The amount of the tree bank donation was based on the cost of replacing one oak tree with two trees at a different location.

Ms. Kollgaard stated that she also spoke with Public Works staff this morning when she was looking at the area. They recommended that the second oak tree near the Texas Road House also be removed, and that a hedge be put in. She stated that Buffalo Construction is proposing to put a nice fence along the retaining wall, as well, to prevent anyone from walking across the area or hitting the retaining wall.

It was the consensus of the Commissioners to allow Buffalo Construction to remove two oak trees and for staff to install a hedge or other replacement foliage as required.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan commended Parks and Recreation Director Mike Burske for all his work on the recent Christmas Parade. He stated that parades are mainly for children, and although he enjoyed seeing and riding in the classic cars for the parade, he would prefer the use of golf cars in the parade instead as the children seem to like golf cars better.

Ms. Kollgaard reported there was also an incident where a spectator threw candy towards those riding in the cars, and it hit one of the cars and she was concerned it might damage it. She stated the notice to parade participants asks that no one throw candy from the floats, and that walkers should hand out candy to spectators. Ms. Kollgaard stated she would like to have staff stationed along the parade route next year as a deterrent to keep people from throwing candy.

Commissioner Hannan asked if the Mayor has received any complaints from residents about the time their garbage is being picked up. He stated his garbage did not get picked up until 5:30 p.m., after being put out the night before for pick-up in the morning. He stated he does not like to see garbage sit out all day waiting for pick up. Commissioner Hannan stated that he might be willing to pay higher rates for earlier pick up.

Mayor Kussard stated she has received no complaints, and that residents in her area put out their garbage in the morning.

Ms. Kollgaard reported that she has a meeting with Doug McCoy of Waste Management in the morning. She stated the most recent contract with Waste Management incorporates the annexed homes at a much lower rate for the residents and included approximately three months at no charge. She stated the Town saves $80,000 to $90,000 a year with these negotiated rates, and may lose that savings if new rates are negotiated.

Mayor Kussard commented that many residents have restricted incomes and it may hurt them to increase rates.

Commissioner Hannan asked if any portion of Griffin Avenue comes under the Town's jurisdiction. He stated that they have repaved a portion of the road to CR 25 and asked why they have stopped there.

Public Works Director C.T. Eagle responded that all of Griffin Avenue is a county road and the Town does not maintain any of it. He stated the county probably picks the worse parts to repave. He stated he will ask them about it next time he speaks to someone from the county.

Mayor Kussard reminded everyone again about the Light Up Lady Lake event scheduled for this Friday at 6:15 p.m. She also stated that she attended the annual Town Hall Christmas tree decorating ceremony by the children of the Villages Elementary School of Lady Lake, and the children's enthusiasm was priceless.

Mayor Kussard stated she heard a number of comments from people on how much they enjoyed the Christmas parade this past Saturday, and how marvelous it is that such a small town like Lady Lake can have such a wonderful parade. She wished Commissioner Hannan a Happy Birthday for later in the week, and wished everyone a Merry Christmas and Happy New Year.

N. PUBLIC COMMENTS[iv]

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

O. ADJOURN: The meeting was adjourned at 6:58 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

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.*

J-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: January 4, 2016

SUBJECT: **Consideration of the Water Oak Recreation Complex Major Modification to Site Plan MJM 09/15-002 – Proposing a 130'x90' area for six (6) pickle ball courts, a 50'x84' basketball court, a 30'x60' volleyball court, a 30'x50' picnic pavilion, ten (10) regular parking spaces, and forty-eight (48) golf cart parking spaces at the Shady Oaks Recreation Complex – Located at 1 Shady Oaks Park (Alternate Keys 1698570 and 3011988).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Major Modification to Site Plan MJM 09/15-002, for multiple improvements at the Shady Oaks Recreation Complex located within Water Oak County Club Estates, as presented.

SUMMARY:

Lara Parker, in representation of property owner, Sun Communities Finance LP, has submitted a major modification to site plan for the Water Oak Recreation Complex Site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b. The site has been developed as gated adult Mobile Home Park community located at the intersection of County Road 25 and North Highway 27/441, also referenced as Water Oak Boulevard, and exhibits multiple active retirement lifestyle amenities including club houses, a restaurant, and golf courses. Right now, the applicant seeks to enhance and increment features and amenities for its residents.

On September 15, 2015, town staff received the application proposing substantial improvements to the Shady Oaks Recreation Complex including a 130'x90' area providing six (6) pickle ball courts, a 50'x84' proposed basketball court, a 30'x60' volleyball court, and a 30'x50' picnic pavilion. Additionally, the applicant seeks to expand the parking lot area by adding ten (10) regular parking spaces and reconditioning an existing asphalt parking lot into forty-eight (48) golf cart parking spaces. Lastly, the applicant will install a retention pond area and upgrade the landscaping buffers along Water Oak Boulevard, the east property boundary and the south property boundary lines. The Shady Oaks Recreation Complex is located within the Water Oak Estates Country Club for the exclusive use of Water Oak Residents. The parcels are identified by Alternate Key numbers 1698570 and 3011988. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, and environmental protection.

The subject area reviewed is approximately 3.32 +/- acres and is located within the Water Oak Estates Country Club. The property is zoned "MH-9" (Manufactured Home High Density; which permits development and construction of the proposed improvements in accordance with the Manufactured Home Rental Park Land Use and the project adopted Development of Regional Impact (DRI). The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). The proposed improvements are consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

The engineering plans submitted, consisting of five (5) sheets, are drawn on 24"x36" sheets and certified by Robert L. Rogers, Professional Engineer with Rogers Engineering, LLC, are dated December 2, 2015. Landscaping plans submitted, consisting of three (3) sheets and certified by Andy Kesselring, Landscape Architect with Environmental Design Andy Kesselring, are dated August 2015. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. Attached are following items in the packet:

1. Site Plan Review completed by Growth Management on 11/30/2015 (Satisfied).
2. Review No. 4 for the general site development completed by Neel-Schaffer Engineering, dated 11/30/2015 (Satisfied)
3. Review by Fire Inspector Kerry Barnett dated 09/15/2015 (Satisfied)
4. Review by Building Official Dallas Foss dated 09/23/2015 (Satisfied)
5. St. Johns Water Management District Modification Permit No. 19000-5 dated 11/03/2015 (Satisfied).

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 531.2 tree caliper inches based on its 3.32-acre area (160"x 3.32). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	2,390 tree caliper inches
Proposed Canopy & Understory Trees	134.5 tree caliper inches
Total tree caliper inches	2,524.5 tree caliper inches

The applicant is meeting required trees caliper inches with existing trees to remain on-site.

Notes:

- A 42" historic tree is proposed to be removed for this development. It has been identified that the tree is in decaying condition and presents a hazard if left standing in the area where the parking expansion is to take place.

Past Actions:

The **Technical Review Committee** members individually reviewed the application and provided comments regarding the Site Plan application on Monday, November 30, 2015.

The **Planning and Zoning Board** does not review Site Plan Modifications.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Site Plan Modification

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

12-23-15 DEPARTMENT HEAD Submitted 12/23/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 1-4-16 Date 12/23/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

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

TECHNICAL REVIEW COMMITTEE COMMENTS
Last Review- November 30, 2015

Project: Water Oaks Recreation Complex- Major Modification to Site Plan- MJM 09/15-002

Proposal: Last Round of Comments for Site

Description:

On 09/15/2015, Town Staff received an application for a Major Modification to Site Plan proposing substantial improvements to the Shady Oaks Recreation Complex proposing a 130'x90' area providing six (6) pickle ball courts, a 50'x84' proposed basketball court, a 30'x60' volleyball court, and a 30'x50' picnic pavilion. Additionally, the applicant seeks to add ten (10) regular parking spaces and forty-eight (48) golf cart parking spaces, installation of a retention pond area, and landscaping buffer upgrades all along Water Oaks Boulevard. The Shady Oaks Recreation Complex is located within the Water Oak Estates Country Club for the exclusive use of Water Oak Residents. The parcels are identified by Alternate Key numbers 1698570 and 3011988. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject area reviewed is approximately 3.32 +/- acres and is located within the Water Oak Estates Country Club. The property is zoned "MH-9" (Manufactured Home High Density; which permits development and construction of the proposed improvements in accordance with the Manufactured Home Rental Park Land Use and the project adopted Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of five (5) sheets, are drawn on 24"x36" sheets and certified by Robert L. Rogers, **Professional Engineer with Rogers Engineering, LLC,** are dated December 2, 2015. Landscaping plans submitted, consisting of three (3) sheets and certified by Andy Kesselring, Landscape Architect with Environmental Design Andy Kesselring, are dated August 2015.

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

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

GROWTH MANAGEMENT

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

1. All comments satisfied under the GM Review Report dated 11-30-2015. SJRWMD Permit No. 19000-5 has been received (for the construction of a Stormwater Management System with Stormwater treatment by dry retention for Water Oaks Recreation Complex).

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept.

FIRE

Questions may be directed to Kerry Barnett, Fire Inspector at 813-778-4981 or k-15122@peoplepc.com

1. All comments satisfied as per report dated 09-15-2015.

BUILDING

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

1. All comments satisfied as per email dated 11-23-2015.

PUBLIC WORKS

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

1. No comments by Lady Lake Public Works at this time (Water Oak provides own Sewer Utility).

ENGINEERING CONSULTANT

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

1. All comments satisfied as per report dated 11-30-2015.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

November 30, 2015

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

REFERENCE: WATER OAKS RECREATION COMPLEX IMPROVEMENTS – MAJOR MODIFICATION ENGINEER REVIEW NO. 4

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised development plans submitted by Rogers Engineering, 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 updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

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

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

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

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

Plan Review #: 15-095
Project: Site Plan/Major Mod (Recreational Complex))
Location: Lady Lake
Address of Job: Water Oaks Blvd
Pages: 5 Pages plus Application Packet

Review For: Rogers Engineering
Contact: Robert Rogers
Telephone: 352-622-9214
Owner: Sun Communities, Inc
Contact: Laura Parker/352-753-3000

September 15, 2015

I have received and reviewed the site plans for the major modification at the recreational complex consisting of both vehicle and golf cart parking, addition of pavilion and restrooms, addition of several types of athletic fields/courts, and walking trail. Review was to ensure the current/proposed site is compliant to the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. At this time, plans are approved with comments listed below. Should the engineer feel comments are not enforceable, he or she shall contact this authority to resolve before approval of permit is allowed.

1. Seven (7) foot swing gates shall not be locked entering golf cart parking area. If gate plans to be locked/secured, gate shall have either a siren activation sequence or a Knox key switch for emergency vehicle access.
2. Any construction of buildings or structures shall be submitted for proper plan review. A minimum of 3 sets shall be provided to the Town.

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: Dallas Foss <dfoss@usanova.com>
Sent: Wednesday, September 23, 2015 4:57 AM
To: Wendy Then
Subject: Site Reviews

Wendy,

The Van Lady Review has no comments from the building side. The site plans complies with the requirements of ADA.

The Water Oak review has the following comment

All areas of the improvements will require proper ADA access to all the areas being improved or existing. A hard surface pathway needs to be installed to all recreational areas.

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

Sent from my Verizon Wireless 4G LTE smartphone

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com

St. Johns River
Water Management District
Ann B. Shortelle, Ph.D., Executive Director

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

November 03, 2015

Jonathan Colman
Sun Communities Finance, LLC
Ste 200
27777 Franklin Rd
Southfield, MI 48034-8205

SUBJECT: 19000-5
Water Oaks Recreation Complex

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on November 03, 2015. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at floridaswater.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at floridaswater.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on

GOVERNING BOARD

John A. Miklos, CHAIRMAN ORLANDO
Fred N. Roberts Jr., VICE CHAIRMAN OCALA
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Maryam H. Ghyabi ORMOND BEACH
Ron Howse COCOA
George W. Robbins JACKSONVILLE

forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.floridaswater.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit

cc: District Permit File

Consultant: Robert L. Rogers
Rogers Engineering, LLC
1105 Se 3rd Ave
Ocala, FL 34471-3725

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 19000-5 **DATE ISSUED:** November 03, 2015

PROJECT NAME: Water Oaks Recreation Complex

A PERMIT AUTHORIZING:
Construction of a Stormwater Management System with stormwater treatment by dry retention for Water Oaks Recreation Complex, a 2.7-acre project to be constructed as per plans received by the District on August 7, 2015.

LOCATION:
Section(s): 16 Township(s): 18S Range(s): 24E
Lake County

Receiving Water Body:

Name	Class
Lake Sunshine	III Fresh

ISSUED TO:
Sun Communities Finance, LLC
Ste 200
27777 Franklin Rd
Southfield, MI 48034-8205

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

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

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

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated November 03, 2015

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory, Engineering and Environmental Services

By: _____
John Juilianna
Regulatory Coordinator

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 19000-5
Water Oaks Recreation Complex
DATED November 03, 2015

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

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

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

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

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

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

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

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

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

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

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

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

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

9. This permit does not:

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

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

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

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

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

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

12. The permittee shall notify the District in writing:

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

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

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

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

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

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

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

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

19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. 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.

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 and contact information 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 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

23. This permit does not authorize any impacts to wetlands or other surface waters.

24. The proposed project must be constructed and operated as per plans and calculations received by the District on August 7, 2015.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *floridaswater.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Jonathan Colman
Sun Communities Finance, LLC
Ste 200
27777 Franklin Rd
Southfield, MI 48034-8205

This 3rd day of November, 2015.

M. Daniels

Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 19000-5

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Office Director
Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Office Director
Office of Business and Administrative Services

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.
A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.
The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**
If you wish to do so, please visit http://floridaswater.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE
Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER
Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

RECEIVED
SEP 15 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
APPLICATION FOR MAJOR SITE PLAN MODIFICATION

1. Applicant's Name: Lara Parker, Manager - Water Oaks MHP

   Address: 106 Evergreen Lane

   Telephone/Email: 352-255-4499 lparker1@suncommunities.com

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

2. Owner's Name: Sun Communities, Inc.

   Address: 2777 Franklin Road

   Telephone/Email: 352-255-4499, lparker1@suncommunities.com

3. Project Name: Water Oaks Recreation Center

   Physical Location/Address: Water Oaks Blvd.

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

5. The property is currently zoned: MH-9

6. Briefly describe the proposed modification Add parking and sports courts

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

7. Have any development reviews and/or approvals been granted to this property?
   Yes X No ___ If yes, list the type, date and result: Approved and built Club House Rennovation.

Signature of Applicant

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

Office Use:
Date Application Received: 9-15-15 Received by: Lothow

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Monica Slider, 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:
Water Oaks Recreation Complex

(3) That he has appointed Justin Wolcott 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.

Monica Slider
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 16 day of October 2015, by Monica Slider, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Michele Diane McEachern
Notary Public

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared JOE MOHR, 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:
Water Oaks Recreation Complex

(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 15 day of Oct. 2015, 2015, by JOE MOHR, who is personally known to me or who has produced Florida Mos License as identification and who did (did not) take an oath.

Notary Public

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES FINANCE LP	**Alternate Key:**	3011988
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034-8205 *Update Mailing Address*	**Parcel Number:**	16-18-24-060000002901
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	WATER OAK COUNTRY CLUB ESTATES *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD LOTS 29 & 30--LESS S 330 FT-| S 1/2 OF LOT 35--LESS E 219.23 FT--, E 1/2 OF MALACA AVE | LYING N OF THE W'LY EXTENSION OF THE N LINE OF S 330 FT OF | SAID LOT 30 & S OF THE W'LY EXTENSION OF THE N LINE OF S 1/2| OF SAID LOT 35 PB 8 PG 9 | ORB 1265 PG 1069 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(2810)	0	0		3.32	AC	$0.00	$13,695.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1265 / 1069	12/1/1993	WD	M	V	$1.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$13,695	$11,599	$11,599	5.30510	$61.53
LAKE COUNTY MSTU AMBULANCE	$13,695	$11,599	$11,599	0.46290	$5.37
LAKE COUNTY MSTU FIRE	$13,695	$11,599	$11,599	0.47040	$5.46
SCHOOL BOARD STATE	$13,695	$13,695	$13,695	4.94900	$67.78
SCHOOL BOARD LOCAL	$13,695	$13,695	$13,695	2.24800	$30.79
TOWN OF LADY LAKE	$13,695	$11,599	$11,599	3.55100	$41.19
ST JOHNS RIVER FL WATER MGMT DIST	$13,695	$11,599	$11,599	0.30230	$3.51

LAKE COUNTY VOTED DEBT SERVICE	$13,695	$11,599	$11,599	0.16000	$1.86
LAKE COUNTY WATER AUTHORITY	$13,695	$11,599	$11,599	0.25540	$2.96
NORTH LAKE HOSPITAL DIST	$13,695	$11,599	$11,599	1.00000	$11.60
				Total: 18.7041	**Total:** $232.05

Exemptions Information

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

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a √ above are providing a tax dollar savings of:
$0.00

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

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

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

Assessment Reduction Savings

The assessment reductions marked with a √ above are providing a tax dollar savings of: $24.02

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Property data last updated on 8 September 2015.

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES FINANCE LP	**Alternate Key:**	3011988
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034-8205 *Update Mailing Address*	**Parcel Number:**	16-18-24-060000002901
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	WATER OAK COUNTRY CLUB ESTATES *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, SLIGH & TEAGUE'S ADD LOTS 29 & 30--LESS S 330 FT-| S 1/2 OF LOT 35--LESS E 219.23 FT--, E 1/2 OF MALACA AVE | LYING N OF THE W'LY EXTENSION OF THE N LINE OF S 330 FT OF | SAID LOT 30 & S OF THE W'LY EXTENSION OF THE N LINE OF S 1/2| OF SAID LOT 35 PB 8 PG 9 | ORB 1265 PG 1069 |		

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Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
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	Conservation Classification Assessment Limitation	Learn More View the Law
	Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a √ above are providing a tax dollar savings of: $24.02

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Property data last updated on 8 September 2015.

DRAINAGE CALCULATIONS
FOR
WATER OAKS RECREATION CENTER

PARCEL AREA	3.32 AC.
PROJECT AREA	117,600 SF (2.70 AC.)

SOIL CONDITIONS OF SITE

SOIL NAME	CANDLER SAND
DEPTH	0-67" (5.58')
PERMEABILITY	0-67" >20"
	37-99" 6-20"
KV	USE 20"/HR (40'/DAY)
KH = 1.5 KV	60 FT/DAY

CONFINING AQUIFER

GROUND ELEV.	89
DEPTH – 99"	8.25'
AQUIFER ELEV.	80.75'

SEASONAL HIGH WATER TABLE

USE 67" DEPTH	
ELEV.	83.42

ROBERT L. ROGERS
LICENSE
No. 10027
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PRE-CONSTRUCTION

WATERSHED AREA	117,600 SF (2.70 AC.)	
OPEN SPACE CN	39	
IMPERVIOUS AREA		
SPORTS COURT	2@ 681 SF	1,362
REST ROOM		418
ASPHALT PAVING		14,358
		16,138 SF

WEIGHTED CURVE NUMBERS

	AREA	%	CN	PRODUCT
IMPERVIOUS AREA	16,138	13.72	98	1,345
OPEN SPACE	101,462	86.28	39	3,365
	117,600	100		4,710

CN 47.10

RUNOFF VOLUME FROM A 100 YR/24 HOUR STORM

I = 11.5"

VOLUME 40,989 CF

PONDS Version 3.3.0276
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	WATER OAKS RECREATION CENTER
Simulation Description:	PRE-CONSTRUCTION
Project Number:	
Engineer :	ROGERS, PE
Supervising Engineer:	
Date:	08-26-2015

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	80.75
Water Table Elevation, [WT] (ft datum):	83.42
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	60.00
Fillable Porosity, [n] (%):	25.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	40.0
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	0.0

Scenario Input Data

Scenario 1 :: SCS Type II Florida Modified - 24 hr - 100 yr

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	2.700
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	47.1
Design Rainfall Depth (inches)	11.5
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 83.42 (default)

No times after storm specified.

Summary of Results :: *Scenario 1 :: SCS Type II Florida Modified - 24 hr - 100 yr*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	12.022		8.3308	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			40989.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			40989.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	12.022		8.3308	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			40989.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			40989.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

POST-CONSTRUCTION

WATERSHED AREA 117,600 SF (2.70 AC.)

IMPERVIOUS AREA

ENTRANCE ROAD	1,700
GOLF CART PARKING	9,750
VEHICLE PARKING	10,254
REST ROOM	418
PICNIC PAVILLION	1,500
SPORTS COURTS	1,362
PICKLE BALL COURT	11,700
BASKET BALL COURT	1,700
VOLLEY BALL COURT	1,800
	40,184 SF

PROPOSED WATER RETENTION

STAGE	AREA	VOLUME
86	2,957	0
87	4,114	3,536
88	5,014	8,100
89	6,171	13,693

P = 460'
V = 13,693 CF

OVERFLOW

ELEVATION	89.0
LENGTH	30'

WEIGHTED CURVE NUMBERS

	AREA	%	CN	PRODUCT
IMPERVIOUS AREA	40,184	34.17	98	3,649
WATER RETENTION AREA	6,178	5.25	98	515
OPEN SPACE	71,245	60.58	39	2,363
	117,600	100		6,227

CN 62.27

PONDS INPUT PARAMETERS

EQUIVALENT POND LENGTH	208.1
EQUIVALENT POND WIDTH	21.9
CONFINING AQUIFER ELEV.	80.75
WATER TABLE ELEVATION	83.42
HORZ HYDRAULIC CONDUCTIVITY	60
FILLABLE POROSITY	25
VERTICLE INFILTRATION	40
AREA AVAILABLE	4,564

RUNOFF VOLUME FROM A 100 YR/24 HR SYSTEM

I = 11.5"

VOLUME = 23,927 CF

WATER QUALITY VOLUME

1) RUNOFF OF FIRST 1" FROM WATERSHED
   1/12 X 117,600 = 9,800 CF
2) RUNOFF OF FIRST ½" FROM WATERSHED
   0.5/12 X 117,600 = 4,900 CF
   RUNOFF OF FIRST 1.25" FROM IMPERVIOUS AREA
   1.25/12 X 40,184 = 4,186 CF
   TOTAL 9,086 CF
3) LARGEST – 9800 CF
   MAXIMUM STAGE ELEV.
   RECOVERY TIME – 12 HOURS

PONDS Version 3.3.0276
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	WATER OAKS RECREATION CENTER
Simulation Description:	POST CONSTRUCTION
Project Number:	
Engineer :	ROGERS, PE
Supervising Engineer:	
Date:	08-26-2015

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	80.75
Water Table Elevation, [WT] (ft datum):	83.42
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	60.00
Fillable Porosity, [n] (%):	25.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	40.0
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	4564.0

Geometry Data

Equivalent Pond Length, [L] (ft):	208.1
Equivalent Pond Width, [W] (ft):	21.9

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)
86.00	2957.0
87.00	4114.0
88.00	5014.0
89.00	6171.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: OVERFLOW

Weir elevation, (ft datum):	89.0
Weir coefficient:	2.861
Weir length, (ft):	30
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: SCS Type II Florida Modified - 24 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	2.700
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	62.27
Design Rainfall Depth (inches)	11.5
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 83.42 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
1.000	6.000	11.000
2.000	7.000	12.000
3.000	8.000	13.000
4.000	9.000	14.000
5.000	10.000	

Scenario 2 :: 9800 ft³ slug load

Hydrograph Type:	Slug Load
Modflow Routing:	Routed with infiltration

Treatment Volume (ft³) 9800

Initial ground water level (ft datum) 83.42 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

Summary of Results :: *Scenario 1* :: *SCS Type II Florida Modified - 24 hr - 100 yr*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	83.42		
Maximum	12.089	89.23		
Inflow				
Rate - Maximum - Positive	12.022		12.8540	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			63490.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	360.578			63490.2
Infiltration				
Rate - Maximum - Positive	12.022		3.1381	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	120.578			39563.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	360.578			39563.6
Combined Discharge				
Rate - Maximum - Positive	12.089		9.3247	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.111			23926.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	360.578			23926.6
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	12.089		9.3247	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.111			23926.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	360.578			23926.6
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results :: *Scenario 2 :: 9800 ft³ slug load*

	Time (hours)	Stage (ft datum)	Rate (ft³/s)	Volume (ft³)
Stage				
Minimum	0.000	83.42		
Maximum	0.002	88.32		
Inflow				
Rate - Maximum - Positive	0.002		1633.3330	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			9800.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			9800.0
Infiltration				
Rate - Maximum - Positive	0.002		2.1121	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	12.000			9800.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			9800.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	84.55		9800.0
72 Hour Stage and Infiltration Volume	72.000	84.15		9800.0

PONDS Version 3.3.0276
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

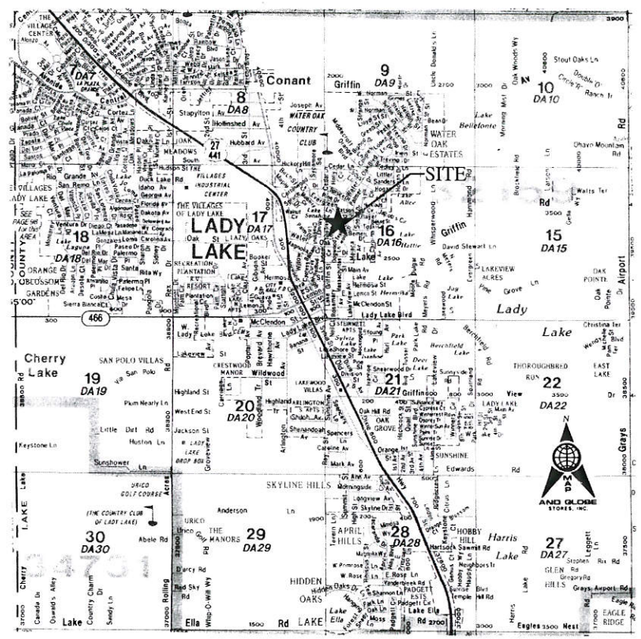
Detailed Results *:: Scenario 2 :: 9800 ft³ slug load*

Elapsed Time	Instantaneous Inflow Rate	Outside Recharge	Stage Elevation	Infiltration Rate	Combined Instantaneous Discharge	Cumulative Inflow	Cumulative Infiltration	Combined Cumulative	
0.000	1633.3330	0.00000	83.42000	0.00000	0	0.000	0.00000	0	N.A.
0.002	1633.3330	0.00000	88.32448	2.11210	0	9800.000	12.67778	0	U/P
2.400	0.0000	0.00000	86.69670	0.57800	0	9800.000	7459.04500	0	U/S
6.000	0.0000	0.00000	86.12654	0.10106	0	9800.000	9416.55200	0	S
12.000	0.0000	0.00000	85.43109	0.01183	0	9800.000	9800.00000	0	S
24.000	0.0000	0.00000	84.84464	0.00000	0	9800.000	9800.00000	0	S
36.000	0.0000	0.00000	84.54864	0.00000	0	9800.000	9800.00000	0	S
48.000	0.0000	0.00000	84.36728	0.00000	0	9800.000	9800.00000	0	S
60.000	0.0000	0.00000	84.24326	0.00000	0	9800.000	9800.00000	0	S
72.000	0.0000	0.00000	84.15211	0.00000	0	9800.000	9800.00000	0	S
84.000	0.0000	0.00000	84.08176	0.00000	0	9800.000	9800.00000	0	S
96.000	0.0000	0.00000	84.02545	---	---	9800.000	9800.00000	0	N.A.

PROPOSED CONSTRUCTION PLANS

FOR

WATER OAKS RECREATION COMPLEX



VACINITY MAP
(NOT TO SCALE)

SITE DATA

ZONNING

PROPERTY OWNERS:	SUN COMMUNITIES, INC.
PROPOSED USE:	OUTDOOR RECREATION
SITE ACREAGE:	144619 SQUARE FEET (3.32 ACRES)
EXISTING ZONING:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING EAST:	RESIDENTIAL (COUNTY) R-1
ADJACENT ZONING WEST:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING NORTH:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING SOUTH:	RESIDENTIAL (COUNTY) R-1

SITE LAYOUT DATA

VEHICULAR	
MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	9.5'x18'
PARKING SETBACK/BUFFER:	0' FRONT
	0' SIDE
	0' REAR
GOLF CART	
MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	6'x8'
PARKING SETBACK/BUFFER:	0' FRONT
	0' SIDE
	0' REAR
BUILDING SETBACK: (PICNIC PAVILION)	360' FRONT
	94' SIDE
	240' REAR
LOADING ZONE:	NOT APPLICABLE
PAVED PARKING AREA	
VEHICULAR:	5454 SQUARE FEET
GOLF CARTS:	2752 SQUARE FEET
DRIVEWAY AREA	
VEHICULAR:	4800 SQUARE FEET
GOLF CARTS:	6998 SQUARE FEET

PARKING DATA (TENNIS, HANDBALL, & RACQUET BALL COURTS)

REQUIRED:	3 SPACES/COURT
COURTS:	10
REQUIRED:	30 SPACES
PROVIDED	
VEHICULAR:	22 SPACES
GOLF CART:	49 SPACES
TOTAL:	71 SPACES
HANDICAP SPACES: 1 PER 25 VEHICULAR	
REQUIRED:	3 SPACES
PROVIDED:	3 SPACES

LANDSCAPE DATA

OPEN SPACE	
EXISTING:	124283 SQUARE FEET (85.9%)
PROPOSED:	99990 SQUARE FEET (69.14%)
IMPERVIOUS AREA	
EXISTING:	20336 SQUARE FEET (14.1%)
PROPOSED:	44623 SQUARE FEET (29.6%)
LANDSCAPE REQUIREMENTS	
10% OF GROSS PAVED AREA SHALL BE LANDSCAPED	
GROSS PAVED AREA:	20004 SQUARE FEET
LANDSCAPED AREA	
REQUIRED:	2000 SQUARE FEET
PROVIDED:	5923 SQUARE FEET

BUILDING DATA

BUILDING PROTOTYPE:	PICNIC PAVILION
BUILDING AREA:	1500 SQUARE FEET
SEATING:	N/A
BUILDING HEIGHT:	12'
NUMBER OF STORIES:	1
EMPLOYEES:	N/A

TABLE OF CONTENTS

1 COVER SHEET
2 EXISTING CONDITION
3 EROSION CONTROL/DEMOLITION
4 LAYOUT PLAN
5 GRADING PLAN

PROPERTY IMFORMATION:

OWNERS:
SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD SUITE 200
SOUTHFIELD, MI 48034

CONTACT:
LAURA PARKER, MANAGER
PHONE: (352) 753-3000
E-MAIL: lparker1@suncommunities.com

AREA OWNED: 3.32 ACRES
PROJECT AREA: 2.70 ACRES
ADDITIONAL IMPERVIOUS AREA: 0.56 ACRES

ROBERT L. ROGERS
LICENSE
No. 10027
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ROBERT L. ROGERS DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

REVISION	DATE

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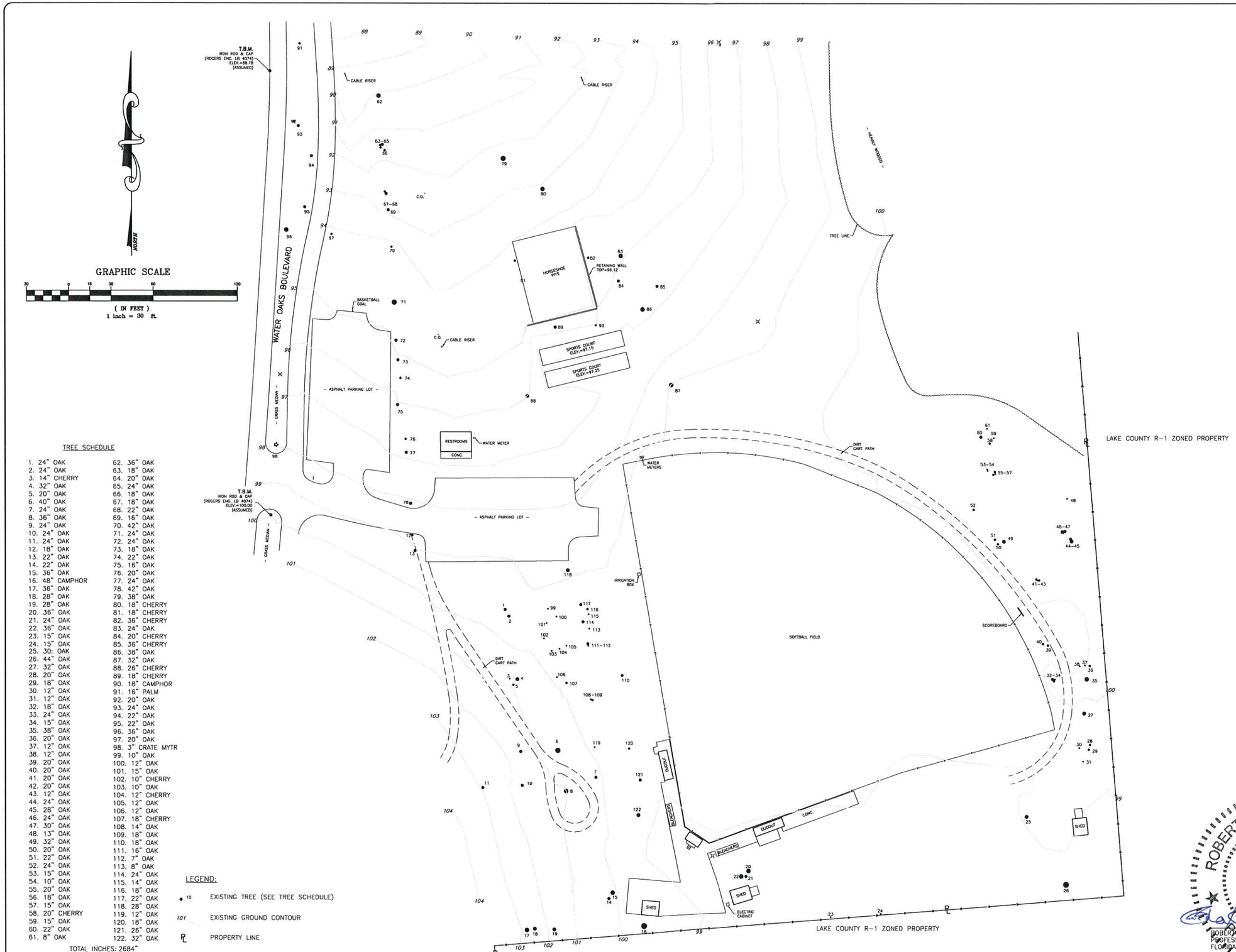
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

PROPOSED CONSTRUCTION PLAN
FOR
WATER OAKS RECREATION COMPLEX
Cover Sheet

JOB No. 15_3011988
DATE 06-17-15
SCALE N.T.S.
SHEET 1 OF 5



TREE SCHEDULE

1. 24" OAK	62. 36" OAK
2. 24" OAK	63. 18" OAK
3. 14" CHERRY	64. 20" OAK
4. 32" OAK	65. 24" OAK
5. 20" OAK	66. 18" OAK
6. 40" OAK	67. 18" OAK
7. 24" OAK	68. 22" OAK
8. 36" OAK	69. 16" OAK
9. 24" OAK	70. 42" OAK
10. 24" OAK	71. 24" OAK
11. 24" OAK	72. 24" OAK
12. 18" OAK	73. 18" OAK
13. 22" OAK	74. 22" OAK
14. 22" OAK	75. 16" OAK
15. 36" OAK	76. 20" OAK
16. 48" CAMPHOR	77. 24" OAK
17. 36" OAK	78. 42" OAK
18. 28" OAK	79. 38" OAK
19. 28" OAK	80. 18" CHERRY
20. 36" OAK	81. 18" CHERRY
21. 24" OAK	82. 36" CHERRY
22. 36" OAK	83. 24" OAK
23. 15" OAK	84. 20" CHERRY
24. 15" OAK	85. 36" CHERRY
25. 30" OAK	86. 38" OAK
26. 44" OAK	87. 32" OAK
27. 32" OAK	88. 26" CHERRY
28. 20" OAK	89. 18" CHERRY
29. 18" OAK	90. 18" CAMPHOR
30. 12" OAK	91. 16" PALM
31. 12" OAK	92. 20" OAK
32. 18" OAK	93. 24" OAK
33. 24" OAK	94. 22" OAK
34. 15" OAK	95. 22" OAK
35. 38" OAK	96. 36" OAK
36. 20" OAK	97. 20" OAK
37. 12" OAK	98. 3" CRATE MYTR
38. 12" OAK	99. 10" OAK
39. 20" OAK	100. 12" OAK
40. 20" OAK	101. 15" OAK
41. 20" OAK	102. 10" CHERRY
42. 20" OAK	103. 10" OAK
43. 12" OAK	104. 12" CHERRY
44. 24" OAK	105. 12" OAK
45. 28" OAK	106. 12" OAK
46. 24" OAK	107. 18" CHERRY
47. 30" OAK	108. 14" OAK
48. 13" OAK	109. 18" OAK
49. 32" OAK	110. 18" OAK
50. 20" OAK	111. 16" OAK
51. 22" OAK	112. 7" OAK
52. 24" OAK	113. 8" OAK
53. 15" OAK	114. 24" OAK
54. 10" OAK	115. 14" OAK
55. 20" OAK	116. 18" OAK
56. 18" OAK	117. 22" OAK
57. 15" OAK	118. 28" OAK
58. 20" CHERRY	119. 12" OAK
59. 15" OAK	120. 18" OAK
60. 22" OAK	121. 26" OAK
61. 8" OAK	122. 32" OAK

TOTAL INCHES: 2684"

LEGEND:

• 10	EXISTING TREE (SEE TREE SCHEDULE)
101	EXISTING GROUND CONTOUR
PL	PROPERTY LINE

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No. 10027
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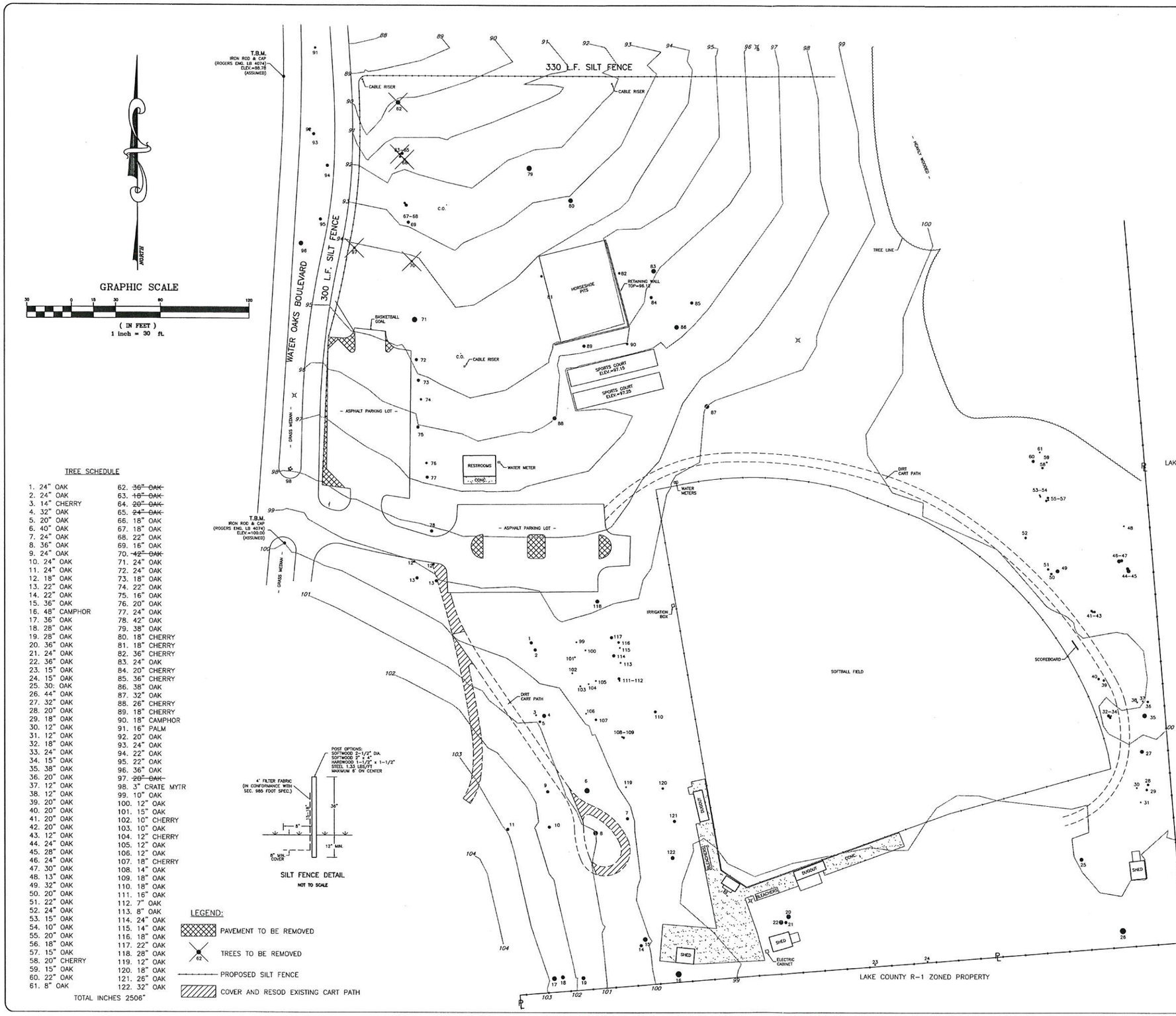
PROPOSED CONSTRUCTION PLANS
FOR
WATER OAKS RECREATION COMPLEX
Existing Conditions

DATE
6-19-15

SCALE
1" = 30'

SHEET
2 OF 5



SILT FENCE DETAIL
NOT TO SCALE

TREE SCHEDULE

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2. 24" OAK	63. ~~18" OAK~~
3. 14" CHERRY	64. ~~20" OAK~~
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59. 15" OAK	120. 18" OAK
60. 22" OAK	121. 26" OAK
61. 8" OAK	122. 32" OAK

TOTAL INCHES 2506"

LEGEND:

- PAVEMENT TO BE REMOVED
- TREES TO BE REMOVED
- PROPOSED SILT FENCE
- COVER AND RESOD EXISTING CART PATH

ROBERT L. ROGERS
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PROFESSIONAL ENGINEER

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FLORIDA REGISTRATION NO. 10027

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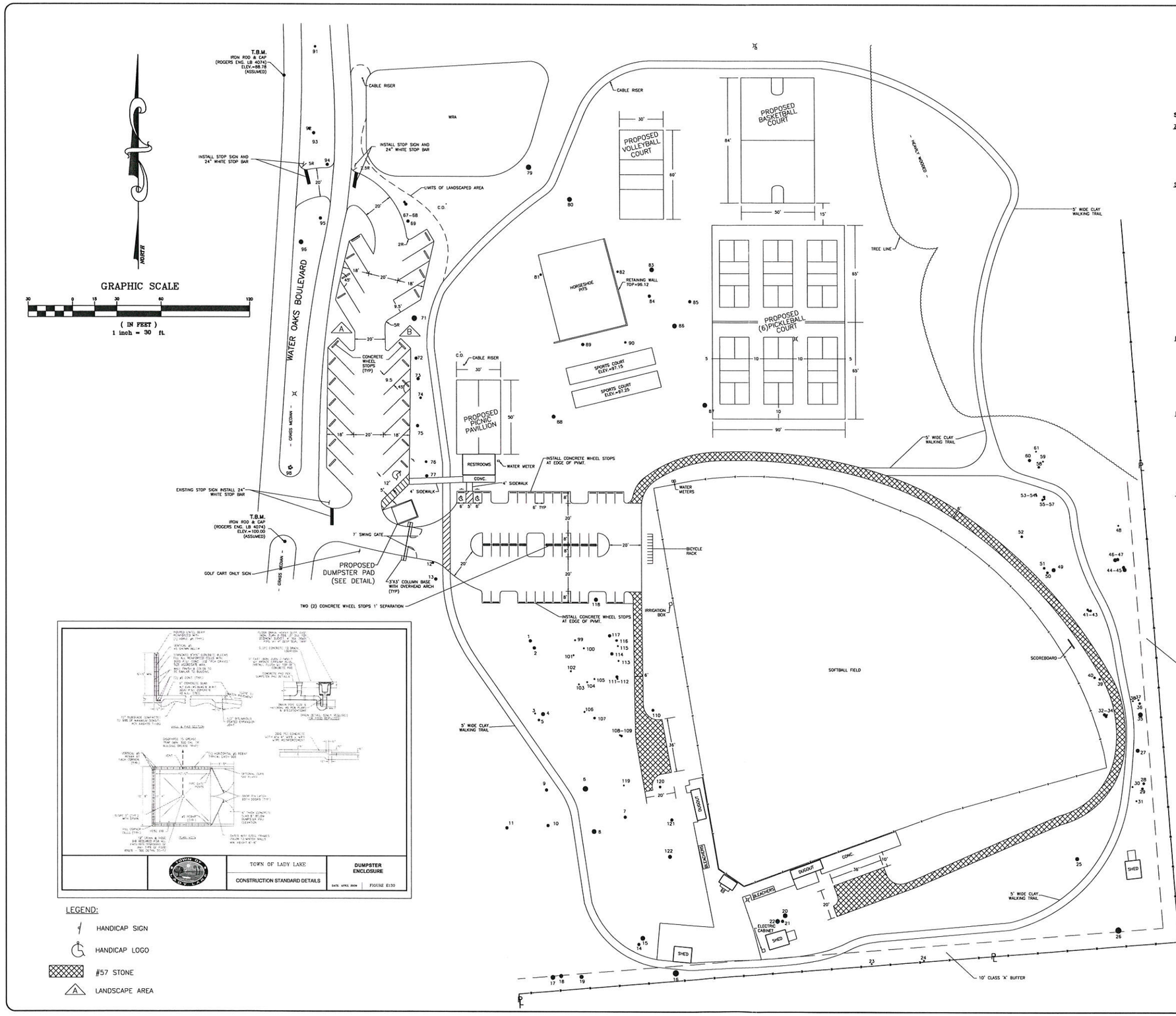
PROPOSED CONSTRUCTION PLANS
FOR
WATER OAKS RECREATION COMPLEX
Erosion Control/Demolition

DATE 6-19-15

SCALE 1" = 30'

SHEET 3 OF 5



LEGEND:

- HANDICAP SIGN
- HANDICAP LOGO
- #57 STONE
- LANDSCAPE AREA

SITE DATA

ZONNING

PROPERTY OWNERS:	SUN COMMUNITIES, INC.
PROPOSED USE:	OUTDOOR RECREATION
SITE ACREAGE:	144619 SQUARE FEET (3.32 ACRES)
EXISTING ZONING:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING EAST:	RESIDENTIAL (COUNTY) R-1
ADJACENT ZONING WEST:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING NORTH:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING SOUTH:	RESIDENTIAL (COUNTY) R-1

SITE LAYOUT DATA

VEHICULAR	
MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	9.5'x18'
PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
GOLF CART	
MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	5'x8'
PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
BUILDING SETBACK: (PICNIC PAVILION)	360' FRONT 94' SIDE 240' REAR
LOADING ZONE:	NOT APPLICABLE
PAVED PARKING AREA	
VEHICULAR:	5454 SQUARE FEET
GOLF CARTS:	2752 SQUARE FEET
DRIVEWAY AREA	
VEHICULAR:	4800 SQUARE FEET
GOLF CARTS:	6998 SQUARE FEET

PARKING DATA (TENNIS, HANDBALL, & RACQUET BALL COURTS)

REQUIRED:	3 SPACES/COURT
COURTS:	10
REQUIRED:	30 SPACES
PROVIDED	
VEHICULAR:	22 SPACES
GOLF CART:	49 SPACES
TOTAL:	71 SPACES
HANDICAP SPACES: 1 PER 25 VEHICULAR	
REQUIRED:	3 SPACES
PROVIDED:	3 SPACES

LANDSCAPE DATA

OPEN SPACE	
EXISTING:	124283 SQUARE FEET (85.9%)
PROPOSED:	99990 SQUARE FEET (69.14%)
IMPERVIOUS AREA	
EXISTING:	20336 SQUARE FEET (14.1%)
PROPOSED:	44623 SQUARE FEET (29.6%)
LANDSCAPE REQUIREMENTS	
10% OF GROSS PAVED AREA	SHALL BE LANDSCAPED
GROSS PAVED AREA:	20004 SQUARE FEET
LANDSCAPED AREA	
REQUIRED:	2000 SQUARE FEET
PROVIDED:	6923 SQUARE FEET

BUILDING DATA

BUILDING PROTOTYPE:	PICNIC PAVILION
BUILDING AREA:	1500 SQUARE FEET
SEATING:	N/A
BUILDING HEIGHT:	12'
NUMBER OF STORIES:	1
EMPLOYEES:	N/A

SPECIFICATIONS:

VEHICULAR PAVING
6" COMPACTED LIMEROCK
1-1/4" SP 9.5 ASPHALT CONCRETE
GOLF CART PARKING PAVING
4" COMPACTED LIMEROCK
1" SP 9.5 ASPHALT CONCRETE
WALKING TRAIL
6" COMPACTED SAND CLAY

LANDSCAPED AREAS S.F.

A	1826
B	5097
TOTAL:	6923 S.F.

ROBERT L. ROGERS LICENSE No. 10027 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT L. ROGERS DATE
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FLORIDA REG. No. 10027

DATE	REVISION

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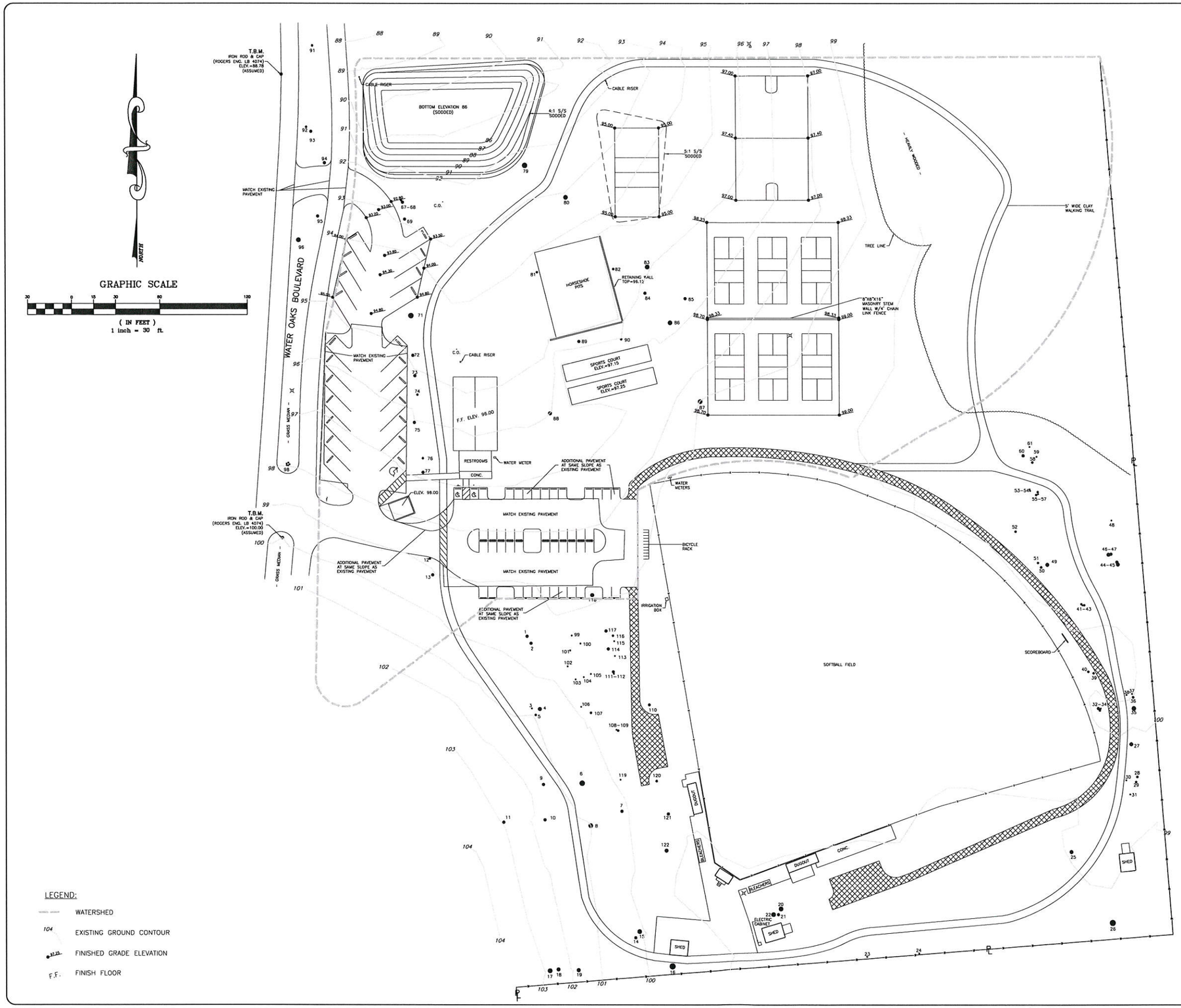
PROPOSED CONSTRUCTION PLANS
FOR
WATER OAKS RECREATION COMPLEX
Layout Plan

DATE 6-19-15

SCALE 1" = 30'

SHEET 4 OF 5



LEGEND:

- WATERSHED
- 104 EXISTING GROUND CONTOUR
- 97.22 FINISHED GRADE ELEVATION
- F.F. FINISH FLOOR

ROBERT L. ROGERS
LICENSE
No. 10027
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ROBERT L. ROGERS, P.E. DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

DATE	REVISION

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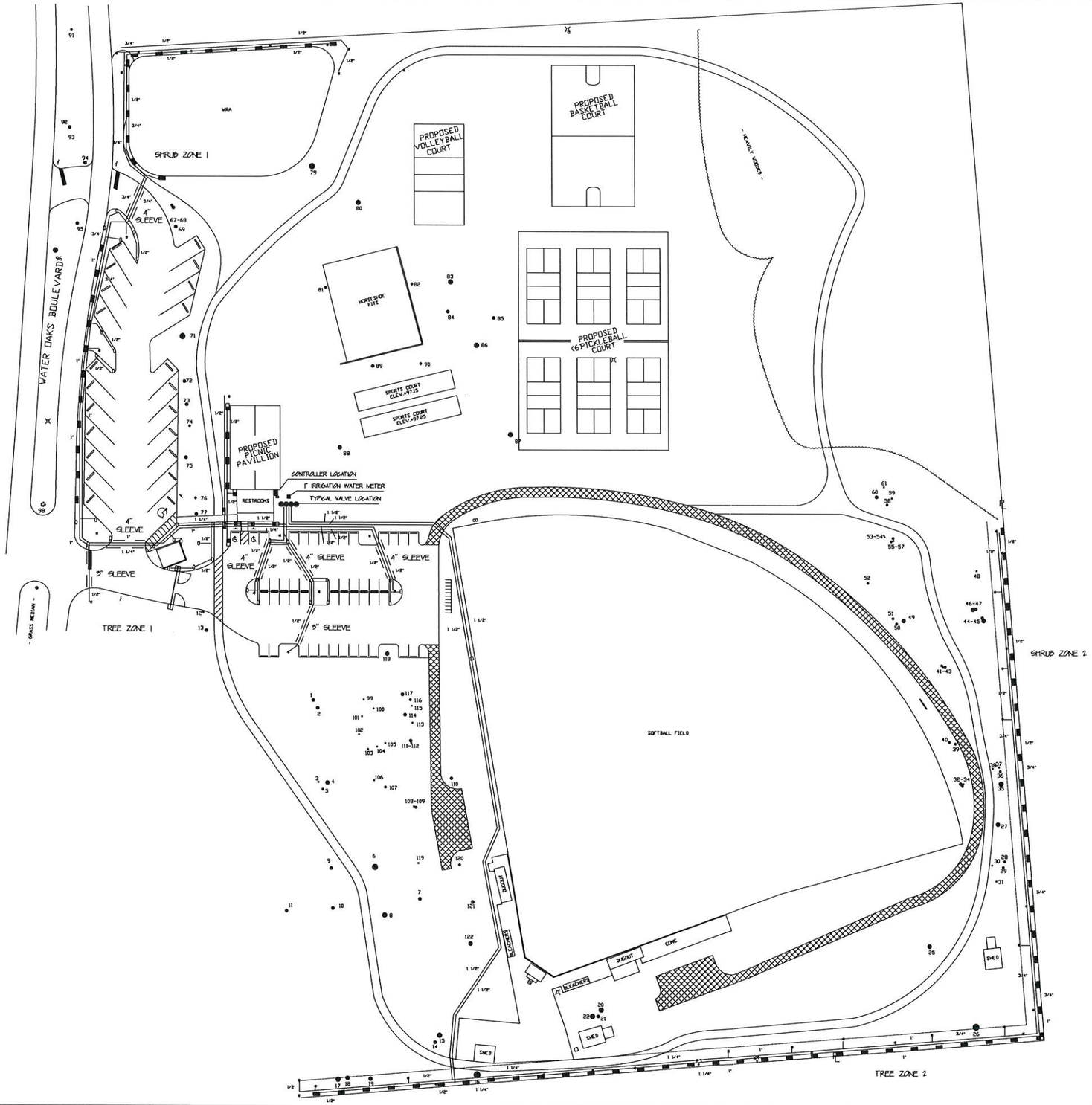
PROPOSED CONSTRUCTION PLANS
FOR
WATER OAKS RECREATION COMPLEX
Grading Plan

DATE
6-19-15

SCALE
1" = 30'

SHEET
5 OF 5



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES SPRAY HEADS
- HUNTER MP 1000 SERIES SIDE-STRIP SPRAY HEADS
- HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- Γ IRRIGATION WATER METER - SEE CIVIL PLANS
- HUNTER I-CORE (I-1100-M-PL) CONTROLLER
- 1" NELSON VALVES IN WATER-RESISTENT BOXES
- SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE CHART

TREE ZONE 1	=	15.00 GPM
TREE ZONE 1	=	9.00 GPM
SHRUB ZONE 1	=	15.40 GPM
SHRUB ZONE 1	=	11.44 GPM

SCALE 1" = 30'

N

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

DRAWN BY: RAK
DATE: 8 / 15
SCALE: 1" = 30'
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB.
PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1500 SE 3rd STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN
WATER OAKS RECREATION AREA
LADY LAKE FLORIDA

SHEET L001 of ___

LANDSCAPE MATERIALS LIST

10	CS	CAMELLIA SANSAQUA	DWARF CAMELLIA			3 GAL, 24" - 30", FULL
6	CF	CORNUS FLORIDA	FLORIDA DOGWOOD	NATIVE	FF	30 GAL, 2.5" CAL, 8' - 10', FULL CANOPY
40	DT	DIANELLA TASMANICA	FLAX LILY		FF	1 GAL, MIN 5 - 7 PIPS, FULL
6	IG	ILEX GLABRA	GALLBERRY	NATIVE	FF	10 GAL, 30" - 36", FULL
3	INS	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY		FF	30 GAL, 2.5" CAL, 8' - 10', FULL CANOPY
32	ISD	ILEX STOKES DWARF	STOKES DWARF HOLLY	NATIVE	FF	3 GAL, 18" - 24", FULL
7	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE		FF	30 GAL, 2.5" CAL, 7 - 8', MULTI-TRUNK
1	LTT	LIGUSTRUM J TREE-TYPE	PRIVET TREE		FF	30 GAL, 2.5" CAL, 7 - 8', MULTI-TRUNK
120	LM	LIRIOPE MUSCARI	BORDER GRASS		FF	1 GAL, 5 - 7 PIPS, FULL
15	LC	LOROPETALUM CHINENSIS	LOROPETALUM		FF	3 GAL, 24" - 30", FULL
5	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE	FF	45 GAL, 4" CAL, 12' MIN, FULL CANOPY
6	MS	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA			30 GAL, 2.5" CAL, 5' - 6', FULL CANOPY
7	MC	MYRICA CERIFERA	WAX MYRTLE	NATIVE	FF	30 GAL, 2.5" CAL, 5' - 6', FULL
20	PM	PODOCARPUS MACROPHYLLUM	FLORIDA YEW		FF	3 GAL, 24" - 30", FULL, SET 2.5' o.c.
3	PA	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	NATIVE	FF	30 GAL, 2.5" CAL, 7 - 8', FULL CANOPY
4	QS	QUERCUS SHUMARDII	SHUMARDI OAK	NATIVE	FF	45 GAL, 4" CAL, 12' MIN, FULL CANOPY
4	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	FF	45 GAL, 4" CAL, 12' MIN, FULL CANOPY
1	RE	RAPHIS EXCELSA	LADY PALM			10 GAL, 2' - 3', FULL
56	VO	VIBURNUM OBOVATUM	WALTERS VIBURNUM	NATIVE	FF	3 GAL, 20" - 24", FULL, SET 3' o.c.
325	VIB	VIBURNUM ODORATISSIUM	SWEET VIBURNUM		FF	3 GAL, 24" - 30", FULL, SET 3' o.c.
46	VM	VINCA MAJOR	PERIWINKLE		FF	1 GAL, FULL
4	WR	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		FF	B & B, MIN 10' CT, FULL CANOPY, MIN 6 FRONS

6400 SF - ARGENTINE-BAHIA SOD

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" - 4" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE REMOVED AND SHALL IDENTIFY THE LIMITS OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
15. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 80 GPD TO ALL NEW TREES AND PALMS
16. DURING INSTALLATION OF ALL PALMS 'DIEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
17. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
18. ALL SHADE TREES USED ARE FLORIDA-FRIENDLY AND DROUGHT-TOLERANT
19. 91% OF ALL ORNAMENTAL TREES USED ARE FLORIDA-FRIENDLY AND DROUGHT-TOLERANT
20. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
21. NEW SOD SHALL BE INSTALLED WITHIN THE SOD LIMIT LINES SHOWN ON THE PLANS
22. ALL SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
23. ALL BAHIA SOD SHALL BE INSTALLED FROM PALLETS. NO WIRE OR MESH BACKING WILL BE ACCEPTED
24. SODDING OF OTHER DISTURBED AREAS OUTSIDE THE LIMITS SHOWN AND DRA SLOPES SHALL BE SHOWN ON THE CIVIL PLANS AND ARE NOT PART OF THE SOD QUANTITIES SHOWN
25. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
27. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
28. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED

LANDSCAPE CALCULATIONS

STREET TREES

LENGTH OF INTERIOR ROAD	=	350 LF
STREET TREES REQUIRED	=	7 (1 / 50 LF)
STREET TREES PROVIDED	=	7
(5 EXISTING OAKS IN MEDIAN, 1 MG, 1 QV)		

BUILDING FRONTAGE

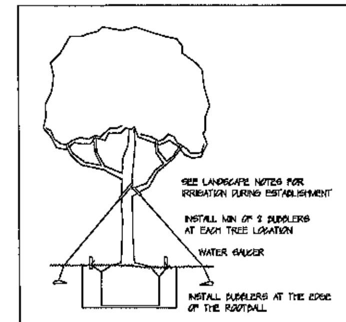
LENGTH ON BUILDING FRONTAGE	=	64 LF
REQUIRED LANDSCAPING	=	45 LF (70%)
PROVIDED LANDSCAPING	=	70 LF (109%)

BUFFER CALCULATIONS

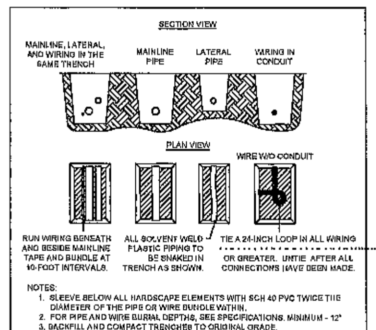
SOUTH BUFFER - TYPE 'A', 10' WIDE		445 LF
CANOPY TREES REQUIRED	=	9 (2 / 100 LF)
CANOPY TREES PROVIDED	=	9
(7 EXISTING OAKS, 1 MG, 1 QS)		
UNDERSTORY TREES REQUIRED	=	14 (3 / 100 LF)
UNDERSTORY TREES PROVIDED	=	14
(4 CF, 1 LI, 3 MS, 4 MC, 2 PA)		
EAST BUFFER - TYPE 'A', 10' WIDE		300 LF
CANOPY TREES REQUIRED	=	6 (2 / 100 LF)
CANOPY TREES PROVIDED	=	6
(3 MG, 3 QS)		
UNDERSTORY TREES REQUIRED	=	9 (3 / 100 LF)
UNDERSTORY TREES PROVIDED	=	9
(2 CF, 3 LI, 3 MC, 1 PA)		

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION WILL BE PROVIDED BY THE PRIVATE WATER SYSTEM FOR WATER OAKS, AND THE CONNECTION POINT WILL BE THE 1" WATER METER IN THE AREA INDICATED
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROPOSED DESIGN AND CONCEPT, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE EXISTING COMPONETS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE WATER METER PER APPLICABLE CODE REQUIREMENTS
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 33 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUMN, MIRCO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFAS.UFL.EDU/AE220
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. ALL POP-UPS HEIGHTS WITHIN SHRUB AREAS SHALL BE SET AT 4"
29. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
30. ALL POP-UPS WITHIN GROUNDCOVER AREAS SHALL BE SET FOR 6"
31. ALL VALVES SHALL HAVE A FACTORY-INSTALLED 'FILTER SENTRY' AND VERIFIED BY CONTRACTOR
32. IRRIGATION CONTRACTO SHALL LOCATE AND PROTECT ANY EXISTING IRRIGATION THAT IS TO REMAIN
33. ANY IRRIGATION REQUIRED FOR THE SPORTS FIELDS SHALL BE CARRIED UNDER A SEPARATE CONTRACT
34. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
35. ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS

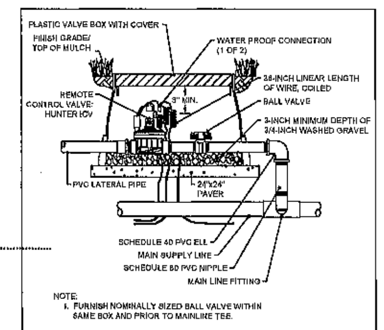


BUBBLER LOCATIONS - TREES N.T.S.



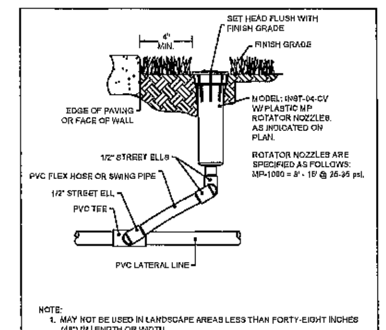
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WATHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

PIPE AND WIRING TRENCHING N.T.S.



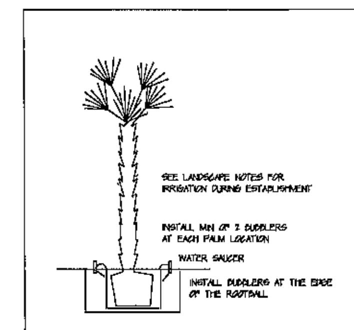
NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.

ICV IN VALVE BOX N.T.S.

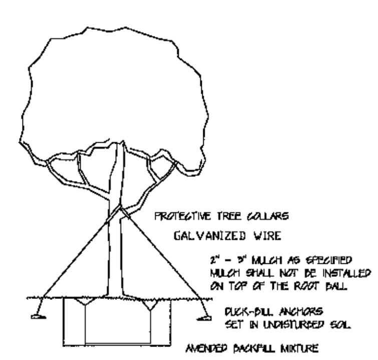


NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

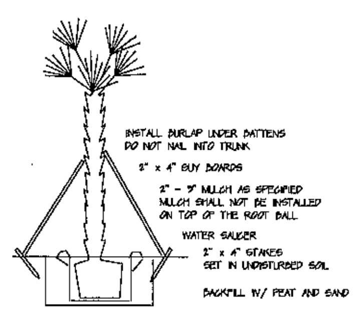
TURF POP-UP SPRAY HEAD N.T.S.



BUBBLER LOCATIONS - PALMS N.T.S.

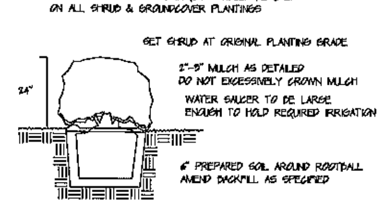


TREE GUYING DETAIL

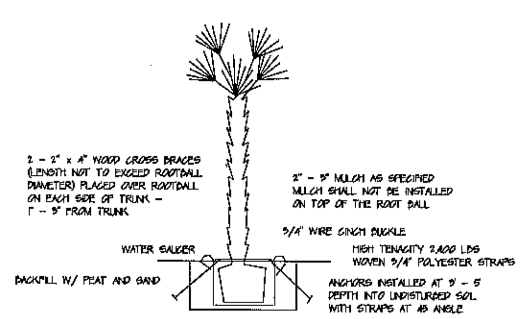


PALM STAKING DETAIL

THE SAME PLANTING TECHNIQUES SHOULD BE USED ON ALL SHRUB & GROUNDCOVER PLANTINGS



SHRUB INSTALLATION DETAIL



PALM STAKING DETAIL (ALT)

SCALE 1" = 30'

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY
1	10/15	CITY COMMENTS	RAK

DRAWN BY: RAK
DATE: 8 / 15
SCALE: 1" = 30'
DRAWING NO.:
VIEW NAME:
JOB NO.: FB. PG.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-5899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE & IRRIGATION DETAILS
WATER OAKS RECREATION AREA
LADY LAKE FLORIDA

SHEET L003 of ___

J-41/2

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: 01/04/16

SUBJECT: Consideration to replace the 15-ton air conditioning condensing unit at the Library.

DEPARTMENT: Library

STAFF RECOMMENDED MOTION: Approve the interdepartmental transfer of funds in the amount of $12,700 from the Library's Repair and Maintenance line item to the capital equipment line item, for the purchase of a 15 ton a/c condensing unit.

SUMMARY: The current a/c unit needs to be replaced. Since this is a capital equipment line item, it requires Town Commission approval for transfer of funds.

FISCAL IMPACT: $12,700

[X] Capital Budget 001-7101-571-64-10
[ ] Operating
[ ] Other

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

[ ] Other

[ ] Support Documents

DEPARTMENT HEAD Marsha Brinson **Submitted** 12/28/15 **Date 12-23-15**

HR **Approved as to Form** 12-28-15 **Date** 12-28-15

FINANCE DEPARTMENT **Approved as to Budget Requirements Date** 12/28/15

TOWN MANAGER **Approved Agenda Item for:** 1-4-15 **Date** 12-28-15

COMMISSION ACTION:

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

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

MUNN'S
AIR CONDITIONING • HEATING
...Consider It Done!

Lake (352) 787-7741
Marion (352) 821-0284
Sumter (352) 689-0164

2135 U.S. Hwy. 441/27
P.O. Box 430
Fruitland Park, FL 34731-0430
Phone: (352) 787-7741
Fax: (352) 787-8714
CAC1814363
www.munnair.com

Proposal

Town of Lady Lake Library
225 West Guava St
Lady Lake, Fl. 32159

December 22, 2015

Munn's Sales and Service, Inc. will provide all labor and material to complete the following work. The existing 15-ton condensing unit will be removed. Munn's will install a new Carrier 15-ton condensing unit and reconnect to the existing refrigeration lines, low and line voltage and thermostat. Munn's will provide permits and crane to complete this work.

Equipment:
Carrier Condensing Unit
M#38AUDA16A0B5-0A0A0

Warranty: 1-year labor and material for all work performed by Munn's. The Carrier equipment has a 1-year labor and parts warranty 5-years on the compressor.
Exclusions: Disconnect, Line voltage from disconnect to the main panel fire alarm system.

Total Investment: $9,627.00
100% due upon completion
10-year parts and labor extend warranty for Carrier Condensing unit .....$2975.00 X_____

Authorized By Customer: _____ Date: _____

Authorized By Munn's: _____ Date: _____

Jim Horton
352-267-8559
jimhorton@munnair.com

K-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: January 4, 2016 FIRST/FINAL READING

SUBJECT: **Resolution No. 2015-113 – SRK Lady Lake 43 Associates, LLC for the Verizon Store– Variance Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the northwest elevation of an outparcel building – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 472 North Highway 27/441 (AK 3872774).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-113- Request Pursuant to Chapter 17, Section 4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the northwest elevation of an outparcel building – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 472 North Highway 27/441 (AK 3872774).

SUMMARY

On November 16, 2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store, located in the Lady Lake Crossing Plaza, property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3' 1/2 in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades. The combined wall copy area of all three (3) signs would amount to 139.5 square feet; which meets sign code regulation of not exceeding the maximum 200 square feet of wall sign copy area allowed.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the southbound traffic to identifying the store's location from the northwest. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the

store thus providing advanced direction to prepare them to make an upcoming right into the Lady Lake Crossing Plaza. Without it, many people may pass by missing the location. Lastly, the way the building exterior elevation was designed incorporates three (3) red bands along the top suitable for signage a wall signage; which two (2) bands have signs already installed and the third one looks empty and unbalanced.

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

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

The subject property lies in Section 08 Township 18 South Range 24 East, Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, 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 adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (6) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, November 23, 2015. The property was also posted on Monday, November 23, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-113 and provided comments on 11/30/2015 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 Resolution 2015-110 at their regular meeting on Monday, December 14, 2015, and recommended approval with a 4-0 vote.

FISCAL IMPACT: $ _____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

---

DEPARTMENT HEAD		Submitted 12/23/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 1-4-16	Date 12/23/15

12-23-2015

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2015-113

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-4).b).1).A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH ONLY ALLOWS SINGLE USE DEVELOPMENTS TO PLACE WALL SIGNS ON THE SIDE OF THE BUILDING FACING THE PUBLIC STREET. THE VARIANCE REQUEST IS TO ALLOW A SECONDARY WALL SIGN TO BE PLACED ON THE NORTHWEST ELEVATION OF AN OUTPARCEL BUILDING (VERIZON) LOCATED WITHIN LADY LAKE CROSSING PLAZA (ALTERNATE KEY #3872774), WHICH DOES NOT HAVE A PUBLIC ENTRANCE, ADDRESSED AS 472 NORTH HIGHWAY 27/441, OWNED BY SRK LADY LAKE 43 ASSOCIATES, LLC, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, SRK Lady Lake 43 Associates, LLC., is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owner petitioned for a variance from the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signs on the side of the building facing the public street. The variance request is to allow a secondary wall sign to be placed on the northwest elevation of an outparcel building (Verizon) located within the Lady Lake Crossing Plaza (Alternate Key #3872774), which does not have a public entrance, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signs on the side of the building facing the public street. The variance request is to allow a secondary wall sign to be placed on the northwest elevation of an outparcel building (Verizon) located within the Lady Lake Crossing Plaza (Alternate Key #3872774), which does not have a public entrance, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this _____ day of _____, 2016, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

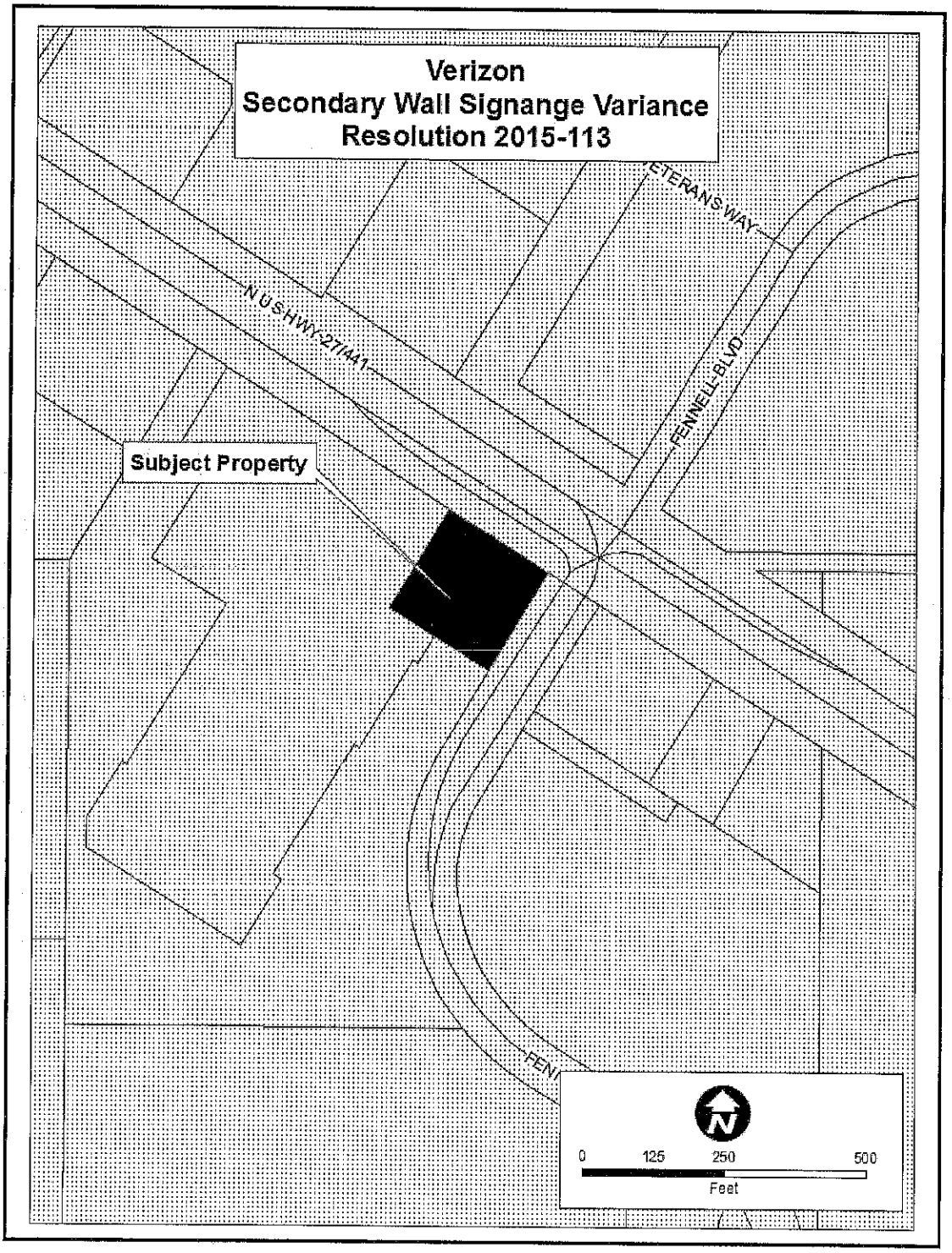
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Description and Map

LADY LAKE CROSSING SUB LOT 3 ALSO BEING IN 17-18-24 PB 63 PG 57-58 ORB 4174 PG 1973



AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1279411	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778
3872774,	SRK LADY LAKE 43 ASSOCIATES LLC C/O	4053 MAPLE RD	AMHERST	NY	14226
3863759	SRK LADY LAKE OP5 LLC C/O BENC	4053 MAPLE RD	AMHERST	NY	14226
1279364	KIMMONS KARL N	PO BOX 13	LADY LAKE	FL	32158
3872773	KOHL'S DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201
3877864	LADY LAKE TK LLC C/O MARVIN	PO BOX 52427	ATLANTA	GA	30355
3305469,	SRK LADY LAKE 21 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
3509773	VILLAGES INDUSTRIAL CENTER PROPE	610 E MAIN ST	LEESBURG	FL	34748
1279445,	MAYFIELD JAMES H JR TRUSTEE ET AL	7071 NUMBER 2 RD	HOWEY IN THE HILLS	FL	34737

Verizon- 150_Feet Adjacent Property Owners

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 11/30/2015

Project: Verizon Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-113

Description:

On 11/16/2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store to be located at the Lady Lake Crossing Plaza for property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the southbound traffic to identifying the store's location from the west. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Without it, many people may pass by missing the location. Lastly, the way the building exterior elevation was designed incorporates three (3) red bands along the top suitable for signage a wall signage; which two (2) bands have signs already installed and the third one looks empty and unbalanced.

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. No comments outstanding as per GM Review completed 11/30/2015.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as per email dated.11/23/2015.

BUILDING

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

1. No comments at this time as per communication dated. If approved, sign engineering will be reviewed at the Sign permitting phase.

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. since no utilities will be affected at this time with the sign proposal.

RECEIVED
NOV 16 2015
DEPT.

TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number [illegible]

1. Owner's name: [illegible]

   Mailing Address: [illegible]

   Email Address: [illegible]

   Telephone #: 716-833-4986

2. Applicant's Name: Atlas Sign Industries

   Mailing Address: 1077 West Blue Heron Blvd West Palm Beach FL 33401

   Email Address: Jennifer Rosenberger jenn.r@atlassignindustries.us

   Telephone #: 561-863-6659

3. Applicant is: Owner: __ Agent ✓ Purchaser __ Lessee __ Optionee __

4. Property Address/Location: 472 SR 27 Lady Lake (Star Venture)

5. Legal Description: See attached

6. The variance requested is as follows: To allow an exterior wall sign on the west elevation and to allow additional square footage

7. The variance is necessary for the following reasons: See attached sheet

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   See attached sheet

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

_____

_____

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

_____

_____

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

See attached Sheet

12. Have any land use applications been filed within the last year in connection with this property? ____Yes ✓No. If yes, briefly describe the nature of the request and the date it was done:

—

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

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

_____
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 11-16-2015 Received by: [illegible]

Fees Paid: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared _____, 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: Variance - Secondary Wall Sign

(3) That he has appointed Hibs Sign Industries 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.

Mark J. DelaBorn
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 23rd day of September, 2015, by Martin J. DelaBorn, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public

Notary Public State of Florida
Wendy Then
My Commission FF 177989
Expires 12/20/2018

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared _____, 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: Variance - Secondary Wall Sign

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

Mark J. DelleBon
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 23rd day of September, 2015, by Mark DelleBon, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public

Notary Public State of Florida
Wendy Then
My Commission FF 177989
Expires 12/20/2018

PROPERTY RECORD CARD

General Information

Owner Name:	SRK LADY LAKE 43 ASSOCIATES LLC	**Alternate Key:**	3872774
Mailing Address:	C/O BENCHMARK DEVELOPMENT GROUP 4053 MAPLE RD AMHERST, NY 14226 *Update Mailing Address*	**Parcel Number:**	08-18-24-100000000300
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	472 NORTH HIGHWAY 27/441 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, LADY LAKE CROSSING SUB LOT 3 ALSO BEING IN | 17-18-24 PB 63 PG 57-58 | ORB 4174 PG 1973 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		41515.59	SF	$0.00	$622,734.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3962 / 1033	9/23/2010	Warranty Deed	Multi-Parcel	Vacant	$1,925,000.00
4174 / 1973	6/12/2012	Warranty Deed	Unqualified	Vacant	$253,800.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$622,734	$622,734	$622,734	5.30510	$3,303.67
LAKE COUNTY MSTU AMBULANCE	$622,734	$622,734	$622,734	0.46290	$288.26
LAKE COUNTY MSTU FIRE	$622,734	$622,734	$622,734	0.47040	$292.93
SCHOOL BOARD STATE	$622,734	$622,734	$622,734	5.69700	$3,547.72
SCHOOL BOARD LOCAL	$622,734	$622,734	$622,734	1.50000	$934.10
TOWN OF LADY LAKE	$622,734	$622,734	$622,734	3.55100	$2,211.33
ST JOHNS RIVER FL WATER MGMT DIST	$622,734	$622,734	$622,734	0.30230	$188.25
LAKE COUNTY VOTED DEBT SERVICE	$622,734	$622,734	$622,734	0.16000	$99.64
LAKE COUNTY WATER AUTHORITY	$622,734	$622,734	$622,734	0.25540	$159.05

NORTH LAKE HOSPITAL DIST	$622,734	$622,734	$622,734	1.00000	$622.73
				Total: 18.7041	**Total:** $11,647.68

Exemptions Information

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

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

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

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

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

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

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar

savings of: $0.00

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 1 November 2015.

Town of Lady Lake

Variance Application

Attached Sheet:

6. The variance requested is as follows:

For a wall sign on the west elevation that does not have an entrance.

A second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

7. The variance is necessary for the following reasons:

This elevation does not have a public entrance.

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

Our building, as it's positioned on Hwy 441/27, has exposure to oncoming traffic from the west as the cars ascend up the elevated highway. This design places a large blank wall to oncoming traffic. Although we have incorporated architectural features on this wall, there is a great opportunity to help identify the building to the public thus allowing the cars to position themselves to turn into our location.

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

Having exposure to the public but not having a public entrance make this a peculiar situation.

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

Yes, because if the variance is not granted there will not be any identification visible on the west building elevation.

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

Yes

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

Not to our knowledge.

Justification Statement – Verizon

Secondary Wall Sign

1. No, there would be no diminution in value of surrounding properties. Having the signage on this elevation will assist the public and assist the other retail stores by identifying the store's location from the west.

2. Yes, granting the variance would be a benefit to the public interest. Drivers coming west to east on Hwy 441/27 would have a clear view of the signage on the elevation thus providing advanced direction to prepare them to make an upcoming left turn onto the property.

3. Yes, a denial of the variance would result in unnecessary hardship to both the tenant and the public looking to shop at the tenant's store. Many people may pass by not knowing the location is there and they could lose business.

4. The use of this signage is not contrary to the spirit of this Code. It assists in directing the public as they drive down the highway toward the property.

5. If the request is denied, then the tenant will still operate but will do so without the benefit of clearly identifying the property on the west side where the traffic is approaching.

6. Not applicable. The tenant and the developer do not suffer from any physical disabilities.

Wendy Then

From: Chris McKinstry
Sent: Monday, November 23, 2015 1:14 PM
To: Wendy Then
Subject: RE: TRC Review Item

The sign, as presented, will not interfere with traffic or visibility. I have no other comments.

LADY LAKE POLICE DEPARTMENT
Chief Chris McKinstry
Chief of Police
423 Fennell Blvd.
Lady Lake, FL 32159
(352) 751-1567

FSS 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."

Town Hall hours of operation: Monday – Thursday, 7:30 am – 6:00pm

---

From: Wendy Then
Sent: Monday, November 23, 2015 12:28 PM
To: Butch Goodman; Chris McKinstry; Dallas Foss; Thad Carroll
Subject: TRC Review Item

Good Morning,

Project: Verizon Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-113

Description:

On 11/16/2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza.

Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store to be located at the Lady Lake Crossing Plaza for property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

Please provide comments before Monday, November 30, 2015. Thanks.

Wendy Then, CFM
Town Planner

Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

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."

November 23, 2015

RE: Variance Resolution 2015-113

Dear Property Owner:

This is to notify you that Applicant, Jennifer Ronneburger with Atlas Sign Industries, has filed a variance application for Verizon located within the Lady Lake Crossing Plaza, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-113

Variance application in accordance with the provisions of Chapter 17, Section 17-4).b).1).A)., which only allows single use developments to place wall signs on the side of the building facing a public street. The applicant proposes the installation of an additional secondary wall signage to be placed on the northwest elevation of the outparcel building for Verizon along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant (Alternate Key 3872774) where there is not a public entrance. The proposed sign would be approximately 15'2" x 3'1/2" or 46.5 square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

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

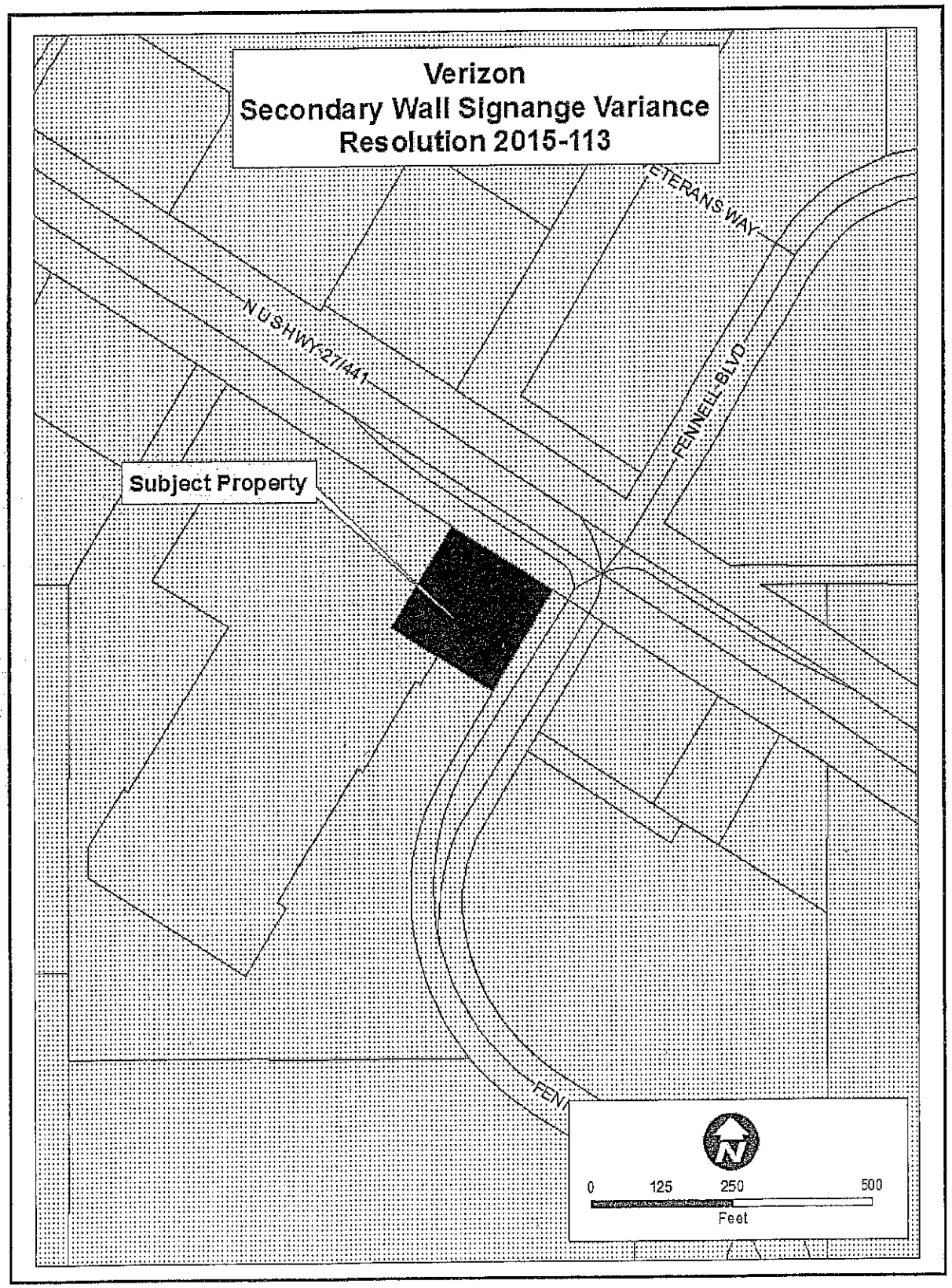
PLANNING AND ZONING BOARD- Monday, December 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, January 4, 2016 at 6:00 p.m.

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 wthenl@ladylake.org.

Sincerely,

Wendy Then, CFM
Town Planner

MAP


Verizon
Secondary Wall Signange Variance
Resolution 2015-113
VETERANS WAY
N US HWY 27/441
FENNELL BLVD
Subject Property
0
125
250
500
Feet

VARIANCE

verizon
VARIANCE

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: December 14, 2015

SUBJECT: **Resolution No. 2015-113 – SRK Lady Lake 43 Associates, LLC for the Verizon Store– Variance Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the northwest elevation of an outparcel building – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 472 North Highway 27/441 (AK 3872774).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2015-113 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2015-113 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

On November 16, 2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store, located in the Lady Lake Crossing Plaza, property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades. The combined wall copy area of all three (3) signs would amount to 139.5 square feet; which meets sign code regulation of not exceeding the maximum 200 square feet of wall sign copy area allowed.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the southbound

traffic to identifying the store's location from the northwest. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the store thus providing advanced direction to prepare them to make an upcoming right into the Lady Lake Crossing Plaza. Without it, many people may pass by missing the location. Lastly, the way the building exterior elevation was designed incorporates three (3) red bands along the top suitable for signage a wall signage; which two (2) bands have signs already installed and the third one looks empty and unbalanced.

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

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

The subject property lies in Section 08 Township 18 South Range 24 East, Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, 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 adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (6) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, November 23, 2015. The property was also posted on Monday, November 23, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-113 and provided comments on 11/30/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2015-113 for final consideration at their regular meeting on Monday, January 4, 2016.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

12-3-15

DEPARTMENT HEAD		Submitted 12/7/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality		Date
TOWN MANAGER	Approved Agenda Item for: 12/14/15		Date 12/8/15

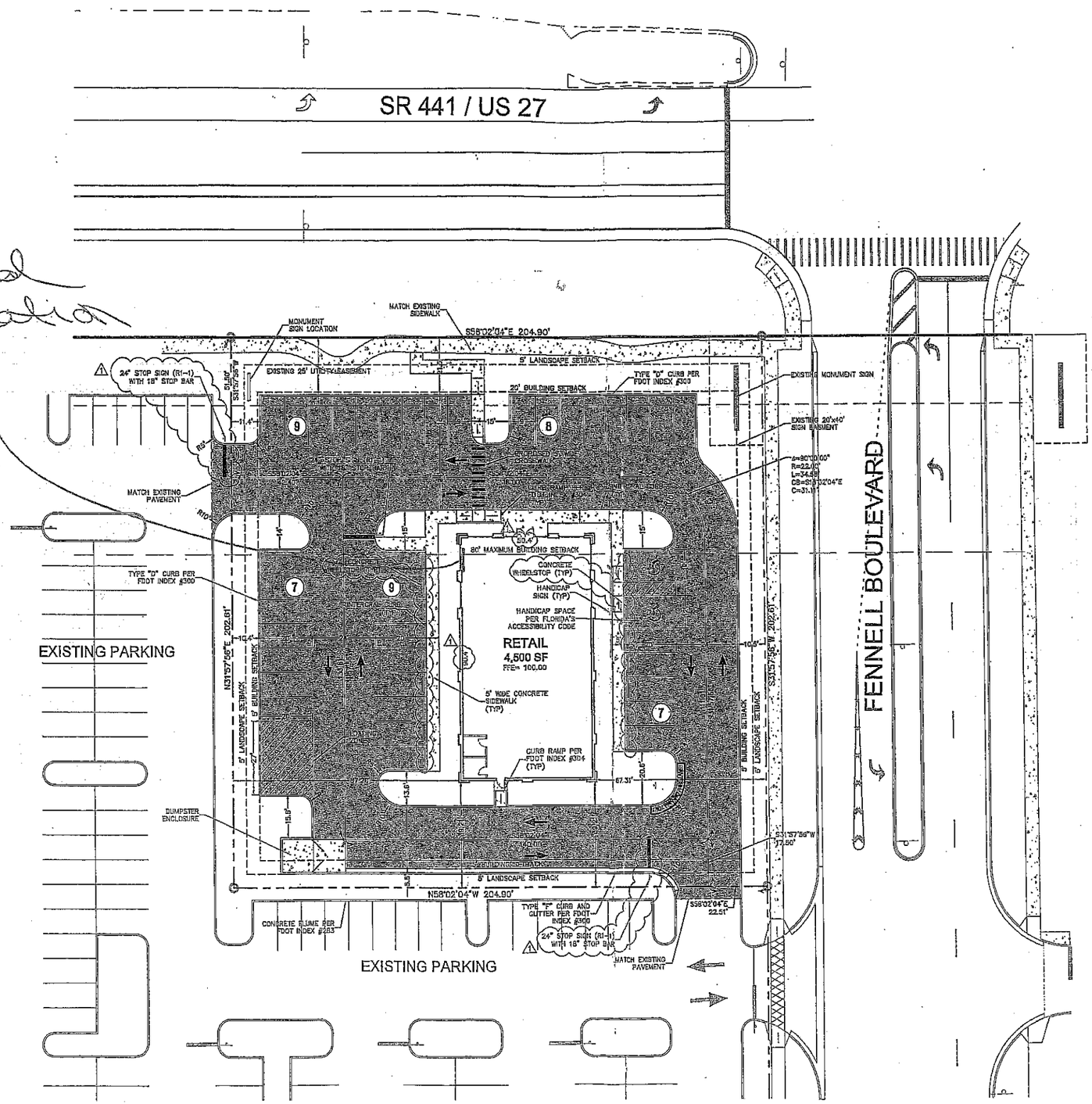
BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved

SIGNUD/CHIASSON 4-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD-G.M.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA:

PROJECT AREA:	0.55 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
ZONING:	HC
BUILDING AREA:	4,500 SF
MAX. ALLOWABLE IMPERVIOUS AREA:	80% (0.77 AC)
FLOOD ZONE:	ZONE X
PARKING REQUIRED:	
GENERAL RETAIL – 1 SPACE/200 GFA: (4,500 GFA/200):	23 SPACES
TOTAL PARKING SPACES:	23 SPACES
PARKING PROVIDED:	
HANDICAP SPACES	2 SPACES
REGULAR SPACES	41 SPACES
TOTAL SPACES	43 SPACES
PROPOSED IMPERVIOUS AREA:	
BUILDING:	0.10 AC (4,500 SF)
CONCRETE (SIDEWALKS, ETC.):	0.07 AC (3,011 SF)
ASPHALT DRIVE AND PARKING AREA:	0.50 AC (21,973 SF)
TOTAL IMPERVIOUS AREA:	0.68 AC (29,484 SF)
PROPOSED PERVIOUS (OPEN) AREA:	
10% INTERNAL PERVIOUS AREA REQUIRED:	0.095 AC (4,152 SF)
PROVIDED:	0.19 AC (8,348 SF)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (S.R. 441)	20' MAX.	72'
REAR	10'	39'
SIDES	10'	57'

LEGEND

- LOT LINE
- BUILDING/LANDSCAPE SETBACK
- MAXIMUM BUILDING SETBACK
- EXISTING UTILITY EASEMENT
- EXISTING SIGN EASEMENT
- (8) PARKING COUNT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	REVISED PER COMMENTS	03/30/15	RWS

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
JAY R. JACKSON, P.E.
FLORIDA LICENSE NUMBER 54247
DATE: ____

KHA PROJECT 049372011
DATE 02/15/2015
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

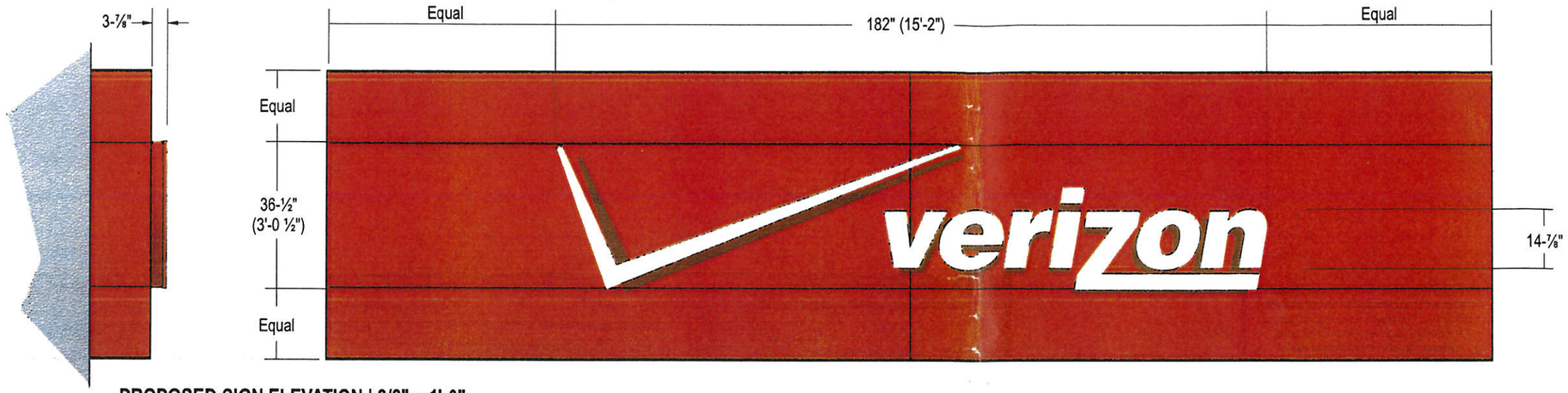
SITE PLAN

LADY LAKE CROSSING KOHL'S OUTPARCEL

TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C4.0

Land Sky Science, Robert Sheet SetParcelM Layout:C4.0-SITE Santanicar 03 2015 04:24:59am K:\ORL_Civil\049372011-Parcel\CADD\Const\PlanSheets\C4.0-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED SIGN ELEVATION | 3/8" = 1'-0"

SQUARE FOOTAGE:

Allowable = 200.0 SF Aggregate
Proposed = 3.06' x 15.16' = 46.38' SF

DESCRIPTION:

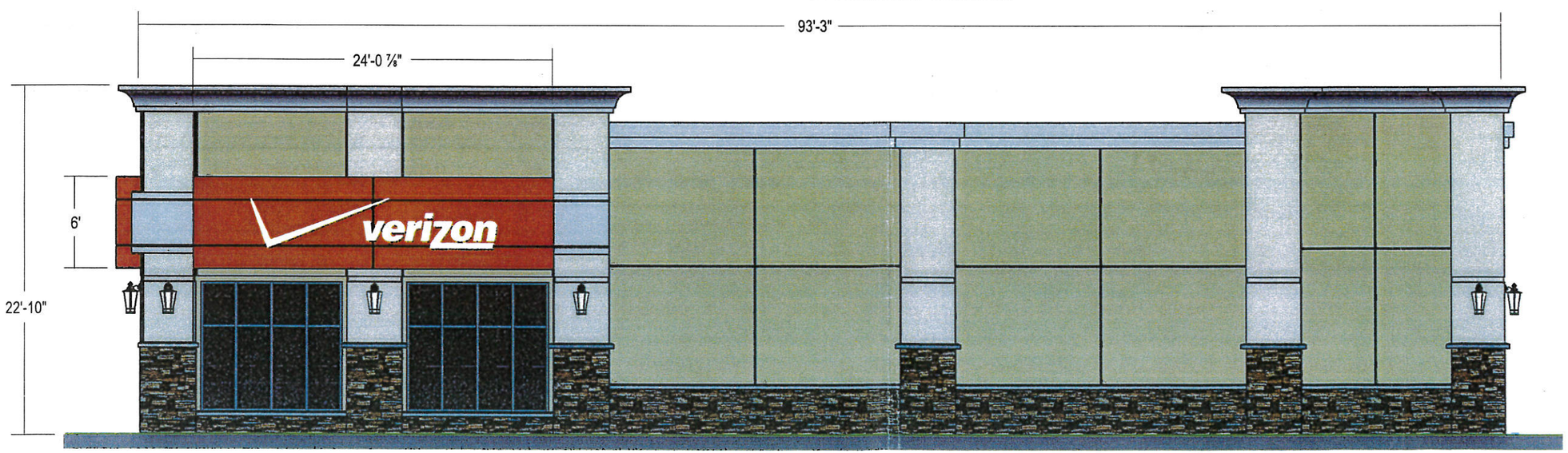
1. Formed dimensional letters and logo will be aluminum backs and pre-finished aluminum returns.
2. Sign will be internally illuminated with low voltage LED's. Power packs and electrical concealed behind wall.
3. Faces will be pigmented acrylic. Logo and "Z" faces will have exterior surface applied vinyl overlay.
4. Secure faces to returns with 1" standard trim cap retainer fastened with wafer screws. Paint screws to match trim cap color.
5. Sign mounts flush to fascia.

SCOPE OF WORK:

1. Manufacture new formed channel letters and check mark as shown and described.
2. On site install new letters and check mark on existing backer provided.
3. Connect to primary power provided by others to within five feet of sign area.
4. Confirm proper illumination prior to departing location.

COLOR SCHEDULE:

- Letter Returns = Pre-Finished Red Exterior/White Interior
- Letter Trim Cap = Standard Red
- Letter Faces = 7328 LD White
- Letter LED's = GE Minimax White
- "I" Bridge = Paint to Match Backer (TBD)



RIGHT SIDE ELEVATION | 1/8" = 1'-0"

West Elevation

500 State Road 27, Lady Lake, Florida

Proposed Right Side Channel Letters

atlas SIGN INDUSTRIES
THE SIGN OF PERFORMANCE

CORPORATE HEADQUARTERS
1077 West Blue Heron Blvd., Riviera Beach, FLA 33404
Phone: (561)863-6659 / (800)772-7932 Fax: (561)863-4294

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28025
Phone: (704)788-3733 / (800)772-7932 Fax: (704)788-3843

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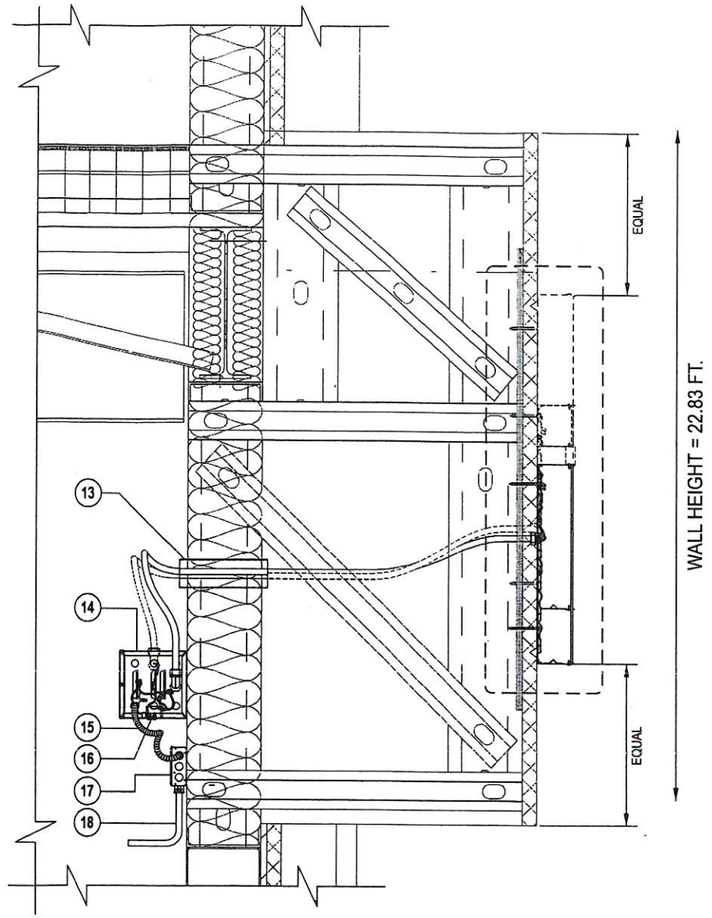
S.O. No.	55341
Drawing No.	002
Date	03|02|2015
Path	Verizon|FL|Lady Lake
PM	G. Easley
Drawn By	D. Rodgers
Scale	As Shown
Revision 1	3/12/15 by DP
Revision 2	
Revision 3	
Revision 4	
Revision 5	
Revision 6	

UNDERWRITERS LABORATORIES INC. LISTED

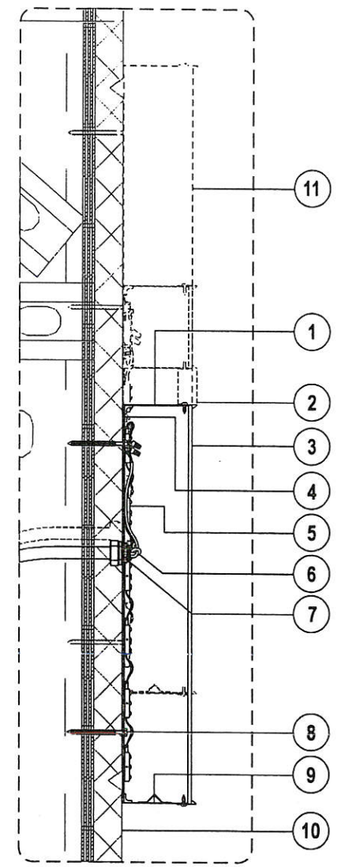
Approved by:

Date:

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



SECTION THRU LETTERS, WALL & LOGO
(WEST ELEVATION)



SECTION THRU LETTERS & LOGO

SPECIFICATIONS :

1. .040" x 3 1/2" ALUMINUM LETTER AND LOGO RETURNS FASTENED TO BACKS WITH 1/2" x 1/2" x 18 GAUGE METAL STAPLES. (1) EVERY 3" TYPICAL. SEAL AT RETURN AND BACK OVERLAP INSIDE WITH VOC COMPLIANT 360 WHITE LATEX CAULKING TO PREVENT MOISTURE PENETRATION.
2. 1" JEWELITE TRIM CAP FACE RETAINER CHEMICALLY BONDED TO ACRYLIC FACE AND FASTENED TO RETURN WITH #8 x 1/2" PAN HEAD SCREWS. (1) EVERY 6" TYPICAL.
3. 3/16" THICK ACRYLIC FACE.
4. .063" ALUMINUM BACK FASTENED TO RETURNS WITH 1/2" x 1/2" x 18 GAUGE METAL STAPLES. (1) EVERY 3" TYPICAL. SEAL AT RETURN AND BACK OVERLAP INSIDE WITH VOC COMPLIANT 360 WHITE LATEX CAULKING TO PREVENT MOISTURE PENETRATION.
5. GEMM71-1 TETRA 7100K SERIES 8 MINIMAX LED MODULES FASTENED TO ALUMINUM BACK INSIDE WITH 3M VHB TAPE AND 3/16" RIVETS.
6. #18 AWG UV RATED LOW VOLTAGE WIRING. (1) PER LETTER FROM LED MODULES THRU LETTER BACK AND WALL INSIDE UL LIQUIDTIGHT CONDUIT TO POWER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY.
7. UL LIQUIDTIGHT CONDUIT CONNECTOR. (1) PER LETTER REQUIRED.
8. FASTEN LETTERS AND LOGO TO EXISTING WALL WITH 1/4"Ø x 3" LONG STAINLESS STEEL NON-CORROSIVE LAG SCREWS. SEE SIGN ELEVATION FOR QUANTITY AND APPROXIMATE PLACEMENT.
9. 1/4" MINIMUM DIAMETER DRAIN HOLES WITH LIGHT SHIELDS, (2) PER LETTER PER NEC 600.9.
10. EXISTING SIGN AREA 1 1/2" E.I.F.S. SYSTEM OVER METAL STUD FRAME. G.C. WILL PROVIDE 5/8" EXTERIOR GRADE PLYWOOD SHEATHING AT ALL SIGN AREAS.
11. VERIZON "CHECK" LOGO. FABRICATED AND INSTALLED AS PER LETTERS.
12. #18AWG CLASS 2 UV RATED LOW VOLTAGE LED BRANCH WIRING FROM LETTERS AND LOGO INSIDE UL LIQUIDTIGHT CONDUIT THRU G.C. SUPPLIED 3" DIA. PASS-THRU PIPE IN WALL TO POWER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY.
13. G.C. SUPPLIED 3" DIA. PIPE THRU WALL FOR LIQUIDTIGHT CONDUIT PASS-THRU FROM LETTERS AND LOGO. G.C. WILL FILL PIPE WITH FOAM INSULATION AFTER INSTALLATION.
14. UL METAL POWER SUPPLY HOUSING WITH ACCESS COVER MOUNTED BEHIND WALL ABOVE ACOUSTICAL CEILING
15. #12AWG BRANCH WIRING WITH GROUND INSIDE UL CONDUIT FROM POWER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY TO CUSTOMER SUPPLIED JUNCTION BOX AND CONNECTION TO CUSTOMER SUPPLIED PRIMARY WIRING.
16. GEPS12-60 / 0.65 AMP CLASS 2 LOW VOLTAGE POWER SUPPLY MOUNTED INSIDE UL POWER SUPPLY HOUSING.
17. CUSTOMER SUPPLIED UL JUNCTION BOX MOUNTED BEHIND SIGN AREA FOR PRIMARY AND BRANCH WIRE CONNECTIONS. ACTUAL LOCATION OF JUNCTION BOX TO BE DETERMINED.
18. CUSTOMER SUPPLIED #12AWG PRIMARY WIRING FROM SOURCE INSIDE UL CONDUIT TO CUSTOMER SUPPLIED JUNCTION BOX AND CONNECTION TO BRANCH WIRING AND DISCONNECT SWITCH.

ELECTRICAL DATA	
Volts	120V Primary / 12V Secondary
Total AMPS	1.3 Total AMPS
Circuits	1
Visible Disconnects	1
Power Supplies	(2) @ 0.65 Amps

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed and approved.
3. Sign grounded according to NEC 600.7.
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 2010 505.2.3.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

atlas SIGN INDUSTRIES
THE SIGN OF PERFORMANCE

NATIONAL HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FL 33404
Phone: (561)863-6659 / (800)772-7932 Fax: (561)863-4294

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28025
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TITLE
VERIZON
FLUSH MOUNTED CHANNEL LETTERS

ADDRESS
500 STATE ROAD 27
LADY LAKE, FLORIDA

DRAWING NO
ENG-55341-002

RE | | 1 OF 1

	NAME	DATE
DRAWN BY	BH	09/08/2015
PROJECT MGR.	G. EASLEY	

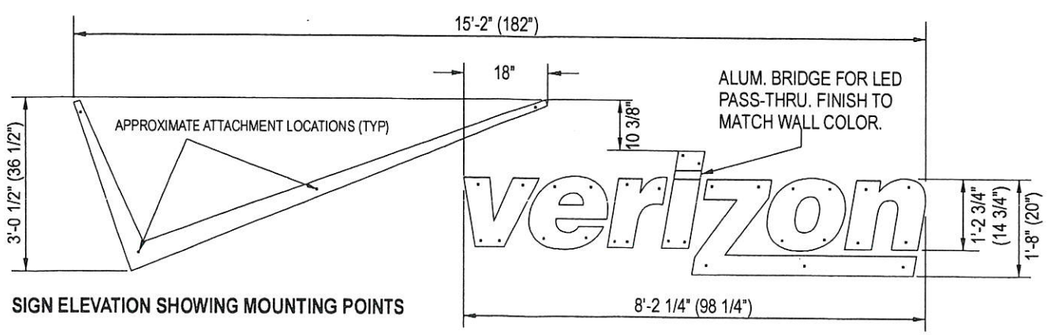
ENGINEERING

Code Provisions for Sign Installation:
Florida Code Edition: 2014; Wind load per ASCE7-10; FBC sections 1609.1.1; 1620 Exposure C; Risk Category II
V_{ULT} = 132 MPH (FBC 1609A - ATC Interpolation)

ENGINEER INFORMATION
NAME: Theodore M. McAnlis
ADDRESS: P.O. Box 14724
North Palm Beach, Florida 33408
E-MAIL: ted.mcanlis@hotmail.com
LICENSE: FL 19239

As witnessed by my seal, I certify that the sign or letter attachment method meets or exceeds the requirements of the 2014 FBC for wind speed, V_{ULT} = 132 MPH.

THEODORE M. McANLIS
LICENSE
No. 19239
09.10.15
STATE OF FLORIDA
PROFESSIONAL ENGINEER



SIGN ELEVATION SHOWING MOUNTING POINTS

Verizon Wireless, Lady Lake, Florida 09.10.15

14.75-inch letters on an existing built-out wall, West Elevation

Wind Load per ASCE 7-10; FBC 2014; Exposure C
V_{ULT} = 132 mph (FBC Fig.1609A – ATC Interpolation); Risk Category II
$V_{ASD} = V_{ULT} \times (0.6)^{1/2}$ = 102 mph (FBC 1609.3.1)
ASCE Chapter 30, Parts 1 & 6, components and cladding (Sec. 29.4.2)
Wall zone 4; Wall height < 23'; K_h = 0.924 (Table 30.3-1); A_{eff} < 10 sf
$p = q_z(GC_p)$ (Sec 29.4-2) ; (GC_p) = -1.1 (away from wall) (Fig. 30.4-1)
Note: (G_iC_{pi})= 0 (Sec 29.4.2)
$q_z = 0.00256 \times 0.924 \times (102)^2$ = 24.61 psf (Eq. 30.3-1)
p = 24.61 psf x -1.1 = **27.1 psf** acting as pullout load
Attachments to wall: ¼" lag screws:
Withdrawal in 5/8" plywood: $W = 1{,}800D^{0.75}G^{1.5}$ #/in; D = 0.25"; G = 0.5
W = 1,800 x 0.354 x 0.354 = 226 #/in x 0.625" = **141# x 1.333 = 188# / screw**
Check mark logo: A = 0.333' (avg) x 10.67' = 3.55 sf
P = 27.1 psf x 3.55 sf = **96#**
(4) lag screws on logo: **Per screw, P' = 96# / 4 = 24# < 188# - OK**
Typical letter: A = 1.229' x 1.41' = 1.74 sf; P = 27.1 psf x 1.74 sf = **47#**
Per screw (4 minimum); P' = 47# / 4 = 1# < 188# - OK
Letter "Z" tail: A = 0.333' x 2.67' = 0.89 sf; P = 27.1 psf x 0.89 sf = **24#**
Per screw (2 minimum); P' = 24# / 2 = 12# < 188# - OK

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

~~**December 14, 2015**~~
~~**5:30 p.m.**~~

~~The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.~~

~~**CALL TO ORDER:** John Gauder, Chairperson~~

~~**PLEDGE OF ALLEGIANCE:** John Gauder, Chairperson~~

~~**ROLL CALL** William Sigurdson, Vice Chairperson/Member~~
~~John Gauder, Chairperson~~
~~Michael McKenzie, Member~~
~~Peter Chiasson, Member~~

~~**STAFF MEMBERS PRESENT:** Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Beverly Lemay, Staff Assistant to Town Clerk~~

~~**Also Present:** Attorney Sasha Garcia, BRS Legal; and Commissioner Paul Hannan~~

~~**OPEN FORUM:**~~

~~Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.~~

~~**NEW BUSINESS:**~~

~~**1. Approval of Minutes** – November 9, 2015 Regular Meeting~~

~~***Upon a motion by Member McKenzie and a second by Member Chiasson, the minutes of the Planning and Zoning Board Meeting of November 9, 2015 were approved as presented by a vote of 4-0.***~~

2. Resolution No. 2015-113 – Variance Request – SRK Lady Lake 43 Associates, LLC for the Verizon Store – Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the Northwest Elevation of an Outparcel Building – Located within the Lady Lake Crossing Plaza at 472 North Highway 27/441 (which does not have a public entrance) (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated that on November 16, 2015, Town staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441, located within the Lady Lake Crossing Plaza. The applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store, property addressed as 472 North Highway 27/441. The variance

DRAFT

request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" sq. ft. in copy area; mirroring the other two wall signs already mounted on the east and south façades. The combined wall copy area of all three signs would amount to 139.5 sq. ft., which meets sign code regulation of not exceeding the maximum 200 sq. ft. of wall sign copy area allowed. Ms. Then stated that staff recommends approval of this resolution.

Aerial views and zoning of the subject property and adjacent parcels were shown.

Ms. Then reported that as required of this application, a Justification Statement has been submitted. In it, the applicant stated that having the channel letter signs facing this elevation will assist the southbound traffic to identifying the store's location from the northwest. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the store thus providing advance direction to prepare them to make an upcoming right into the Lady Lake Crossing Plaza. Without it, many people may pass by, missing the location. Lastly, the way the building exterior elevation was designed incorporates three red bands along the top suitable wall signage; two bands have signs already installed and the third one looks empty and unbalanced.

Ms. Then reviewed the site plan of the proposed location for the sign, as well as renderings and engineering of the proposed sign for the building. She also showed photos of the posting in front of the building and of the building with present signage, and photos of the northbound view.

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

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

The subject property lies in Section 08, Township 18 South, Range 24 East, Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, 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 adopted Memorandum of Agreement of Ordinance 2006-04 for the Lady Lake Crossing Plaza, and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the six surrounding property owners within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, November 23, 2015 and the property was also posted this same date. She stated five of the six return receipts have been received and there have been no objections or letters of support received to date.

DRAFT

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-113 and provided comments on November 30, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-113 for final consideration at their regular meeting on Monday, January 4, 2016.

Ms. Then stated that the applicant is present if there are any questions.

Chairperson Gauder clarified that the signage is proposed for the northwest side of the building.

Member Chiasson asked if the verbiage on the sign will match with the others on the Verizon Store.

Ms. Then replied that it will be identical in appearance and size, and will stay within the maximum allowance of 200 sq. ft.

Chairperson Gauder asked if there were any comments or questions from the audience, and hearing none, asked for a motion.

Upon a motion by Member Sigurdson and a second by Member Chiasson, the Planning and Zoning Board recommended approval and transmittal of Resolution No. 2015-113 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
CHIASSON	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 5:42 p.m.***

Beverly Lemay, Staff Assistant

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk

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K-6

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: January 4, 2016 – FIRST READING

SUBJECT: **Ordinance 2016-04 - Amending Chapter 13 of The Town of Lady Lake Code Of Ordinances Entitled Special Assessments, Impact Fees, Supplemental Fees, Section 13-21 Entitled Levy And Purpose, For the Purposes of Suspending Collection of the Supplemental Education Assistance Fee Retroactively From January 11, 2016 to a Date Uncertain.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2016-04 Suspending Collection of the Supplemental Education Assistance Fee Retroactively From January 11, 2016 to a Date Uncertain.

On September 29, 2015, the Lake County Board of County Commissioners approved Ordinance No. 2015-40 which provided for the increase of the educational impact fees for all residential construction within the county, both unincorporated and within municipalities, to one-hundred percent (100%) of the recommended amount in accordance with the Lake County Schools Educational Facilities Update Study dated July 16, 2015. Due to the adoption of Ordinance No. 2015-40, supplemental educational assistance fee cannot be imposed by the Town of Lady Lake, because effective January 11, 2016, one-hundred percent (100%) of the recommended amount for the impact fee is to be collected in full by the Lake County Board of County Commissioners. At this time, the Town of Lady Lake must suspend collection of the Supplemental Education Assistance Fee to a date uncertain.

As per the Impact Fee Study prepared by Tindale Oliver, dated July 16, 2015 (with Table 11 revised August 19, 2015), the Public School Impact Fee per Dwelling Unit was recommended to be $9,324 for single family homes; $8,045 for Multi-family dwellings, and $5,856 for Mobile Home/Mobile Home Parks. Age-restricted communities remain exempt. Below are the adopted rates as per Ordinance No.2015-40, assessing the full amount.

Dwelling Type	Impact Fee
Single Family Homes	$9,324
Multi-Family	$8,045
Mobile Home	$5,856

The Town of Lady Lake has $1,619,676.11 in Supplemental Education Impact Fees as of October 31, 2015. The Fees may be used for the following:

Code of Ordinances, Sec. 13-25. - Use of supplemental education assistance fees.

(a) Any supplemental education assistance fee collected by the town shall be held by them in a trust account separate and distinct from all other revenues. The supplemental education assistance fee funds shall be held by the town until a request for funds is received from the Lake County School Board. Any transfer of funds to the school board shall be subject to town commission approval. All transferred funds shall be held by the school board in the supplemental education assistance fee trust account. Five (5) percent of the funds collected shall be retained by the town as an administrative fee for collecting and transmitting the funds.

(b) Supplemental education assistance fees shall, upon receipt by the school board, be deposited in a separate trust account established and maintained by the school board. Such account shall be designated as the "Supplemental Education Assistance Fee Trust Account" and shall be maintained separate and apart from all other accounts of the school board.

(c) The school board shall maintain adequate records to justify all expenditures from the supplemental education assistance fee trust account. Upon reasonable notice, the town shall have access to such books, records and documents relating to the supplemental education assistance fee trust account for the purpose of inspection or audit. The town has the right, but not the duty, to audit the school board's supplemental education assistance fee trust account at the town's sole cost and expense.

(d) The monies deposited into the supplemental education assistance fee trust account shall be used solely in the Town of Lady Lake's utility service area boundary for the purpose of providing growth-necessitated capital improvements to educational plants and ancillary plants of the educational system including, but not limited to:

(1) Land acquisition, including any cost of acquisition;

(2) Fees for professional services, including but not limited to architecture, engineering, surveying, feasibility determinations, landscaping, soils and material testing, legal appraisals, and construction management;

(3) Design and construction documents;

(4) Site development, site-related improvements and improvements incidental to the construction thereto; on-site and off-site;

(5) Any permitting or application fees necessary for the construction;

(6) Design and construction of educational plants and ancillary plants;

(7) Design and construction of drainage facilities required by the construction of educational plants and ancillary plants or improvements thereto;

(8) Relocating utilities required by the construction of educational plants and ancillary plants or improvements or additions thereto;

(9) Acquisition of furniture and equipment necessary to accommodate students, faculty, administrators, staff and the activities of the educational programs and services at educational plants which are necessitated by growth;

(10) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the school board to fund growth-necessitated improvements and additions to the educational system.

Code of Ordinances, Sec.13-26. - Permissible allocation of funds.

All funds held in the supplemental education assistance fee trust account may be allocated to fund charter schools or allocated to other such legally permissible causes as the town commission directs. The Town of Lady Lake is not required to remit any fees to the Lake County School Board, but may, should it decide to do so.

Public Hearing Dates:

The **Town Commission** will consider Ordinance 2016-04 for Second and Final Reading on Wednesday, January 20, 2016.

FISCAL IMPACT: $ -0- **[ ] Capital Budget**

[ ] Operating **[ ] Other**

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

[ ] Other

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

---

DEPARTMENT HEAD		**Submitted** 12/23/15	**Date**
FINANCE DEPARTMENT	12-22-2015	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 12/14/16	**Date** 12/23/15

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING CHAPTER 13 OF THE TOWN OF LADY LAKE CODE OF ORDINANCES ENTITLED SPECIAL ASSESSMENTS, IMPACT FEES, SUPPLEMENTAL FEES, SECTION 13-21 ENTITLED LEVY AND PURPOSE, FOR THE PURPOSES OF SUSPENDING COLLECTION OF THE SUPPLEMENTAL EDUCATION ASSISTANCE FEE RETROACTIVELY FROM JANUARY 11, 2016 TO A DATE UNCERTAIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 13 of the Lady Lake Code imposes special assessments, impact fees and supplemental fees for Education, Libraries, Parks, Water, Wastewater and Reclaimed Water; and

WHEREAS, on September 29, 2015, the Lake County Board of County Commissioners approved the adoption of Ordinance No. 2015-40 which includes the increase of the educational impact fees for all residential construction within the county, both unincorporated and within municipalities, to 100% of the recommended amount in accordance with the Lake County Schools Educational Facilities Update Study dated July 16, 2015 (with Table 11 revised August 19, 2015); and

WHEREAS, Florida Statute 163.31801 (3) (a) requires that the calculation of the impact fee must be based on the most recent and localized data; and

WHEREAS, a supplemental educational assistance fee cannot be imposed where 100% of the recommended amount for the impact fee is being collected in full by the Lake County Board of County Commissioners; and

WHEREAS, the Town Commission now finds it is in the best interest of the citizens of the Town of Lady Lake to make these changes to the Town Code.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Amendments. Section 13-21 of the Code of Ordinances of the Town of Lady Lake, is hereby amended as follows:

Sec. 13-21. – Levy and purpose.

(a) The Town ~~levies~~ suspends the collection of all supplemental educational assistance fees ~~in the amounts set forth in Section 13-24 Rates beginning~~ effective ~~July~~ January

11~~1~~, ~~2015~~2016, until further Ordained otherwise by the Town Commission. ~~The increased fees in the amounts set forth in Section 13-14 Rates shall not apply to pre-payments, deferral agreements unless the agreement specifically allows, or the use of impact fee credits~~.

~~(b) For the purpose of helping to defray the costs of new or expanded educational facilities and equipment attributable to new residential construction within the town limits, supplemental educational assistance fees are hereby increased to 75% of the rate differential of the full impact fee amount recommended in the adopted Impact Fee Study prepared by Henderson Young & Company, dated June 7, 2011, and the impact fee rate adopted by Lake County, Florida by Ordinance 2014-72, beginning July 1, 2015, on new residential construction within the town limits in accordance with the schedule of fees and other provisions of this article~~.

Section 3. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Inclusion in the Town of Lady Lake Code. It is the intention of the Town Commission of the Town of Lady Lake that the provisions of this Ordinance shall become and be made a part of the Town of Lady Lake Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase to accomplish such intentions.

Section 5. Effective Date. This Ordinance shall become effective January 20, 2016.

Section 6. Conflicting Ordinances Repealed. Any provision of an ordinance which conflicts with this ordinance, including Ordinance 2015-03, is inferior and repealed. The provisions of this Ordinance, Ordinance 2016-04, supersede and control over any conflicting provisions.

Section 7. Filing. The clerk shall be and is hereby directed forthwith to file this Ordinance in accordance with Florida law.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this **20th** day of **January**, **2016**.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

Lake County Schools
Educational Facilities Update Study

FINAL REPORT
July 16, 2015 (Table 11 revised August 19, 2015)

Prepared for:

Lake County School Board
201 W. Burleigh Blvd.
Tavares, FL 32778
ph (352) 253-6560

Prepared by:

Tindale Oliver
1000 N. Ashley Dr., #400
Tampa, Florida, 33602
ph (813) 224-8862
fax (813) 226-2106
E-mail:
nkamp@tindaleoliver.com
719001-00.14

Lake County
Educational Facilities Impact Fee Update Study
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Appendix A – School District Inventory

Appendix B – Supplemental Building and Land Cost Information

Introduction

After a period of suspension, Lake County educational facilities impact fees were reinstated effective January 13, 2014 at 25 percent of the adopted impact fee study dated June 7, 2011. The Lake County Board of County Commissioners voted on December 2, 2014 to increase the educational impact fees to 75 percent of the recommended rate to go into effect April 6, 2015. To ensure that the technical study reflects the most recent and localized data, Lake County Schools ("LCS" or "the District") retained Tindale Oliver to update the educational facilities impact fee schedule.

The last technical support document for the adopted Educational Facilities Impact Fee was completed in 2011.

The study methodology is documented in the following 10 sections of this technical report:

- Methodology
- Inventory
- Service Area and Population
- Facility Service Delivery
- Cost Component
- Credit Component
- Net Impact Cost per Student
- Student Generation Rates
- Calculated School Impact Fee Schedule
- School Impact Fee Schedule Comparison

Information supporting this analysis was obtained from LCS and other sources, as indicated.

Methodology

The methodology used to update the educational facilities impact fee is a consumption-based impact fee methodology, which has also been used to calculate the current adopted educational facilities impact fee for Lake County as well as several school impact fees throughout Florida, including, but not limited to fees in Orange, Osceola, Citrus, Highlands, Palm Beach, Collier and Brevard Counties. A consumption-based impact fee is intended to charge new growth the proportionate share of the cost of providing a new student station available for use by new growth, based upon the student generation rate (demand), or the number of students a dwelling unit is expected to generate over the life of the home.

A consumption-based methodology has been used for this study.

The impact fee calculations contained in this report are based on the most current and localized data available, consistent with the 2006 Florida Impact Fee Act. Should one or more variables affecting the impact fee change significantly, a recalculation of the impact fee would be necessary prior to the scheduled update of the study. Changes that could potentially trigger a recalculation of the impact fee include, but are not limited to, significant changes in the student generation rate, a considerable change in costs, in amount or sources of revenue available for expansion, or a decision to incur additional debt to fund new capacity.

Inventory

The Lake County School District provides public education facilities that are available to all school-age residents of Lake County. As such, this analysis will consider all public elementary, middle, and high school level facilities and the students attending these facilities located throughout and living within Lake County.

Lake County School District operates 43 traditional schools as well as other types of schools.

LCS currently operates 43 traditional public schools that serve the students of Lake County and its municipalities, including 24 elementary schools, 10 middle schools, 8 high schools, and 1 multi-level school. LCS also operates a number of other programs, such as alternative learning programs and technical schools. To ensure that the impact fee reflects only classroom space for traditional schools, adult, technical, and alternative learning schools are not included in the inventory and impact fee calculations. Examples of these are Lake Technical Center and Lake Hills. Of these, Lake Technical Center houses mostly adult students and Lake Hills is a 94,300 sq. ft. state-of-the-art facility built in 2008 to accommodate the educational needs of Lake County's Exceptional Student Education population with significant cognitive disabilities serving ages 3 through 22. Given that these types of special facilities are not built on a regular basis, they are excluded from the impact fee calculations. In addition, non-conversion charter schools are also excluded since they are not owned and operated by the School District.

The District's current school inventory that is included in the impact fee calculations is provided in Appendix A, Table A-1.

Service Area and Enrollment

LCS provides public education facilities that are available to all Pre-Kindergarten thru 12th grade (PK-12) students throughout the entire county. Attendance boundaries can be redrawn to balance school enrollment with available school capacity and therefore can serve different geographic areas over time. As such, the appropriate impact fee district for public schools is countywide.

Table 1 presents the historical student enrollment since 2000, as well as projected enrollment through 2019. In order to be consistent with the inventory used in the impact fee analysis, the enrollment figures presented in this table include only those students attending (or projected to attend) the schools listed in Appendix A, Table A-1. The annual percent change for the enrollment is presented, as well as a three-year average to account for random fluctuations. Table 1 reflects that student enrollment increased by about 900 students over the past five years.

Table 1
Lake County Enrollment

School Year	Enrollment[1]	Annual Percent Change[2]	Three-Year Average[3]
2000-01	28,060	-	-
2001-02	29,485	5.1%	-
2002-03	30,737	4.2%	-
2003-04	32,977	7.3%	5.5%
2004-05	34,908	5.9%	5.8%
2005-06	36,259	3.9%	5.7%
2006-07	37,791	4.2%	4.7%
2007-08	38,982	3.2%	3.8%
2008-09	39,176	0.5%	2.6%
2009-10	39,204	0.1%	1.3%
2010-11	38,921	-0.7%	0.0%
2011-12	38,854	-0.2%	-0.3%
2012-13	39,024	0.4%	-0.2%
2013-14	39,354	0.8%	0.3%
2014-15	39,824	1.2%	0.8%
2015-16	40,212	1.0%	1.0%
2016-17	40,316	0.3%	0.8%
2017-18	40,509	0.5%	0.6%
2018-19	40,792	0.7%	0.5%
2019-20	41,041	0.6%	0.6%

(1) Source: Lake County Schools, includes only the students attending traditional schools, and excludes enrollment associated with Lake Hills, Lake Technical Center, virtual schools, home schooling, non-conversion charter schoos, and private schools. When all schools, with the exception of private schools, are included, the District's 2014-15 enrollment reaches 42,200 students.

(2) Percent change from one year to the next

(3) Average change over the past three years

Facility Service Delivery

Schools that were recently constructed or planned to be constructed by the District in the future are similarly designed in square footage and student stations. These "prototype" schools have been or will be constructed to different standards than the older existing schools. These more efficient prototype facilities are used to measure service delivery levels.

More efficient prototype facilities are used to measure the service delivery levels.

Table 2 presents the facility service delivery in Lake County, which is 139 Florida Inventory of School Houses (FISH) net square feet per permanent student station for elementary schools, 135 FISH net square feet per permanent student station for middle schools, and 159 FISH net square feet per permanent student station for high schools.

Table 2
Facility Service Delivery (Prototype Schools)

Description	School Type		
	Elementary	Middle	High
Permanent Net Square Footage (1)	133,362	194,863	318,852
Permanent Student Stations (2)	958	1,439	2,000
Net Square Feet per Student Station (3)	139.0	135.0	159.0

(1) Source: Lake County Schools
(2) Source: Lake County Schools
(3) Permanent net square footage (Item 1) divided by permanent student stations (Item 2)

Cost Component

The capital costs of providing educational facilities includes several components, such as the school facility cost, transportation cost, and ancillary facility costs. This section addresses each of these components.

The cost of a school includes various components, such as facility cost (buildings and land), transportation costs, and ancillary facility costs.

Facility Cost per Student Station

The first step in determining the cost of providing public schools to Lake County residents is to calculate the facility cost per student station. Several cost components must be considered when calculating the total cost of constructing a school, including architect/site improvement costs; construction costs; furniture, fixtures, and equipment (FF&E) costs; and the cost to purchase the land. Each component of the school facility cost is described in more detail in the following subsections.

Architect/Site Improvement, Construction and FF&E Costs

To determine the administration, architect/site improvement, construction, and FF&E costs associated with building a new school in Lake County, the following information was evaluated:

- Construction cost associated with recently built schools in Lake County;
- Insurance values of existing schools, which provides a conservative estimate since more permanent parts of the structures, such as the foundation, etc. are typically not insured;
- Information obtained from other jurisdictions regarding recently built schools;
- Information obtained on the ratio of other cost components (such as design, site preparation, furniture/fixture/equipment, etc.) to the construction cost for projects built since 2009; and
- Discussions with LCS representatives.

Detailed information on cost estimates is included in Appendix B.

Table 3 presents the cost per square foot figures for the architect/site improvement, construction, and FF&E cost components for each school type. For illustration purposes, Table 3 also presents the weighted average figure for each cost component, based on the mix of existing schools.

Land Cost

For each school type, the land cost per square foot is based on a value of $75,000 per acre. This cost per acre is based primarily on a review of the cost associated with recent land purchases by LCS, appraisals for future school sites, vacant land sales of similarly sized parcels, and location of planned schools over the next 10 to 20 years. The results of the land value analysis are documented in Appendix B.

The land cost per square foot of building by school type was developed based on the acres per 1,000 permanent net building square feet for the future prototype schools. The resulting land value figures used for each type of school are presented in Table 3.

Table 3
School Facility Cost per Student Station

Cost Component	Elementary School	Middle School	High School	Weighted Average
Net Square Feet per Student Station[1]	139.0	135.0	159.0	144.0
Existing Permanent Stations[2]	18,251	11,237	13,599	43,087
School Facility Cost Components:				
Architect/Site Improvement Cost per Net Sq Ft[3]	$10.85	$11.20	$11.55	$11.16
Construction Cost per Net Sq Ft[4]	$155.00	$160.00	$165.00	$159.46
FF&E Cost per Net Sq Ft[5]	$18.60	$19.20	$19.80	$19.14
Land Cost per Net Sq Ft[6]	$14.10	$18.98	$16.58	$15.68
Total Facility Cost per Net Sq Ft[7]	$198.55	$209.38	$212.93	$205.44
Total Facility Cost per Student Station[8]	**$27,598**	**$28,266**	**$33,856**	**$29,583**

(1) Source: Table 2, weighted average is calculated based on the inventory of existing student stations (Item 2).
(2) Source: Appendix A, Table A-1
(3) Estimated at 7% of construction cost based on estimates obtained from LCS and recent costs obtained from other Florida School Districts. See Appendix B for further detail.
(4) Construction cost is estimated to range from $155 per net square foot to $165 per net square foot, based on information on recently built schools, insurance values of existing schools and other information obtained from LCS and recently constructed schools in other Florida jurisdictions. Detailed information on cost estimates is included in Appendix B.
(5) Estimated at 12% of the construction cost based on recently built schools in Lake County and recent cost obtained from other Florida School Districts. Detailed information on cost estimates is included in Appendix B.
(6) The land cost per square foot for each school type is based on the acreage per 1,000 permanent square feet for future schools at a cost of $75,000 per acre. This cost per acre figure is based on the land value of recent land purchases by LCS as well as vacant land sales in Lake County. Further information is included in Appendix B.
(7) Sum of the school facility cost per net square foot (Items 3 thru 6)
(8) The net square feet per student station (Item 1) multiplied by the total school facility cost per net square foot (Item 7) for each respective school type. Weighted average is based on the distribution of existing stations for each school type (Item 2).

Total Facility Cost per Student by School Type

The total facility impact cost per student for each school type is based on the facility cost per student station figures derived in Table 3, and is typically calculated by dividing the cost per student station by the ratio of current student enrollment to available capacity (number of permanent student stations typically adjusted by 100% for elementary schools, 90% for middle schools, and 95% for high schools). The adjustment of dividing the cost per student station by the ratio of current student enrollment to available capacity converts the cost per student station to a cost per student. In addition, this calculation accounts for the current availability or shortage in permanent capacity and adjusts the costs accordingly. If there is available capacity (e.g., currently more permanent student stations than expected students), then the total facility cost per student increases because the achieved level of service suggests more than one station per student to accommodate functional or program capacity needs. Similarly, if there are currently more students enrolled than available capacity, the cost per student is adjusted downward.

In the case of Lake County, there is currently a 3 percent permanent capacity shortage in elementary schools, 20 percent permanent capacity available in middle schools, and 12 percent permanent capacity available in high schools.

Prior to including these figures in the calculations, an adjustment was made to account for impact fee revenues used to pay off debt service. The adopted 2014-2015 Work Plan estimates that the School District will use an average of approximately $1.5 million per year toward Certificates of Participation (COPs) debt service payments. This figure is slightly lower than historical impact fee funding of debt service payments and reflects the use of a portion of impact fee revenues to fund other capacity projects in the Work Plan, including classroom additions and the new Four Corners K-8 school. When this annual dollar amount is converted to student stations that are funded with COPs, the permanent capacity that is owned or will be paid with non-impact fee revenues decreases to 10,388 in middle schools. Based on these figures, the available capacity in middle schools is reduced to 13 percent.

Finally, the District's adopted level of service standard calls for an enrollment-to-FISH capacity ratio of 100 percent for elementary, middle schools, and high schools. While achieved LOS reflects the community's investment into educational facilities infrastructure, the adopted LOS standard reflects LCS' intended service level in the future.

As such, impact fee calculations use the higher of these two figures, which results in more conservative impact fee levels.

As presented in **Table 4**, the resulting weighted average cost per student based on this approach is $29,252 per student.

Table 4
Total Facility Impact Cost per Student by School Type

Calculation Step	Elementary School	Middle School	High School	Weighted Average / Total
Facility Impact Cost per Student				
Facility Cost per Student Station[1]	$27,598	$28,266	$33,856	$29,583
Existing (2014/15) Student Enrollment[2]	18,812	9,032	11,980	39,824
Existing (2014/15) Permanent Capacity[3]	18,251	11,237	13,599	43,087
Adjusted (2014/15) Permanent Capacity[4]	18,251	10,388	13,599	42,238
Ratio of Existing Enrollment to Permanent Capacity[5]	103%	80%	88%	92%
Adjusted Ratio of Existing Enrollment to Permanent Capacity[6]	103%	87%	88%	94%
LOS Standard [5]	100%	100%	100%	100%
Final Ratio of Enrollment to Permanent Capacity Used for Impact Fee Calculations[6]	103%	100%	100%	N/A
Total Facility Impact Cost per Student[7]	**$26,794**	**$28,266**	**$33,856**	**$29,252**

(1) Source: Table 3
(2) Source: Lake County Schools, includes students housed at the schools listed in Table A-1
(3) Source: Table A-1
(4) Adjusts middle school capacity to account for stations that are not yet paid for and will be paid with impact fee funding of debt service
(5) Existing student enrollment (Item 2) divided by existing permanent capacity (Item 3)
(6) Existing student enrollment (Item 2) divided by adjusted permanent capacity (Item 4)
(7) Source: Lake County Schools
(8) Used higher of the adopted LOS standard and achieved LOS for each school level (Items 6 and 7)
(9) Facility cost per student station (Item 1) divided by the final ratio used in the calculations (Item 8)

Total Cost per Student

In addition to the facility cost per student calculated in Table 4, the total facility cost per student includes two additional cost components: the capital costs associated with providing transportation services and ancillary facilities. Both of these cost components are calculated on a per-student basis and are not dependent on school type. Each of these additional cost components is discussed in further detail below.

Transportation Costs

The first additional capital cost component is the cost of providing transportation services to students. The District currently owns 348 buses used for student transportation at an average cost of approximately $109,000 per bus, which includes related equipment such as radios, GPS, cameras, etc., and is consistent with bus costs observed in other school districts. In addition to its bus fleet, the District has 165 support vehicles, which include vehicles such as cars, vans, trailers, and trucks. The cost of the support vehicles varies depending on the type of vehicle, with an average cost of approximately $27,000 per vehicle, based on the information provided by the District. The result is a total value of $42.3 million for transportation services, including $37.9 million for buses and $4.4 million for support vehicles. The total value of the transportation fleet is divided by the District's enrollment for schools included in Appendix A, Table A-1 (presented in Table 1). The result is a cost of $1,063 per student for transportation services, as presented in **Table 5**.

Ancillary Facilities Costs

The other capital cost component is for the ancillary facilities that are necessary for the District to provide support services for students, schools, transportation services, and administrative personnel. The District currently has approximately 244,500 permanent square feet of ancillary facilities for maintenance, warehouse, and administrative functions. Current values of each existing ancillary facility depend on the type of facility and were based on the insurance values, with the weighted average value equaling approximately $140 per square foot.

The cost of land for ancillary facilities also is included in the ancillary facility values. The land value for ancillary facilities is the same as that used for schools ($75,000 per acre).

The ancillary facility cost per student is based on the existing inventory, which is valued at $41.0 million, including $34.2 million for buildings and $6.8 million for land. Based on the current enrollment, the result is a cost of $1,029 per student for ancillary facilities, as presented in **Table 5.**

Table 5
Transportation Services and
Ancillary Facility Cost per Student

Description	Figure
Transportation Services Cost per Student	
Total Current Value of Transportation Services[1]	$42,343,814
Current Enrollment[2]	39,824
Total Transportation Services Cost per Student[3]	**$1,063**
Ancillary Facility Cost per Student	
Building Value for Ancillary Facilities[4]	$34,229,860
Land Value for Ancillary Facilities[5]	$6,750,000
Total Current Value for Ancillary Facilities[6]	$40,979,860
Total Ancillary Facility Cost per Student[7]	**$1,029**

(1) Source: Lake County Schools
(2) Source: Table 1
(3) Total value of transportation services (Item 1) divided by the current enrollment (Item 2)
(4) Square footage inventory obtained from Lake County Schools multiplied by $140 per net square foot based on insurance values
(5) Acreage obtained from Lake County Schools multiplied by $75,000 per acre (please see Appendix B for further explanation of this unit cost)
(6) Sum of the building value (Item 4) and land value (Item 5) of the District's current inventory of ancillary facilities
(7) Total value for ancillary facilities (Item 6) divided by the current enrollment (Item 2)

Credit Component

To ensure that new development is not being overcharged for construction of future student stations, any non-impact fee revenue that will be generated by new development and that will be used towards the capital expansion of school facilities must be included as a credit to reduce the total cost per student. It is important to note that a credit for school impact fees is not given for revenue generated by new development that is used for capital renovation of existing educational facilities or for maintenance or operational costs.

Based on a review of the District's capacity addition expenditures over the past five years and planned expenditures over the next five years, it has been determined that historically, the School District used primarily sales tax, Classroom 4 Kids, Class Size Reduction, and PECO Construction revenues for expansion projects paid with cash. In addition, capacity projects were funded with COPs, and therefore, a credit for remaining debt service payments is given.

Capital Improvement Revenue Credit

As mentioned previously, historically LCS used primarily sales tax and State revenues for capacity addition projects. Of these revenue sources, Classroom 4 Kids and Class Size Reduction dollars are no longer available. In addition, the District receives a portion of the County sales tax, which will expire in 2017. Therefore, two different credit calculations were prepared: One that assumes the sales tax will be re-adopted and LCS will continue to allocate a similar amount annually for capacity expansion projects and the other that assumes LCS will not receive any sales tax revenues after 2017.

A review of the 2014-2015 Work Plan suggested that capacity expansion projects in the next 5 years will be funded with impact fee revenues.

The capital improvement revenue credit per student is calculated by dividing the total amount of capital revenue by the average enrollment during this ten-year period. As presented in **Table 6,** the resulting capital improvement revenue available for the capital expansion of public schools in Lake County is $930 per student per year if the sales tax is readopted and continues to be available for LCS.

Alternatively, if the sales tax is not readopted in 2017, the credit decreases to $730 per student, reflecting this reduced funding.

Table 6
Revenue Credit per Student

Project Type	2009-10	2010-11	2011-12	2012-13	2013-14	2014-2018	Total
Sales Tax [1]:							
Lake Minneola High School Construction	$0	$1,687,870	$3,221,830	$76,869	$0	$0	$4,986,569
Subtotal - Sales Tax	**$0**	**$1,687,870**	**$3,221,830**	**$76,869**	**$0**	**$0**	**$4,986,569**
Millage [1]:							
Lake Minneola High School Construction	$2,538	$0	$0	$0	$0	$0	$2,538
South Lake High School Addition	$32,712	$0	$0	$0	$0	$0	$32,712
Subtotal - Millage	**$35,250**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,250**
Classroom 4 Kids - State [1]:							
Sorrento Elementary School	$16,686,800	$2,442,532	$0	$0	$0	$0	$19,129,332
Lake Minneola High School Construction	$717,077	$9,692,128	$0	$0	$0	$0	$10,409,205
Subtotal - Classroom 4 Kids - State	**$17,403,878**	**$12,134,660**	**$0**	**$0**	**$0**	**$0**	**$29,538,537**
Class Size Reduction - State [1]:							
Lake Minneola High School Construction	$21,255,482	$3,467,239	$0	$0	$0	$0	$24,722,721
Subtotal - Class Sized Reduction - State	**$21,255,482**	**$3,467,239**	**$0**	**$0**	**$0**	**$0**	**$24,722,721**
PECO-Construction [1]:							
Lake Minneola High School Construction	$2,899,594	$4,003,591	$0	$0	$0	$0	$6,903,185
Gray Middle School	$8,107,240	$0	$0	$0	$0	$0	$8,107,240
Subtotal - PECO-Construction	**$11,006,834**	**$4,003,591**	**$0**	**$0**	**$0**	**$0**	**$15,010,425**
Total Expenditures	**$49,701,443**	**$21,293,360**	**$3,221,830**	**$76,869**	**$0**	**$0**	**$74,293,502**
Credit Option 1: With Sales Tax [2]:							
Total Expenditures (Excl Classroom 4 Kids & Class Size Reduction) [3]	$11,042,084	$5,691,461	$3,221,830	$76,869	$0	$0	$20,032,244
Average Annual Expenditures [4]							$2,003,224
Average Enrollment [5]							39,701
Revenue Credit per Student (Option 1) [6]							**$50**
Capitalization Rate [7]							2.5%
Capitalization Period, Years [8]							25
Present Value of Capital Improvement Revenue Credit per Student (Option 1) [9]							**$930**
Credit Option 2: Without Sales Tax [10]:							
Total Expenditures (Sales Tax Funding Only)	$0	$1,687,870	$3,221,830	$76,869	$0	$0	$4,986,569
Average Annual Expenditures [11]							$498,657
Revenue Credit per Student (Sales Tax Only) [12]							**$13**
Capitalization Period, Years [13]							2.5
Present Value of Capital Improvement Revenue Credit per Student (Sales Tax) [14]							**$30**
Revenue Credit per Student (PECO & Millage) [15]	$11,042,084	$4,003,591	$0	$0	$0	$0	$15,045,675
Average Annual Expenditures [16]							$1,504,568
Revenue Credit per Student (PECO & Millage) [17]							**$38**
Present Value of Capital Improvement Revenue Credit per Student (PECO & Millage) [18]							**$700**
Present Value of Capital Improvement Revenue Credit per Student (Option 2) [19]							**$730**

(1) Source: Lake County Schools
(2) Credit option 1, assumes the sales tax is readopted in 2017 and LCS continues to receive historical level of revenues
(3) Total expenditures less Classroom 4 Kids and Class Size Reduction revenues since these two revenue sources are no longer available to the District
(4) Total expenditures (Item 3) divided by 10 to calculate the average annual expenditures
(5) Source: Table 1
(6) Average annual expenditures (Item 4) divided by the average enrollment (Item 5)
(7) Interest rate the District is likely to pay for future bonds, estimate provided by LCS
(8) Time period after which major repairs are needed
(9) Present value of revenue credit per student (Item 6) at 2.5% interest rate (Item 7) over a 25-year capitalization period (Item 8)
(10) Credit option 2, assuming sales tax will not be renewed after 2017
(11) Total expenditures using sales tax revenues divided by 10 to calculate the average annual expenditures
(12) Average annual expenditures (Item 11) divided by the average enrollment (Item 5)
(13) Remaining time period before the sales tax expires.
(14) Present value of revenue credit per student (Item 12) at 2.5% interest rate (Item 5) over a 2.5-year capitalization period (Item 13)
(15) Total expenditures funded with PECO and Local Millage
(16) Total expenditures (Item 15) divided by 10 to calculate the average annual expenditures
(17) Average annual expenditures (Item 16) divided by the average enrollment (Item 5)
(18) Present value of revenue credit per student (Item 17) at 2.5% interest rate (Item 7) over a 25-year capitalization period (Item 8)
(19) Sum of the present value of capital improvement revenue credit per student (PECO and Millage) (Item 18) and the present value of capital improvement revenue credit per student from sales tax through 2017 (Item 14).

Debt Service Credit per Student

The District has been using COPs to pay for a portion of the capacity expansion projects. Given that there is still an outstanding debt service on to these issues; a credit is calculated for future debt service payments related to capacity expansion projects.

As discussed previously, the portion of payments funded with impact fee revenues was accounted for by reducing the available capacity. A revenue credit is calculated for the remaining portion of each outstanding issue used to fund capacity expansion projects. A review of historical payments suggests that debt service payments were funded primarily with capital millage revenues.

The remaining payments that will be funded with non-impact fee revenues were brought back to present value, based on the remaining number of years and annual interest rate of each respective issue. Because the payments were funded with capital millage revenues, an adjustment factor was applied to account for the fact that new homes tend to pay higher property taxes per dwelling unit. This adjustment factor was estimated based on a comparison of the average taxable value of homes built over the past five years to that of all homes. As presented in **Table 7**, the debt service credit is $1,987 per student.

Table 7

Debt Service Credit per Student

Description	Number of Years of Remaining Payments[1]	Remaining Payments Due for Expansion[2]	Present Value of Remaining Payments[3]	Average Annual Enrollment[4]	Debt Service Credit per Student[5]
Certificates of Participation					
COPS 2005B Issue	3	$14,888,250	$13,515,000	40,346	$335
COPS 2005C Issue	3	$6,373,483	$5,768,314	40,346	$143
COPS 2006A Issue	16	$7,416,426	$4,821,070	41,755	$115
COPS 2012A Issue	12	$5,909,473	$4,099,946	41,329	$99
COPS 2012B Issue	13	$13,493,125	$10,113,506	41,436	$244
COPS 2014ACP Issue	15	$15,657,387	$9,710,198	41,648	$233
Total Debt Service Credit per Student					**$1,169**
Credit Adjustment Factor[6]					1.70
Adjusted Total Debt Service Credit per Student[7]					**$1,987**

(1), (2) Source: Lake County School District.

(3) Present value of the total remaining payments for the debt service issues used to fund expansion projects, based on the interest rate of each payment and the number of years of remaining payments.

(4) Source: Table 1, enrollment for school years 2020-21 and later are estimated based on the student enrollment projections of 0.5% annual growth from 2015-16 through 2019-20.

(5) Present value of total remaining payments (Item 3) divided by the average annual enrollment over the life of the remaining payments (Item 4)

(6) Adjustment factor to reflect higher ad valorem taxes paid by new homes

(7) Debt service credit per student multiplied by the credit adjustment factor (Item 6)

Net Impact Cost per Student

The net impact fee per student is the difference between the cost component and the credit component. **Table 8** summarizes the three-step process used to calculate the net impact cost per student for public schools in Lake County by residential land use for each fee schedule option.

First, the total impact cost per student is determined, which is the sum of the weighted average facility impact cost per student from Table 4 and the transportation and ancillary facility cost components per student from Table 5. As previously mentioned, the transportation and ancillary cost components are calculated on a per-student basis and do not differ by type of school or by type of residential land use.

Second, the total revenue credit per student is determined under the two scenarios for the sales tax. This is the sum of the capital improvement revenue credit per student and the debt service payments credit per student presented in Tables 6 and Table 7.

Third, the net impact cost per student is determined, which is the difference between the total impact cost per student and total revenue credit per student. As presented, net impact cost per student is very similar under both scenarios.

Table 8
Net Impact Cost per Student

Impact Cost/ Credit Element	Per Student	
	With Sales Tax	Without Sales Tax
Impact Cost		
Facility Impact Cost[1]	$29,252	
Transportation Impact Cost[2]	$1,063	
Ancillary Facility Cost[3]	$1,029	
Total Impact Cost per Student[4]	**$31,344**	
Revenue Credit		
Capital Improvement Credit[5]	$930	$730
Debt Service Credit[6]	$1,987	$1,987
Total Revenue Credit per Student[7]	**$2,917**	**$2,717**
Net Impact Cost		
Net Impact Cost per Student[8]	**$28,427**	**$28,627**

(1) Source: Table 4
(2) Source: Table 5
(3) Source: Table 5
(4) Sum of the total facility impact cost per student (Item 1), transportation service cost per student (Item 2), and ancillary facility cost per student (Item 3)
(5) Source: Table 6
(6) Source: Table 7
(7) Sum of the capital improvement revenue credit per student (Item 5) and the debt service credit per student (Item 6)
(8) The net impact cost per student is the total impact cost per student (Item 4) less the total revenue credit per student (Item 7)

Student Generation Rates

The number of students living in a household typically varies depending on the type of residential housing. Therefore, educational facilities impact fees are typically assessed based on the specific student generation rates for different types of residential land uses.

This impact fee study employs a methodology using Geographic Information Systems (GIS) to develop the student generation rate for Lake County, which was also used during the previous impact fee calculations for LCS. Specifically, GIS was used to link student addresses to parcels in the Lake County Property Appraiser's database in order to generate the number of students per unit by school type and land use based on the latest tax roll. This process is described in more detail in the following sections.

Determination of Total Housing Units by Type of Land Use

The Property Appraiser's database is used to identify the number of housing units for student generation rate calculations for the single family, multi-family, and mobile home land uses. At this time, Lake County charges mobile homes on a single lot and in a mobile home park the same fee. The generation rates are calculated separately for these two types of mobile homes to review the variation for the School District's and County's consideration. For all land uses, the total number of countywide units for the 2015 tax year were extracted from the parcel database based on the appropriate use code. In addition, units associated with age restricted housing are provided by the Lake County Development Processing Section of Lake County Growth Management Department.

Determination of Students by School Type and Land Use Code

The determination of the number of students per land use by type of school (e.g., elementary, middle, and high school) for traditional schools was completed using the following process.

First, LCS provided a GIS shapefile containing geocoded student addresses. Then, the student addresses were linked to its respective parcel in the Property Appraiser database using address point data.

The student generation rates used as the demand component for the impact fee only includes those students for which the impact fee is based, or students attending those schools listed

in Appendix A, Table A-1. Therefore, the school code associated with each student record was used to exclude students attending schools or other facilities not included in the impact fee inventory.

As previously mentioned, once the GIS shapefile with the geocoded student addresses was provided, the second step in the analysis was to link each student address to data from the parcel database. This allows for determining which type of land use is assigned to a given parcel (or address) where a student lives. This was accomplished by spatially joining the student address to the respective parcel in the database using GIS.

Approximately 96 percent of the students that reside in Lake County were successfully linked to a parcel. Of those, a portion of the addresses indicated a non-residential or vacant property, land uses that are not included in the impact fee schedule. Student records that were not linked to a parcel or those with a vacant residential land use designation were redistributed among all three residential land uses.

The results of this analysis are presented in **Table 9**, which includes the student generation rates calculated for each of the three land uses, based on the methodology described above.

Table 9
Student Generation Rates

Residential Land Use	Total Housing Units(1)	Number of Students(2)	Students per Unit(3)
Traditional Schools			
Single Family	76,230	25,016	0.328
Multi-Family	18,107	5,128	0.283
Mobile Home/MHP:	31,660	6,534	0.206
Mobile Home	*16,896*	*4,102*	*0.243*
Mobile Home Parks	*14,764*	*2,432*	*0.165*
Total/Weighted Average	**125,997**	**36,678**	**0.291**

(1) Source: Lake County Property Appraiser
(2) Source: Lake County Schools
(3) Number of Students (Item 2) divided by the number of units (Item 1) for each residential type

Calculated School Impact Fee Schedule

To determine the calculated school impact fee for each residential land use under each fee schedule scenario, the net impact cost per student is multiplied by the student generation rate. The resulting net impact fees are presented in **Table 10**. The table also presents a comparison to the current impact fee levels, which were adopted at 75 percent of the maximum calculated rates. This comparison indicates an increase of approximately 22 percent for single family homes, 75 percent for multi-family homes, and 132 percent for mobile homes.

Table 10

Calculated School Impact Fee Schedule

Land Use	Unit	Students per Unit[1]	With Sales Tax				Without Sales Tax			
			Net Impact Cost per Student[2]	Total Impact Fee[3]	Current Adopted Fee[4]	Percent Change[5]	Net Impact Cost per Student[2]	Total Impact Fee[3]	Current Adopted Fee[4]	Percent Change[5]
Traditional Schools										
Single Family	du	0.328	$28,427	**$9,324**	$7,719	21%	$28,627	**$9,390**	$7,719	22%
Multi-Family	du	0.283	$28,427	**$8,045**	$4,636	74%	$28,627	**$8,101**	$4,636	75%
Mobile Home/MHP:	du	0.206	$28,427	**$5,856**	$2,537	131%	$28,627	**$5,897**	$2,537	132%
Mobile Home	*du*	*0.243*	*$28,427*	***$6,908***	*$2,537*	*172%*	*$28,627*	***$6,956***	*$2,537*	*174%*
Mobile Home Parks	*du*	*0.165*	*$28,427*	***$4,690***	*$2,537*	*85%*	*$28,627*	***$4,723***	*$2,537*	*86%*

(1) Source: Table 9
(2) Source: Table 8
(3) Students per unit (Item 1) multiplied by the net impact cost per student (Item 2)
(4) Source: Lake County Economic Growth Department
(5) Percent change from the current adopted fee (Item 4) to the total impact fee (Item 3)

School Impact Fee Schedule Comparison

As part of the work effort in updating Lake County's educational facilities impact fee program, a comparison of the calculated single family school impact fee for Lake County to the single family school impact fees adopted by other counties throughout Florida has been prepared. **Table 11** presents this comparison. For those where information was available, the impact fee adoption percentage and the full rate are also shown.

Approximately one-third of Florida counties implemented a school impact fee.

Table 11
School Impact Fee Schedule Comparison

County[1]	Date of Last Update	Adoption %[2]	Adopted Single Family Fee[3]	Single Family Fee @ 100%[4]
Citrus County*	2015	50%	$1,261	$2,522
Palm Beach County[5]	2015	N/A	$1,866	$15,305
Sarasota County[5]*	2015	N/A	$2,032	$7,835
Highlands County*	2006	50%	$2,901	$5,801
Volusia County	2013	67%	$3,000	$4,483
Flagler County	2004	76%	$3,600	$4,756
Hillsborough County	2004	100%	$4,000	$4,000
Marion County	2006	55%	$4,068	$7,375
Polk County	2015	42%	$4,403	$10,483
Brevard County[5]	2015	N/A	$4,445	$10,193
Lee County	2015	100%	$4,540	$4,540
Pasco County	2005	100%	$4,876	$4,313
Seminole County	2007	99%	$5,000	$5,068
Collier County[5]	2015	N/A	$5,378	$11,164
Martin County	2006	100%	$5,567	$4,555
St. Lucie County	2009	100%	$6,188	$5,447
St. Johns County	2011	100%	$6,242	$5,772
Manatee County*	2006	100%	$6,350	$5,886
Orange County	2011	100%	$6,525	$6,525
Clay County	2009	77%	$7,034	$9,096
Hernando County*	2013	100%	$7,103	$7,103
Lake County Current Adopted	**2011**	**75%**	**$7,719**	**$10,292**
Broward County	2007	75%	$7,351	$9,755
Osceola County	2014	100%	$10,187	$10,187
Lake County Calculated	**2015**	**100%**	**N/A**	**$9,225**

(1) * County fees are currently suspended
(2) Represents percent assessed compared to the full calculated fee. The difference indicates adjustments due to policy decisions or indexing.
(3) Source: County Impact Fee Schedules. Fees presented are for a 3-bedroom or a 2,000-square foot single family home.
(4) Represents maximum calculated rate at the time of technical study, reflecting any indexing applied by each jurisdiction, if applicable.
(5) Rates shown under Single Family Impact Fee at 100% (Item 4) reflect most recent on-going technical study

Appendix A
School District Inventory

Appendix A - School District Inventory

Table A-1
Lake County School District Existing School Inventory

Number	Schools	Year Acquired	Grade	FISH Permanent Net Square Footage	Permanent Student Stations	Permanent Student Capacity
			Elementary Schools			
1	Astatula Elementary	1998	PK-5	106,231	701	701
2	Beverly Shores Elementary	1955	PK-5	107,576	641	641
3	Clermont Elementary	1937	PK-5	79,601	547	547
4	Cypress Ridge Elementary	1914	PK-5	47,909	258	258
5	Eustis Elementary	1927/2010	PK-5	60,828	475	475
6	Eustis Heights Elementary	1954	PK-5	88,995	740	740
7	Fruitland Park Elementary	1962	PK-5	92,602	652	652
8	Grassy Lake Elementary	2005	PK-5	119,605	940	940
9	Groveland Elementary	1960	PK-5	119,136	795	795
10	Leesburg Elementary	1961	PK-5	117,761	741	741
11	Lost Lake Elementary	1998	PK-5	129,097	931	931
12	Mascotte Elementary Conversion Charter	2006	PK-5	120,382	940	940
13	Minneola Elementary Conversion Charter	1964	PK-5	128,818	1,118	1,118
14	Pine Ridge Elementary	2002	PK-5	127,668	878	878
15	Rimes Early Learning Center	1960	PK-2	52,084	322	322
16	Round Lake Elementary Conversion Charter	1997	PK-5	113,662	675	675
17	Sawgrass Bay Elementary	2005	PK-5	129,261	1,136	1,136
18	Seminole Springs Elementary	1988	PK-5	105,290	561	561
19	Sorrento Elementary	2009	PK-5	125,430	936	936
20	Spring Creek Elementary Conversion Charter	1992	PK-8	99,245	649	649
21	Tavares Elementary	1972	PK-5	123,399	781	781
22	Treadway Elementary	1962	PK-5	121,335	666	666
23	Triangle Elementary	1972	PK-5	122,856	796	796
24	Umatilla Elementary	1998	PK-5	114,686	649	649
25	Villages Elementary	1998	PK-5	108,727	723	723
	Subtotal - Elementary Schools			**2,662,184**	***18,251***	***18,251***
Middle Schools						
1	Carver Middle	1952	6-8	191,268	1,255	1,130
2	Cecil E. Gray Middle	1923/1955	6-8	216,144	1,598	1,438
3	Clermont Middle	1950	6-8	131,809	810	729
4	East Ridge Middle	2004	6-8	198,813	1,414	1,273
5	Eustis Middle	1993	6-8	171,826	1,286	1,157
6	Mount Dora Middle	1953	6-8	155,645	1,084	976
7	Oak Park Middle	1961	6-8	84,745	687	618
8	Tavares Middle	1990	6-8	164,535	1,286	1,157
9	Umatilla Middle	1977	6-8	99,504	795	716
10	Windy Hill Middle	1998	6-8	167,653	1,022	920
	Subtotal - Middle Schools			**1,581,942**	***11,237***	***10,114***
High Schools						
1	East Ridge High	2000	9-12	316,479	2,230	2,119
2	Eustis High	1922/1941/1967	9-12	255,321	1,535	1,458
3	Lake Minneola High	2007/2009	9-12	293,102	1,932	1,835
4	Leesburg High	1927/1951	9-12	322,127	2,087	1,983
5	Mount Dora High	1919/1960	9-12	243,738	1,326	1,260
6	South Lake High	1955/1991	9-12	364,150	2,027	1,926
7	Tavares High	1916/1994	9-12	197,298	1,544	1,467
8	Umatilla High	1956	9-12	179,900	918	872
	Subtotal - High Schools			**2,172,115**	***13,599***	***12,920***
	Grand Total - All Schools			**6,416,241**	**43,087**	**41,285**

Source: Lake County Schools

APPENDIX B

Supplemental Building and Land Cost Information

Appendix B - Building and Land Cost Analysis

This Appendix provides additional information on the methods used to estimate building and land values for the Lake County educational facilities impact fee.

Building Construction Costs

To determine the administration, architect/site improvement, construction, and FF&E costs associated with building a new school in Lake County, the following information was evaluated:

- Recently built schools in Lake County;
- Cost estimates included in the 10-Year Plan and Educational Plant Survey;
- Insurance values of the existing schools;
- School cost information for over 100 schools in other Florida counties; and
- Discussions with representatives from Lake County Schools.

The following paragraphs provide further detail on this research and analysis.

Construction Cost

Over the past several years, Lake County Schools built Sorrento Elementary and Lake Minneola High School. The construction cost associated with these schools ranged from $160 per net square foot to $170 per net square foot.

The insurance values of the existing schools average approximately $145 per net square foot for buildings only and $167 per square foot for buildings and contents. It is important to note insurance values do not include the full cost of constructing a school since certain components of a building, such as the foundation, are excluded from these values. As such, insurance values are considered to be a conservative estimate.

The District's 10-Year Plan and Educational Plant Survey include several elementary and middle school projects. The estimated cost associated with these expansions ranges from $150 per net square foot to $160 per net square foot. However, LCS indicated that these are conservative estimates and they expect the actual cost to be higher than these figures.

Finally, Table B-2 provides a summary of data obtained from the Florida Department of Education for schools built in 2011 through 2013. As shown, the construction cost is ranging from $115 per net square foot to $255 per net square foot.

Table B-1 provides a summary of this information. Given this data and information, average construction costs of $155 per net square foot for elementary schools, $160 per net square foot for middle schools, and $165 per net square foot for high schools are used in this study, which are found to be reasonable, if not conservative, estimates for impact fee calculation purposes and reflect the local cost factors of Lake County schools.

Table B-1
Construction Cost Analysis – Lake County

Year Built[1]	Facility Name[2]	Construction Cost[3]	Net Permanent Square Feet[4]	Constrution Cost per NSF[5]
New School Construction:				
2010	Sorrento Elementary	$15,407,494	90,785	$170
2009-2011	Lake Minneola High School	$46,988,193	294,664	$159
10-Year Plan/Educational Plant Survey Estimates for New Elementary & Middle Schools[6]				$150 - $160
Insurance Values of Existing School Buildings:[7]			Bldgs Only	Bldgs & Content
	- Elementary Schools		$138	$159
	- Middle Schools		$145	$166
	- High Schools		$154	$177
	- All Traditional Schools		$145	$167
Construction Cost Range Obtained from Other Florida Jurisdictions[8]				$115 - $255
Estimates Used in the Study:				
	- Elementary Schools			**$155**
	- Middle Schools			**$160**
	- High Schools			**$165**

(1), (2), (3), (4) Source: Lake County Schools
(5) Construction cost divided by net permanent square feet
(6) Source: Lake County Schools
(7) Source: Lake County Schools
(8) Source: Florida Department of Education (see Table B-2)

Table B-2
Construction Cost analysis – Other Florida Jurisdictions

Year Built	County	Facility Name/Type	Construction Cost	Total Cost	Net Sq. Ft.	Construction Cost per Net SF
Elementary Schools						
2011	Charlotte	Meadow Park Elementary	$12,696,116	$18,415,280	89,652	$142
2011	Duval	Waterleaf Elementary	$14,882,021	$24,786,442	82,062	$181
2011	Escambia	Global Learning Academy	$17,019,155	$24,108,501	120,015	$142
2011	Osceola	Highlands Elementary	$14,534,309	$18,145,244	106,918	$136
2011	Pasco	Connerton Elementary "R"	$11,598,590	$19,102,688	84,972	$136
2012	Alachua	Meadowbrook Elementary	$12,388,973	$19,444,444	97,000	$128
2012	Indian River	Vero Beach Elementary	$17,243,103	$21,533,893	110,495	$156
2012	Lee	Tortuga Preserve	$16,021,554	$23,456,732	129,936	$123
2012	Orange	SunRidge Elementary	$10,031,097	$14,162,606	66,645	$151
2012	St. Johns	Palencia Elementary	$12,677,682	$15,290,832	102,314	$124
2012	Volusia	Citrus Grove Elementary	$13,854,183	$19,661,608	98,842	$140
2013	Marion	Legacy Elementary	$14,047,310	$18,245,314	104,324	$135
2013	Orange	Sun Blaze Elementary	$10,269,207	$12,707,954	64,410	$159
2013	Orange	Hackney Prairies Road Area Elementary	$11,261,094	$14,797,447	75,189	$150
2013	Palm Beach	Galaxy Elementary	$19,780,288	$28,938,866	85,571	$231
2013	Palm Beach	Gove Elementary	$23,540,256	$35,753,685	116,174	$203
Total/Weighted Average -- Elementary Schools			***$231,844,938***	***$328,551,536***	***1,534,519***	***$151***
Middle Schools						
2011	Dade	North Dade Middle	$18,921,534	$21,216,883	94,660	$200
2011	Orange	Lake Nona Middle	$16,923,455	$23,466,083	149,897	$113
2011	Polk	Boone Middle	$17,900,963	$20,312,468	69,921	$256
2011	Walton	Emerald Coast Middle	$15,918,884	$25,134,830	126,770	$126
2012	Collier	Bethune Education Center	$5,538,155	$7,813,329	34,851	$159
2012	Dade	North Dade Middle and North Dade Center for Modern Languages	$18,921,534	$21,216,883	94,660	$200
2012	Lee	Hams Marsh Middle	$23,750,925	$30,653,842	164,662	$144
2012	Orange	Sunridge Middle	$23,617,116	$30,375,846	152,436	$155
2013	Monroe	Horace O'Bryant	$30,596,297	$38,366,941	196,598	$156
Total/Weighted Average -- Middle Schools			***$172,088,863***	***$218,557,105***	***1,084,455***	***$159***
High Schools						
2011	Broward	Lanier James Education Center	$8,889,147	$12,412,686	42,608	$209
2011	Calhoun	Blountstown High	$19,407,910	$25,135,928	100,366	$193
2011	Charlotte	Charlotte High	$61,755,842	$92,390,747	258,700	$239
2011	Dade	International Studies SHS	$7,192,325	$21,846,054	35,137	$205
2011	Dade	Medical Academy or Science and Technology	$9,303,705	$18,811,197	78,845	$118
2011	Okeechobee	Okeechobee Achievement Academy	$5,499,975	$6,696,931	43,024	$128
2011	Polk	Auburndale Senior	$19,522,053	$24,482,933	101,466	$192
2011	Polk	Davenport School of the Arts	$29,136,512	$32,548,129	157,446	$185
2011	Polk	Kathleen Senior	$24,323,662	$27,493,666	112,017	$217
2011	Polk	Winter Haven Senior	$26,374,234	$29,588,106	140,940	$187
2012	Dade	International Studies SHS	$7,192,325	$21,846,054	35,137	$205
2012	Dade	Medical Academy or Science and Technology	$9,303,705	$18,811,197	78,845	$118
2012	Orange	Evans High	$55,507,691	$81,091,877	289,061	$192
2012	St. Lucie	Lincoln Park Academy	$10,928,736	$24,423,402	93,703	$117
2013	Lake	Lake Minneola High	$46,974,201	$57,354,621	294,664	$159
2013	Martin	Martin County High	$7,623,316	$9,854,403	63,601	$120
Total/Weighted Average -- High Schools			***$348,935,339***	***$504,787,931***	***1,925,560***	***$181***
Total/Weighted Average -- High Schools (excluding Lake County Schools)			***$301,961,138***	***$447,433,310***	***1,630,896***	***$185***
Total/Weighted Average (All Schools)			***$752,869,140***	***$1,051,896,572***	***4,544,534***	***$166***
Total/Weighted Average (All Schools, excluding Lake County Schools)			***$658,920,738***	***$937,187,330***	***3,955,206***	***$167***

Source: Florida Department of Education

Architectural, Design, Site Preparation, Furniture, Fixture and Equipment Costs

The architectural, design, site preparation (including on-site improvement and traffic control costs), and FF&E costs (including technology) are calculated based on the ratio of these costs to the construction costs observed in Lake County and other jurisdictions. These figures were also discussed with the District representatives and are estimated at 7 percent of construction cost for facility planning, which includes 6 percent for architectural/ design and 1 percent for site preparation costs. In addition, the estimate for FF&E is 12 percent of the construction cost. Tables B-3 and B-4 summarize the data obtained from Lake County and other jurisdictions.

Table B-3
Architectural/Civil Design and FF&E Cost Analysis
Lake County and Other Florida Jurisdictions

Year	District	Type	Facility Name	Construction Cost	Architect & Eng Fees	Ratio of Architect & Eng Fees to Construction Cost	FF&E	Ratio of FF&E to Construction Cost
2009	Okaloosa	Elem	Riverside Elementary School	$11,716,323	$1,448,365	12%	$3,066,309	26%
2009	Bay	Elem	Deer Point Elementary	$16,646,867	$1,046,428	6%	$1,106,071	7%
2009	Broward	Elem	Discovery Elementary (K-6)	$24,813,884	$1,017,051	4%	$2,729,823	11%
2009	Broward	Elem	Heron Heights Elementary	$25,377,383	$1,101,087	4%	$2,821,297	11%
2009	Charlotte	Elem	East Elementary	$14,128,364	$1,189,449	8%	$750,180	5%
2009	Collier	Elem	Eden Park Elementary (K-6)	$19,625,793	$743,765	4%	$2,824,488	14%
2009	Collier	Elem	Mike Davis Elementary	$18,747,061	$830,774	4%	$2,390,841	13%
2009	Duval	Elem	Bartram Springs Elementary	$16,349,939	$942,474	6%	$1,752,167	11%
2009	Hillsborough	Elem	Bailey Elementary	$7,308,787	$554,962	8%	$1,475,000	20%
2009	Hillsborough	Elem	Stowers Elementary	$10,360,379	$596,594	6%	$1,475,000	14%
2009	Lee	Elem	Heights Elementary School	$20,794,081	$464,500	2%	$1,635,759	8%
2009	Lee	Elem	Lehigh Elementary School	$15,702,253	$641,950	4%	$856,087	5%
2009	Manatee	Elem	G.D. Rogers Garden Elementary	$12,223,480	$1,049,384	9%	$788,800	6%
2009	Martin	Elem	Citrus Grove Elementary	$21,130,325	$1,067,331	5%	$1,280,297	6%
2009	Orange	Elem	Keene's Crossing Elementary School	$12,452,304	$515,371	4%	$1,196,557	10%
2009	Osceola	Elem	KOA Elementary School (Elem L)	$12,610,702	$621,750	5%	$1,787,818	14%
2009	Osceola	Elem	Narcoossee Elementary (ES M)	$14,770,196	$611,435	4%	$1,800,412	12%
2009	Palm Beach	Elem	C.O. Taylor/Kirklane Elementary	$35,663,420	$1,864,969	5%	$1,013,080	3%
2009	Palm Beach	Elem	Hope-Centennial Elementary	$25,030,950	$2,092,633	8%	$868,294	3%
2009	Polk	Elem	Spessard Holland Elementary	$15,642,049	$572,492	4%	$1,508,553	10%
2009	Sarasota	Elem	Atwater Elementary School	$12,524,430	$1,802,665	14%	$651,817	5%
2009	Volusia	Elem	Champion Elementary	$14,696,164	$725,513	5%	$950,364	6%
2009	Wakulla	Elem	Riversink Elementary	$15,363,460	$817,426	5%	$967,599	6%
2009	Washington	Elem	Vernon Elementary School	$6,259,105	$492,392	8%	$267,742	4%
2009	Brevard	High	Satellite High School	$4,736,903	$225,000	5%	$358,000	8%
2009	Brevard	High	Heritage High School	$57,088,946	$2,328,706	4%	$5,470,874	10%
2009	Hillsborough	High	Steinbrenner High School	$38,437,165	$1,588,553	4%	$4,945,000	13%
2009	Hillsborough	High	Strawberry Crest High School	$43,204,430	$3,051,138	7%	$4,945,000	11%
2009	Orange	High	East River High School	$58,970,282	$1,860,628	3%	$5,304,005	9%
2009	Orange	High	Lake Nona High School	$60,857,702	$1,721,299	3%	$5,217,696	9%
2009	Sarasota	High	Suncoast Polytechnical High School	$11,730,040	$1,030,406	9%	$2,160,265	18%
2009	Walton	High	Walton Senior High	$35,764,000	$1,992,342	6%	$645,000	2%
2009	Okaloosa	Middle	Shoal River Middle School	$12,779,256	$1,297,594	10%	$3,229,106	25%
2009	Duval	Middle	Westview K-8	$29,119,287	$2,600,719	9%	$3,013,790	10%
2009	Hernando	Middle	Explorer K-8	$41,212,410	$1,748,584	4%	$3,220,587	8%
2009	Hillsborough	Middle	Barrington Middle School	$16,315,050	$961,428	6%	$2,259,000	14%
2009	Indian River	Middle	Storm Grove Middle School	$34,106,673	$2,205,007	6%	$4,191,001	12%
2009	Lake	Middle	East Ridge Middle School	$27,281,965	$1,283,420	5%	$2,491,107	9%
2009	Osceola	Middle	Westside K-8 School	$23,051,370	$1,363,350	6%	$2,686,144	12%
2009	Sarasota	Middle	Woodland Middle School	$31,412,195	$3,004,145	10%	$2,077,048	7%
2009	St. Johns	Middle	Liberty Pines Academy (K-8)	$25,277,687	$971,288	4%	$1,197,445	5%
2010	Broward	Elem	Norcrest Elementary	$22,286,245	$885,319	4%	$1,257,845	6%

Table B-3 (Continued)
Architectural/Civil Design and FF&E Cost Analysis
Lake County and Other Florida Jurisdictions

Year	District	Type	Facility Name	Construction Cost	Architect & Eng Fees	Ratio of Architect & Eng Fees to Construction Cost	FF&E	Ratio of FF&E to Construction Cost
2010	Collier	Elem	Palmetto Elementary	$20,224,743	$889,743	4%	$2,671,470	13%
2010	Lake	Elem	Sorrento Elemenatry	$15,842,160	$668,339	4%	$1,896,206	12%
2010	Orange	Elem	Old Cheney/North Forsyth Elementary	$12,096,899	$783,588	6%	$987,926	8%
2010	Osceola	Elem	East Lake Elementary	$11,747,305	$537,980	5%	$1,885,002	16%
2010	Palm Beach	Elem	Everglades Elementary	$15,940,134	$1,863,296	12%	$1,075,126	7%
2010	Palm Beach	Elem	Northboro Elementary	$24,168,146	$1,990,621	8%	$780,037	3%
2010	Palm Beach	Elem	Plumosa Elementary	$21,038,789	$2,075,316	10%	$715,049	3%
2010	Seminole	Elem	New Midway Elementary	$12,297,322	$810,700	7%	$1,133,007	9%
2010	Clay	High	Oakleaf High	$50,819,745	$2,562,240	5%	$3,064,772	6%
2010	Duval	High	Atlantic Coast High	$50,466,294	$5,220,136	10%	$5,048,820	10%
2010	Hernando	High	Weeki Watchee High	$33,006,787	$1,939,097	6%	$4,719,813	14%
2010	Sarasota	High	Riverview High	$78,561,000	$5,999,998	8%	$4,377,536	6%
2010	Collier	High	Lorenzo Walker Institute of Technology High	$9,843,413	$795,386	8%	$1,312,405	13%
2010	Orange	High	Apopka HS Replacement	$70,267,621	$2,112,349	3%	$4,733,044	7%
2010	Palm Beach	High	Palm Beach Gardens Community High	$75,097,581	$3,829,735	5%	$3,330,581	4%
2010	Palm Beach	High	Suncoast High	$59,972,270	$3,938,916	7%	$2,280,000	4%
2010	Volusia	High	University High	$72,990,143	$3,092,214	4%	$6,096,162	8%
2011	Charlotte	Elem	Meadow Park Elementary	$12,696,116	$944,273	7%	$674,842	5%
2011	Duval	Elem	Waterleaf Elementary	$14,882,021	$1,621,628	11%	$1,899,236	13%
2011	Escambia	Elem	Global Learning Academy	$17,019,155	$1,682,415	10%	$2,861,931	17%
2011	Osceola	Elem	Highlands Elementary	$14,534,309	$666,978	5%	$1,650,318	11%
2011	Pasco	Elem	Connerton Elementary "R"	$11,598,590	$858,671	7%	$1,298,389	11%
2011	Calhoun	High	Blountstown High	$19,407,910	$1,968,893	10%	$994,719	5%
2011	Charlotte	High	Charlotte High	$61,755,842	$6,502,129	11%	$2,676,408	4%
2011	Broward	High	Lanier James Education Center	$8,889,147	$1,075,459	12%	$1,304,137	15%
2011	Dade	High	International Studies SHS	$7,192,325	$684,965	10%	$757,496	11%
2011	Dade	High	Medical Academy or Science and Technology	$9,303,705	$762,932	8%	$919,966	10%
2011	Okeechobee	High	Okeechobee Achievement Academy	$5,499,975	$453,761	8%	$427,114	8%
2011	Polk	High	Auburndale Senior	$19,522,053	$1,462,146	7%	$3,124,050	16%
2011	Polk	High	Davenport School of the Arts	$29,136,512	$1,042,674	4%	$2,330,971	8%
2011	Polk	High	Kathleen Senior	$24,323,662	$875,094	4%	$2,267,250	9%
2011	Polk	High	Winter Haven Senior	$26,374,234	$853,483	3%	$2,360,389	9%
2011	Dade	Middle	North Dade Middle	$18,921,534	$867,900	5%	$1,122,762	6%
2011	Hernando	Middle	Winding Waters K-8	$14,559,177	$880,709	6%	$4,279,500	29%
2011	Orange	Middle	Lake Nona Middle	$16,923,455	$1,277,253	8%	$1,795,567	11%
2011	Polk	Middle	Boone Middle	$17,900,963	$1,080,157	6%	$1,331,348	7%
2011	Walton	Middle	Emerald Coast Middle	$15,918,884	$1,709,689	11%	$700,000	4%
2012	Alachua	Elem	Meadowbrook Elementary	$12,388,973	$1,010,997	8%	$1,974,896	16%
2012	Indian River	Elem	Vero Beach Elementary	$17,243,103	$1,476,006	9%	$1,342,512	8%
2012	Lee	Elem	Tortuga Preserve	$16,021,554	$214,042	1%	$1,487,461	9%
2012	Orange	Elem	SunRidge Elementary	$10,031,097	$580,395	6%	$951,358	9%
2012	St. Johns	Elem	Palencia Elementary	$12,677,682	$956,170	8%	$1,500,000	12%
2012	Volusia	Elem	Citrus Grove Elementary	$13,854,183	$1,098,766	8%	$1,555,729	11%
2012	Collier	Middle	Bethune Education Center	$5,538,155	$561,233	10%	$734,057	13%
2012	Dade	Middle	North Dade Middle	$18,921,534	$867,900	5%	$1,122,762	6%
2012	Lee	Middle	Hams Marsh Middle	$23,750,925	$721,076	3%	$1,814,273	8%
2012	Orange	Middle	SunRidge Middle	$23,617,116	$1,137,698	5%	$1,591,755	7%
2012	Dade	High	International Studies SHS	$7,192,325	$684,965	10%	$757,496	11%
2012	Dade	High	Medical Academy or Science and Technology	$9,303,705	$762,932	8%	$919,966	10%
2012	Orange	High	Evans High	$55,507,691	$3,568,884	6%	$3,743,130	7%
2012	St. Lucie	High	Lincoln Park Academy	$10,928,736	$1,623,543	15%	$3,246,193	30%
2013	Marion	Elem	Legacy Elementary	$14,047,310	$675,267	5%	$1,680,825	12%
2013	Orange	Elem	Sun Blaze Elementary	$10,269,207	$587,445	6%	$1,035,369	10%
2013	Orange	Elem	Hackney Prairies Road Area Elementary	$11,261,094	$890,931	8%	$1,057,127	9%
2013	Palm Beach	Elem	Galaxy Elementary	$19,780,288	$1,804,129	9%	$1,586,590	8%
2013	Palm Beach	Elem	Gove Elementary	$23,540,256	$2,005,390	9%	$2,027,670	9%
2013	Monroe	Middle	Horace O'Bryant	$30,596,297	$3,221,414	11%	$1,320,362	4%
2013	Lake	High	Lake Minneola High	$46,974,201	$3,030,934	6%	$6,483,383	14%
2013	Martin	High	Martin County High	$7,623,316	$1,274,200	17%	$419,893	6%
Total/Weighted Average				**$2,375,377,974**	**$148,064,865**	**6%**	**$209,869,423**	**9%**
Total/Weighted Average (Lake County Schools ONLY)				**$90,098,326**	**$4,982,693**	**6%**	**$10,870,696**	**12%**
Total/Weighted Average (Excluding Lake County Schools)				**$2,285,279,648**	**$143,082,172**	**6%**	**$198,998,727**	**9%**

Source: Florida Department of Education

Table B-4
Site Development Cost Analysis
Lake County and Other Florida Jurisdictions

Year	District	Type	Facility Name	Construction Cost	Site Improv/Devel	Ratio of Site Development to Construction Cost
2009	Okaloosa	Elem	Riverside Elementary School	$11,716,323	$2,148,260	18%
2009	Bay	Elem	Deer Point Elementary	$16,646,867	$1,711,350	10%
2009	Broward	Elem	Discovery Elementary (K-6)	$24,813,884	$3,397	0%
2009	Charlotte	Elem	East Elementary	$14,128,364	$1,389,286	10%
2009	Collier	Elem	Eden Park Elementary (K-6)	$19,625,793	$2,083,000	11%
2009	Collier	Elem	Mike Davis Elementary	$18,747,061	$1,722,320	9%
2009	Duval	Elem	Bartram Springs Elementary	$16,349,939	$1,427,211	9%
2009	Hillsborough	Elem	Bailey Elementary	$7,308,787	$753,646	10%
2009	Hillsborough	Elem	Stowers Elementary	$10,360,379	$941,642	9%
2009	Lee	Elem	Heights Elementary School	$20,794,081	$220,848	1%
2009	Lee	Elem	Lehigh Elementary School	$15,702,253	$679,758	4%
2009	Manatee	Elem	G.D. Rogers Garden Elementary	$12,223,480	$969,092	8%
2009	Martin	Elem	Citrus Grove Elementary	$21,130,325	$722,012	3%
2009	Orange	Elem	Keene's Crossing Elementary School	$12,452,304	$1,487,617	12%
2009	Osceola	Elem	KOA Elementary School (Elem L)	$12,610,702	$1,874,555	15%
2009	Osceola	Elem	Narcoossee Elementary (ES M)	$14,770,196	$631,727	4%
2009	Palm Beach	Elem	C.O. Taylor/Kirklane Elementary	$35,663,420	$3,628,916	10%
2009	Palm Beach	Elem	Hope-Centennial Elementary	$25,030,950	$2,733,790	11%
2009	Sarasota	Elem	Atwater Elementary School	$12,524,430	$4,737,875	38%
2009	Volusia	Elem	Champion Elementary	$14,696,164	$1,615,729	11%
2009	Wakulla	Elem	Riversink Elementary	$15,363,460	$1,300,000	8%
2009	Washington	Elem	Vernon Elementary School	$6,259,105	$450,421	7%
2009	Brevard	High	Satellite High School	$4,736,903	$307,888	6%
2009	Brevard	High	Heritage High School	$57,088,946	$9,834,384	17%
2009	Hillsborough	High	Steinbrenner High School	$38,437,165	$4,391,015	11%
2009	Hillsborough	High	Strawberry Crest High School	$43,204,430	$3,443,506	8%
2009	Orange	High	East River High School	$58,970,282	$10,333,793	18%
2009	Orange	High	Lake Nona High School	$60,857,702	$7,186,702	12%
2009	Sarasota	High	Suncoast Polytechnical High School	$11,730,040	$1,463,101	12%
2009	Walton	High	Walton Senior High	$35,764,000	$50,000	0%
2009	Okaloosa	Middle	Shoal River Middle School	$12,779,256	$2,170,119	17%
2009	Duval	Middle	Westview K-8	$29,119,287	$1,708,817	6%
2009	Hernando	Middle	Explorer K-8	$41,212,410	$1,200,000	3%
2009	Hillsborough	Middle	Barrington Middle School	$16,315,050	$1,368,167	8%
2009	Indian River	Middle	Storm Grove Middle School	$34,106,673	$6,629,160	19%
2009	Lake	Middle	East Ridge Middle School	$27,281,965	$599,565	2%
2009	Osceola	Middle	Westside K-8 School	$23,051,370	$2,162,558	9%
2009	Sarasota	Middle	Woodland Middle School	$31,412,195	$6,909,752	22%
2010	Broward	Elem	Norcrest Elementary	$22,286,245	$37,949	0%
2010	Collier	Elem	Palmetto Elementary	$20,224,743	$2,440,985	12%
2010	Lake	Elem	Sorrento Elemenatry	$15,842,160	$48,712	0%
2010	Orange	Elem	Old Cheney/North Forsyth Elementary	$12,096,899	$1,815,172	15%
2010	Osceola	Elem	East Lake Elementary	$11,747,305	$1,255,467	11%
2010	Palm Beach	Elem	Everglades Elementary	$15,940,134	$2,286,725	14%
2010	Palm Beach	Elem	Northboro Elementary	$24,168,146	$1,482,606	6%
2010	Palm Beach	Elem	Plumosa Elementary	$21,038,789	$1,967,540	9%
2010	Clay	High	Oakleaf High	$50,819,745	$274,000	1%
2010	Duval	High	Atlantic Coast High	$50,466,294	$7,648,460	15%
2010	Sarasota	High	Riverview High	$78,561,000	$14,665,000	19%
2010	Collier	High	Lorenzo Walker Institute of Technology High	$9,843,413	$287,278	3%
2010	Orange	High	Apopka HS Replacement	$70,267,621	$9,439,283	13%
2010	Palm Beach	High	Palm Beach Gardens Community High	$75,097,581	$10,693,532	14%
2010	Palm Beach	High	Suncoast High	$59,972,270	$9,785,603	16%
2010	Volusia	High	University High	$72,990,143	$12,232,947	17%
2011	Charlotte	Elem	Meadow Park Elementary	$12,696,116	$1,802,689	14%
2011	Duval	Elem	Waterleaf Elementary	$14,882,021	$1,361,500	9%
2011	Escambia	Elem	Global Learning Academy	$17,019,155	$200,000	1%

Table B-5 (Continued)
Site Development Cost Analysis
Lake County and Other Florida Jurisdictions

Year	District	Type	Facility Name	Construction Cost	Site Improv/Devel	Ratio of Site Development to Construction Cost
2011	Osceola	Elem	Highlands Elementary	$14,534,309	$1,293,639	9%
2011	Pasco	Elem	Connerton Elementary "R"	$11,598,590	$2,313,586	20%
2011	Calhoun	High	Blountstown High	$19,407,910	$1,362,604	7%
2011	Charlotte	High	Charlotte High	$61,755,842	$7,904,370	13%
2011	Broward	High	Lanier James Education Center	$8,889,147	$918,943	10%
2011	Okeechobee	High	Okeechobee Achievement Academy	$5,499,975	$1,300	0%
2011	Walton	Middle	Emerald Coast Middle	$15,918,884	$1,717,116	11%
2012	Alachua	Elem	Meadowbrook Elementary	$12,388,973	$86,278	1%
2012	Indian River	Elem	Vero Beach Elementary	$17,243,103	$1,196,000	7%
2012	Lee	Elem	Tortuga Preserve	$16,021,554	$1,367,613	9%
2012	Orange	Elem	SunRidge Elementary	$10,031,097	$1,296,632	13%
2012	St. Johns	Elem	Palencia Elementary	$12,677,682	$0	0%
2012	Volusia	Elem	Citrus Grove Elementary	$13,854,183	$415,026	3%
2012	Collier	Middle	Bethune Education Center	$5,538,155	$479,652	9%
2012	Dade	Middle	North Dade Middle	$18,921,534	$0	0%
2012	Lee	Middle	Hams Marsh Middle	$23,750,925	$2,100,258	9%
2012	Orange	Middle	SunRidge Middle	$23,617,116	$1,051,252	4%
2012	Dade	High	International Studies SHS	$7,192,325	$0	0%
2012	Dade	High	Medical Academy or Science and Technology	$9,303,705	$0	0%
2012	Orange	High	Evans High	$55,507,691	$2,151,931	4%
2012	St. Lucie	High	Lincoln Park Academy	$10,928,736	$7,901,452	72%
2013	Marion	Elem	Legacy Elementary	$14,047,310	$477,607	3%
2013	Orange	Elem	Sun Blaze Elementary	$10,269,207	$658,487	6%
2013	Orange	Elem	Hackney Prairies Road Area Elementary	$11,261,094	$657,635	6%
2013	Palm Beach	Elem	Galaxy Elementary	$19,780,288	$1,929,530	10%
2013	Palm Beach	Elem	Gove Elementary	$23,540,256	$1,284,903	5%
2013	Monroe	Middle	Horace O'Bryant	$30,596,297	$2,740,572	9%
2013	Lake	High	Lake Minneola High	$46,974,201	$13,992	0%
2013	Martin	High	Martin County High	$7,623,316	$536,994	7%
Total/Weighted Average				**$2,079,619,126**	**$214,573,798**	**10%**
Total/Weighted Average (Lake County Schools ONLY)				**90,098,326**	**662,269**	**1%**
Total/Weighted Average (Excluding Lake County Schools)				**$1,989,520,800**	**$213,911,529**	**11%**

Source: Florida Department of Education

Land Value Analysis

To estimate the current land value the following analysis is conducted:

- Recent land purchases as well as estimates for future purchases;
- A review of current market value of land from the Property Appraiser database where the existing schools are located;
- An analysis of vacant land sales in Lake County over the past three years for parcels of similar size;
- An analysis of market value of all vacant land from the Property Appraiser database for parcels of necessary size and similar location; and
- Discussions with LCS staff.

The value of parcels where the existing schools are located, as estimated by the Property Appraiser, indicates an average land value of $16,000 per acre. Property Appraiser estimates tend to be on the conservative side for publicly owned land. Historical land purchases from 2010 through 2014 resulted in an average value of $123,000 per acre and estimates for future parcels averaged $100,000 per acre. Recent vacant land sales of similar size in Lake County averaged $135,000. The District recently obtained two appraisals for a school site in South County, which ranged from $65,000 per acre to $80,000 per acre. In addition, discussions with LCS representatives suggested that the District is likely to build future schools in areas where the development activity occurs, which tends to result in higher land values compared to the countywide average land value. In rare instances, when a new school is built in a more suburban part, the cost associated with the necessary infrastructure increases the overall cost. Given this information, a unit cost of $75,000 per acre is found to be a reasonable and even a conservative estimate for impact fee calculation purposes.

Staff Summary

This ordinance amends Chapter 22, Lake County Code, Section 22-22 regarding Educational Impact Fees. The purpose of this ordinance is to increase the Educational Impact Fee based upon an Impact Fee Study prepared by Tindale Oliver dated July 16, 2015. If adopted, the new fees would go into effect on January 11, 2016.

ORDINANCE NO. 2015-40

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 22-21, LAKE COUNTY CODE, ENTITLED LEGISLATIVE FINDINGS; AMENDING SECTION 22-22, LAKE COUNTY CODE, TO INCREASE THE EDUCATIONAL IMPACT FEES TO $9,324.00 FOR SINGLE FAMILY UNITS, $8,045.00 FOR MULTI-FAMILY UNITS AND $5,856.00 FOR MOBILE HOMES IN PARKS TO BE EFFECTIVE JANUARY 11, 2016; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 22 of the Lake County Code imposes impact fees for Transportation, Educational Facilities, Parks, Libraries and Fire; and

WHEREAS, the Lake County School Board recently had Tindale-Oliver prepare an Educational Facilities Update Study to ensure that the Educational Impact Fees are based upon the most recent localized data; and

WHEREAS, the Lake County School Board voted unanimously to approve the July 2015 Tindale Oliver impact fee study, and has recommended to the Board of County Commissioners to impose 100% of the recommended rate shown in the study; and

WHEREAS, the Capital Facilities Advisory Committee reviewed the Tindale Oliver impact fee study, and has recommended that the Board of County Commissioners amend the current impact fee rates to an amount equal to 83% of the recommended rates in the study; and

WHEREAS, the Board now finds it is in the best interests of the citizens of Lake County to adopt the new impact fee study and to increase the Educational Impact Fee rates.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida as follows:

Section 1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. **Amendment.** Section 22-21, Lake County Code, entitled "Legislative Findings", is hereby amended to read as follows:

Sec. 22-21. Legislative findings.

The Board of County Commissioners of Lake County, Florida, hereby finds, determines and declares that:

(1) The school board has adopted a resolution which requests the Board of County Commissioners of Lake County to adopt a revised and updated educational system impact fee which requires future residential construction to contribute its fair share of the cost of capital improvements and additions to the educational system which are necessary to accommodate such growth.

(2) The school board has determined that ad valorem tax revenue and other revenues will not be sufficient to provide the capital improvements and additions to the educational system which are necessary to accommodate such growth.

(3) F.S. Ch. 163, Pt. II requires the county to adopt a comprehensive plan containing a capital improvements element which considers the need and location of public facilities within its areas of jurisdiction and the projected revenue source which will be utilized to fund these facilities.

(4) Pursuant to F.S. § 1013.33, the school board and the county are required to coordinate the planning of educational facilities with the planning of residential construction and the providing of other necessary services. ~~Moreover, F.S. § 1013.33(10), requires educational facilities to be consistent with the comprehensive plan.~~

(5) The implementation of a revised and updated educational system impact fee to require future growth to contribute its fair share of the cost of growth necessitated capital improvements to the educational system promotes the general welfare of the citizens of Lake County. The provision of educational facilities which are adequate for the needs of growth is in the general welfare of all county residents and constitutes a public purpose.

(6) The implementation of a revised and updated educational system impact fee to require future growth to contribute its fair share of the cost of required capital improvements and additions is an integral and vital element of the regulatory plan of growth management in the county.

(7) The projected capital improvements to the educational system and the allocation of projected costs between those necessary to serve existing development and those required to accommodate the educational needs of future residential construction as presented in the study entitled "~~Impact Fees for Educational Facilities in Lake County, Florida, June 7, 2011,~~Lake County Schools Educational Facilities Update Study," prepared by Tindale Oliver and dated July 16, 2015, is hereby approved and adopted by the county and such study is found to be consistent with the comprehensive plan of the county.

(8) Interlocal agreements have been entered into between the county, the school board and the municipalities within Lake County to assist in the imposition and implementation of the educational system impact fee within all areas of the county. The interlocal

agreements shall provide for the consistent collection and administration of the educational system impact fee throughout the county.

(9) The required improvements and additions to the educational system needed to eliminate any existing deficiencies shall be financed by revenue sources of the school board other than educational system impact fees.

Section 3. **Amendment.** Section 22-22, Lake County Code, entitled 'Imposition,' is hereby amended to read as follows:

Sec. 22-22. Imposition.

~~(a) The imposition of educational impact fees on new development shall be suspended for a period beginning retroactively on January 1, 2011 and extending through January 12, 2014. The suspension shall not apply to pre-payments, deferral agreements unless the agreement specifically allows, or the use of impact fee credits. Refunds of the educational impact fee shall be issued to the current owner of record for fees paid on a permit issued on or after January 1, 2011.~~

~~(b)~~ All residential construction occurring within the county, both within the unincorporated area and within the municipalities, shall pay the following educational system impact fees:

Single-family detached house, per dwelling unit ..... ~~$7,719.00~~9,324.00
Multi-family dwelling unit, per dwelling unit ..... ~~$4,636.00~~8,045.00
Mobile home, per dwelling unit ..... ~~$2,537.00~~5,856.00

Section 3. **Severability.** If any section, sentence, clause, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

Section 4. **Inclusion in the Code.** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. **Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

Section 6. **Effective.** This Ordinance shall become effective as of January 11, 2016.

Enacted this 29 day of September, 2015.

Filed with the Secretary of State October 6, 2015.

ATTEST:

Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

Jimmy Conner, Chairman

This 1st day of October, 2015.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 6, 2015

Honorable Neil Kelly
Clerk of the Circuit Court
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Ms. Victoria Bartley

Dear Mr. Kelly:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2015-40, which was filed in this office on October 6, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270 • Facsimile: (850) 488-9879
www.dos.state.fl.us

L-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: January 4, 2016

SUBJECT: Consideration of One Appointment to the Economic Development Advisory Committee

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appoint One Member to the Economic Development Advisory Committee

SUMMARY: There is still one vacant position on the Economic Development Advisory Committee after the vote for members at the November 2nd Commission meeting resulted in a tie for the fourth position.

There are now three applications on file for consideration for this vacant position: Gil Pierson, Frank Kirschenheiter, and Amanda Walters.

FISCAL IMPACT: N/A

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other [X] Support Documents – Applications

DEPARTMENT HEAD	**Submitted**	**Date**
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 1-4-16	**Date** 12-16-15

COMMISSION ACTION:

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

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

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 11-5-15

Name: GIL PIERSON

Mailing Address: 17422 SETH CT

Location of residence: SUMMERFIELD, FL

Business Location (if applicable): LADY LAKE, FL
(Economic Development Advisory Committee only)

Home Phone: 954-428-5553 ~~Work Phone~~ Cell: 954-415-1800

Cell Phone: _____ E-Mail Address: GILPIERSON@AOL.COM

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [ ] Police Pension Board

Occupation: REAL ESTATE INSTRUCTOR, LADY LAKE OFFICE

Training or experience related to activities of boards or committees to which appointment is sought: CHAMBERS OF COMMERCE
AMERICAN LEGION, KNIGHTS OF COLUMBUS

Member of the following professional or business organizations: REALTOR

Have you served on a Town board or committee in the past? YES
If yes, name of committees/boards and dates: PLANNING & ZONING

Nationality: (optional) U S (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees & Commissioners) – name, address and phone number:

1. GENE BOONE REALTOR 352-732-3344
2. JODI ZELLER REALTOR ~~352-750-3~~ 860-601-1073
3. LOUISE JANSEN REALTOR 860-899-4430

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR.

Updated: 08/2015

Nancy Slaton

From: Christopher Ayres [chr.ayres@gmail.com]
Sent: Wednesday, February 19, 2014 10:12 PM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

Here's another one that came in.

Chris Ayres
www.CAWDinc.com
www.GiantStrideDives.com
www.MillionAyres.com

---------- Forwarded message ----------
From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Thu, Feb 13, 2014 at 5:45 PM
Subject: New Board/Committee Application
To: chr.ayres@gmail.com
Cc: frank@acomputergeek.com

Name: Francis (Frank) Kirschenheiter
Application Date: 2/13/2014
Address: 1449 W Schwartz Blvd
Location of residence: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Business Location: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Home Phone: 352-205-2332
Work Phone: 352-205-2332
Cell Phone: 352-205-2332
Email: frank@acomputergeek.com
Boards to serve on: Police Pension Board / LIBRARY BOARD / LIAISON TO LAKE COUNTY / ECONOMIC DEV. ADVISORY COMM.
Occupation: Computer and Networking technician and manager
Training or experience related to board sought: Used libraries somewhat extensively all of my life.
Installed some of the first CD-ROM reference networking in libraries in Illinois.
Besides 15 years in corporate IT systems development and programming, I had my own PC sales and service networking company in Illinois, Chicago suburbs since 1985 and purchased a computer repair company in Ocala and moved it to Lady Lake in 2013.
I have experience with and installed various PC accounting systems since 1985.
Member of professional/business organizations: none to speak of (mostly of a technical IT nature)
Served in past?: No
If yes, which one?:
Nationality:
Convicted of felony?: No
Reference 1: Dan Bard, 352-259-9433
Reference 2: Henryka Presinzano, 1448 W Schwartz Blvd, 352-871-1409
Reference 3: Dan Bard, 352-259-9433
Additional comments: I would like to get more involved in the town that we have recently relocated to and

expect to spend the next 30 years in. I would rather not let things go to chance but would like to influence for a positive good.
From: LadyLake.org
Cc: frank@acomputergeek.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 10/7/15

Name: AMANDA WALTERS

Mailing Address: 2020 APPALACHEE CIR. TAVARES, FL 32778

Location of residence: _____

Business Location (if applicable): 530 US HWY 441, LADY LAKE, FL
(Economic Development Advisory Committee only)

Home Phone: 352-551-5998 Work Phone: 407-426-10000 EXT 11201

Cell Phone: _____ E-Mail Address: AWALTERS@INSIGHTCREDITUNION.COM

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [ ] Police Pension Board

Occupation: ASST BRANCH MGR - INSIGHT CREDIT UNION

Training or experience related to activities of boards or committees to which appointment is sought: _____

Member of the following professional or business organizations: _____
INSIGHT & LADY LAKE CHAMBER

Have you served on a Town board or committee in the past? NO
If yes, name of committees/boards and dates: _____

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. LAURA PANICARO - PO BOX 4900, ORLANDO, FL - 407-426-6000 EXT 11802
2. MELODY HAYES - PO BOX 4900, ORLANDO, FL - 407-659-2706
3. HEATHER CURRY - 530 US HWY 441/27, LADY LAKE, FL 407-426-6000 EXT 11200

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Amanda Watts

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

- VOTING FORM -

VOID - PLEASE USE HANDOUT AT DAIS FOR VOTE

Date: January 4, 2016

Please mark your selection (1) and sign your name at the bottom.

Appointment:	**Yes**	**No**
Gil Pierson	☐	☐
Frank Kirschenheiter	☐	☐
Amanda Walters	☐	☐

Thank you.

Selection made by: _____
(Name of Commissioner)

L-8

There Is No

Packet Item

For Item L-8.