REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, October 3, 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. INVOCATION[1]: Pastor Jeff Hosmer – North Lake Presbyterian Church

D. PLEDGE OF ALLEGIANCE

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PRESENTATION:

1. Check Presentation by the Orange Blossom Gardens Lions Club to the Lady Lake Police Department for National Night Out (Doris Turlo/Chris McKinstry) (Pg. 4)

H. PROCLAMATION:

2. Proclaiming the Week of October 16-22, 2016 as Florida City Government Week 2016 (Mayor Kussard) (Pg. 5)

I. CONSENT[3]:

3. Minutes – September 21, 2016 – Special Commission Meeting (Pg. 6)

4. Consideration to Amend Human Resource Manual Section 1.04 by Replacing Overall Employment Policy with Equal Employment Opportunity (Tia O'Neal) (Pg. 20)

5. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society (Mike Burske) (Pg. 22)

J. OLD BUSINESS:

K. NEW BUSINESS:

6. Consideration of the Third/Final Extension to the Sewer & Water Utility Agreement for Village Veranda at Lady Lake, LLC, to Provide for an Additional Six (6) Months to Obtain a Building Permit and Reserve the Utility Capacity Already Purchased for the Development (Thad Carroll) (Pg. 27)

L. TOWN ATTORNEY'S REPORT:

7. Ordinance No. 2016-14 – Second/Final Reading – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll) (Pg. 51) Supplemental Studies at end of Packet.

8. Ordinance No. 2016-15 – Second/Final Reading – Rezoning – Lady Lake Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT); Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll) (Pg. 141)

9. Ordinance No. 2016-16 – Second/Final Reading – Special Exception Use (SEU) – Lady Lake Inc. – Requesting to Incorporate the Recreational Vehicle (RV) Park Land Use Within the Commercial Tourist (CT) Zoning Classification; Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll) (Pg. 166)

10. Ordinance No. 2016-25 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll) (Pg. 189)

11. Ordinance No. 2016-26 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll) (Pg. 227)

12. Ordinance No. 2016-27 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – From Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Approximately 0.64+/- Acres of Property Referenced by

Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll) (Pg. 265)

13. Ordinance No. 2016-29 – Second/Final Reading – Special Exception Use – Basics: Range & Gun, LLC – Requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification – Located on Property Being 11.12 +/- Acres at 315 S. Highway 27/441 (Thad Carroll) (Pg. 294)

M. TOWN MANAGER'S REPORT:

N. MAYOR/COMMISSIONER'S REPORT:

O. PUBLIC COMMENTS[4]

P. 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 – 10-03-2016

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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 Item

For Item G-1.

H-2

PROCLAMATION

WHEREAS, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Florida City Government Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Florida that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Florida League of Cities and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Florida City Government Week offers an important opportunity to convey to all the citizens of Florida that they can shape and influence government through their civic involvement.

NOW, THEREFORE, I, Ruth Kussard, by virtue of the authority vested in me as Mayor of the Town of Lady Lake, Florida, do hereby proclaim the week of **October 16-22, 2016** as

"Florida City Government Week"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 3rd day of October, 2016.

Town of Lady Lake

ATTEST:

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

I-3

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

September 21, 2016

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

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURE: *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. INVOCATION: Pastor Mike Smith – North Lake Presbyterian Church

D. PLEDGE OF ALLEGIANCE

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Pam Winegardner, Finance Director; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Marsha Brinson, Director of Library Services; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Kussard asked if there were any comments at this time. There were no comments at this time.

G. PUBLIC HEARING:

1. <u>Resolution No. 2016-110 – First/Final Reading – Adoption of Final Millage Rate for FY 2016-2017 (Pam Winegardner)</u>

Finance Director Pam Winegardner gave the background summary for this agenda item (on file in the Clerk's Office). She stated that staff recommends adoption of this resolution, and per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will disclose and discuss the proposed millage rate, and if changed, re-compute the proposed millage rate and publicly announce the percent,

if any, by which the re-computed millage rate is less than the rolled-back rate, and approve the resolution prior to adoption of the proposed budget.

Ms. Winegardner stated the proposed rate of 3.3962 mills or any rate less than this rate only requires an affirmative vote of three members of the Town Commission. She also stated this hearing was advertised via newspaper advertisement.

Ms. Winegardner then read the heading of Resolution No. 2016-110 regarding the adoption of the final millage rate for FY 2016-2017.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the first/final reading of Resolution No. 2016-110, which sets the FY 2016-17 final property tax millage rate of 3.3962 mills per $1,000 taxable valuation which is equal to the current year's rolled back rate, by the following roll call vote:

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

2. <u>Ordinance No. 2016-28 – Second/Final Reading – Adoption of Operating Budget for FY 2016-2017 (Pam Winegardner)</u>

Finance Director Pam Winegardner gave the background summary for this agenda item (on file in the Clerk's Office). She stated that staff recommends adoption of the ordinance, and that per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the proposed FY2017 operating budgets. At this hearing, the Town Commission will amend and adopt the budget ordinance after adoption of the final millage rate. She stated this hearing was advertised via newspaper advertisement.

Ms. Winegardner read the ordinance title which stated the budget is setting forth anticipated revenue of $15,736,745.00 and expenditures in an equivalent amount. The following amounts are appropriated for various funds: General Fund - $10,740,320.00; Special Revenue (infrastructure sales surtax) - $1,200,500.00; and Utilities Fund - $3,795,925.00; for a total of $15,736,745.00.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2016-28, by the following roll call vote:

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

H. PROCLAMATION:

3. Proclaiming September 24, 2016 as National Public Lands Day (Mayor Kussard)

Mayor Kussard read the proclamation proclaiming September 24, 2016 as National Public Lands Day and encouraged all citizens to recognize and participate in this special observance.

I. CONSENT:

4. Minutes – September 7, 2016 – Special Commission Meeting

5. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the American Legion Post 347 for the Boy Scout Hut (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the American Legion Post 347 desires to renew their lease agreement for the Boy Scout Hut as sponsorship for Troop 244. The dates are the only changes to this document. Our Town Attorney has approved the insurance and lease.

6. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Chamber of Commerce for the Log Cabin (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Area Chamber of Commerce once again desires to renew its lease agreement with the Town for the Log Cabin at Veterans Park. The only changes to this document are the dates. The Town Attorney has reviewed the document and insurance prior to it being submitted for your approval.

7. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Kiwanis Club for the Caboose at the Log Cabin (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Kiwanis Club once again desires to renew its lease agreement with the Town for the Caboose at the Log Cabin/Veterans Park. The dates on the contract are the only changes to the proposed document.

8. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Dog Park Association, Inc. for the Rolling Acres Utility Site (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Dog Park Association desires to once again renew its lease with the Town of Lady Lake. The dates are the only changes to this document. The Town Attorney has reviewed and approved the lease and insurance.

9. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Little League for the Guava Street Athletic Complex Fields (3) and Concession Stand (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Little League desires to renew their lease agreement with the Town. The only changes to this document are

the dates. The Town Attorney has reviewed the document and insurance prior to it being submitted for your approval.

10. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Soccer Association for the Rolling Acres Sports Complex Concession Stand (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Soccer Association is seeking to renew its lease for the soccer fields and the concession stand for the coming year. The only changes to this document are the dates. The Town Attorney has reviewed the document.

11. Consideration of Approval for the Fall Activities for 2016 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the programs listed are the same as last year. The dates may have changed and the times will be similar, but staff is asking for flexibility with the times as the events have not been formally programmed and the times may need to be changed due to various reasons. (Dates were included on an attachment.)

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

12. Consideration of Approval for the Lady Lake Police Department to Partner with The Home Depot and Co-Host National Night Out 2016 for the Town of Lady Lake on October 4, 2016 from 4:00 P.M. until 7:00 P.M. (Chris McKinstry)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Police Department (LLPD) is requesting to co-host National Night Out with The Home Depot on Tuesday, October 4, 2016 from 4:00 p.m. until 7:00 p.m. to heighten crime prevention and enhance safety awareness. This is the 32nd Anniversary of National Night Out, and the fourth year that the LLPD would like to organize this community event with local public safety agencies, businesses and civic groups. This year's event is to be held in the south front parking lot of The Home Depot. Community partners expressing a strong interest in participating at this time include: The Villages Public Safety, the Lake County Fire Department, the Sumter County Sheriff's Office, McDonald's, Cal's Barbershop, the Lion's Club, American Legion Post #347, and the local Seniors vs. Crime office. This event will be staffed by on-duty personnel utilizing flex/comp time.

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

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Consent Items #I-4 through #I-12 by a vote of 5 to 0.

J. OLD BUSINESS:

13. Consideration of Proposals from Aztek Systems for Installation/Upgrade of Security Camera Systems for all Town Facilities (C.T. Eagle/Chris McKinstry)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's Office). He stated that as requested by the Town Commission at the previous meeting, staff has received three quotes for the installation/upgrade of the security camera systems project. Staff developed a quote sheet with specified Tier 1 non-proprietary equipment for the project and supplied it to prospective vendors. This would allow "apples to apples" pricing and would be fair to all vendors submitting quotes. Two of the quotes received were for identical equipment; one of the quotes received proposed using an alternate proprietary Tier 2 type of equipment. Staff recommends installing the Tier 1 non-proprietary equipment specified in the quote request. Aztek Systems submitted the lowest quote for the specified equipment and has a good current working relationship with the Town. Staff recommends approval of their proposal. Funding is proposed utilizing surplus budget funds and Utilities Retained Earnings.

Commissioner Hannan asked where Aztek Systems is headquartered.

Mr. Eagle replied that their office is in Leesburg.

Commissioner Richards thanked staff for getting the other proposals as requested by the Commission.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the proposals from Aztek Systems for installation/upgrade of security camera systems for all Town facilities by a vote of 5 to 0.

K NEW BUSINESS:

14. Consideration of Interlocal Agreement with Lake County to Transfer Jurisdiction of a Portion of Teague Trail and Oak St. (C.T. Eagle)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the two roads referenced in this agreement were a part of a road realignment project previously performed in coordination with the Town by Lake County. Staff discovered formal transfer of jurisdiction was not performed as intended at that time. The agreement clarifies maintenance and jurisdiction responsibilities to the Town of Lady Lake. This agreement has been reviewed and approved by the Town Attorney.

Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved the Interlocal Agreement with Lake County to Transfer Jurisdiction of a Portion of Teague Trail and Oak St. by a vote of 5 to 0.

15. Consideration to Invest $8,590.00 for CEI Services by Neel-Schaffer Engineering for the Driving Range Parking Lot Project (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the Town has already invested in the design for the Driving Range parking lot project. As it is time to begin construction, staff is asking to invest $8,590.00 for Neel-Schaffer Engineering Inc. to conduct Construction, Engineering and Inspection (CEI) services for the project. Mr. Burske reported that staff is looking into the option of piggy-backing off of a

construction project conducted by the City of Ocala, and if unable to, the project will be put out to bid. He stated staff does need to start the permitting process with SJRWMD, regardless.

Commissioner Richards asked what fund this expense will come from.

Town Manager Kris Kollgaard replied that it will most likely come out of the contingency fund as there is currently $38,000 left in the fund.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved the consideration to invest $8,590.00 for CEI Services by Neel-Schaffer Engineering for the Driving Range Parking Lot Project by a vote of 5 to 0.

16. Consideration of a Request by the Lady Lake Little League for Them to Partner with Kevin Yoakum to Provide Concessions while the Concession Stand is Being Constructed (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the Lady Lake Little League has asked that Kevin Yoakum be approved to use his food trailer to sell concessions while the concession stand is being torn down and reconstructed. He asked that the Commission keep in mind that Kevin Yoakum is a Town employee, but will be doing this on his off hours and will not be wearing a Town uniform while providing concessions. Mr. Burske stated it is his understanding that there will be a 10% split given to the Little League. Mr. Yoakam has provided all necessary insurance which has been approved by our Risk Manager.

Ms. Kollgaard stated that since Mr. Yoakam is a Town employee, he will also be asked to sign a hold harmless agreement so the Town will not have any liability issues.

Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission approved the request by the Lady Lake Little League for them to partner with Kevin Yoakum to provide concessions while the Concession Stand is being constructed, by a vote of 5 to 0.

17. Consideration of Approval of the Contract with M.T. Causley, Inc. for Building Official, Plan Review, Inspections, and Related Support Services (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 on September 7, 2016, the Lady Lake Town Commission approved awarding a service contract to M.T. Causley, LLC, for Building Official Services, Plan Review, Inspections and Related Support Services, based upon the results and recommendations in response to RFP No. 2016-0005. At this time, that contract has been prepared for your review and approval, should you feel that it is in a form which satisfies the Town Commission.

Mr. Carroll reported that the proposed contract was negotiated and the Town will be billed at an hourly rate in accordance to the attached fee schedule, Exhibit "B", as submitted by M.T. Causley, LLC, in response to RFP No. 2016-0005. However, it has been agreed upon that the annual cap for services under this contract will not exceed $160,000 dollars. He stated that in the budget that has been prepared for Fiscal Year 2016/2017, the line item for building inspection services has been established in the amount of $160,000; therefore, the manner in which the proposed contract has been prepared, the Town is assured that costs for these services will be at or below budget.

The Town Attorney, Finance Director, and Human Resources Director have reviewed the contract as proposed and has approved to form for the Town Commission's consideration.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Contract with M.T. Causley, Inc. for Building Official, Plan Review, Inspections, and Related Support Services by a vote of 5 to 0.

Town Attorney Derek Schroth noted that the Commission was provided with a copy of the language from the recent statute that requires all contracts between the Town and the contractor to retain certain public records, and it has been incorporated into the agreement.

Mr. Carroll thanked Mr. Schroth for mentioning this, and stated that the language has been added since the packets were distributed.

L. TOWN ATTORNEY'S REPORT:

18. Ordinance No. 2016-29 – First Reading – Special Exception Use – Basics: Range & Gun, LLC – Requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification – Located on Property Being 11.12 +/- Acres at 315 S. Highway 27/441 (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 Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an indoor gun range on property located at 315 South Highway 27/441, being 11.12 +/- acres, in the Town of Lady Lake, Florida. Mr. Carroll stated the property owner is Beatrice E. Brush, Trustee, and the property is currently vacant.

Mr. Carroll reported that this proposal includes a 24,150 sq. ft. building for Phase I, featuring a 10,350 sq. ft. area to include a 20-lane tactical and bull's eye indoor gun range area, 3,600 sq. ft. for gun shop and educational area, and an additional 10,200 sq. ft. of retail sales and services. Mr. Dickinson has operated an indoor gun range in Orange Park, Florida for approximately two and a half years and would like to develop a multi-phase, multi-tenant development.

A zoning map of the parcel and adjacent properties, a detailed drawing of the proposed development, a conceptual plan drawing, and an aerial view of the area with the buildings depicted on it were shown. Mr. Carroll noted that proposed development lies in front of the Oak Grove Subdivision, however, the building proposed to house the gun range is approximately 440 feet from the closest real property line of the subdivision, and the separation distance from the Orange Barn (closest building to proposed development) is 650 feet.

The proposed project will be built following elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. A drawing depicting the proposed building was shown. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration as part of the site plan application process.

DRAFT

Photos of the property in its current condition were shown, which included a photo of the posting of the property. Mr. Carroll noted that businesses in close proximity include Car Guys Collision Repair Center across the street, as well as a plumbing operation, the Orange Barn to the north, and Lady Lake Realty and Sunoco to the south. A photo from Ivanhoe Circle in the Oak Grove Subdivision demonstrated the distance between the subdivision and the property, with a wetland area in between.

Mr. Carroll reviewed Section 2 of the ordinance as follows:

The Special Exception Use for the property is governed by the following:

A. Proposed gun range shall be located indoors; archery (if incorporated at a later date) shall be conducted indoors as well; outdoor archery is strictly prohibited.

B. Hours of operation shall be no earlier than 7:30 a.m. and no later than 9:30 p.m. Normal operating hours for the public shall be from 9 a.m. to 7 p.m.

C. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2 of the Town of Lady Lake Land Development Regulations.

D. The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

E. All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility, as well as to prevent car headlights from shining into adjacent residential areas form the parking lot and internal drive aisles.

F. All proposed signage must be in compliance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances, and approved by the Town of Lady Lake.

G. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances.

H. Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned "HC" Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). g).15). to allow for the establishment of the indoor gun range. The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

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

DRAFT

Future Land Use

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake – Commercial General – Retail Sales and Services (RET)
East	Lady Lake Manufactured Homes High Density (MH-HD)
North	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
South	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)

Zoning

Subject Property	Lady Lake– Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	ROW/ Lady Lake– Heavy Commercial (HC)
East	Lady Lake– Manufactured Homes High Density (MH-9)
North	ROW/Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)

Should the Special Exception Use application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, traffic study, noise study, environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll stated the application was received on August 29, 2016. Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Tuesday, September 6, 2016, and the property was also posted this same date. He stated two emails in opposition to the project have been received along with one office inquiry. He stated the project will have to be reviewed by the Department of Environmental Protection and the St. Johns Water Management District to be sure that adherence to all regulatory guidelines is being followed.

Mr. Carroll noted that the consensus of the Commission was that they were in favor of the conceptual presentation for Basics: Range and Gun, LLC as presented at the June 20, 2016 Conceptual Workshop meeting, by a 4-1 vote. He stated some concerns were voiced at that time.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-29 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board does not review Special Exception Use applications. The Town Commission is scheduled to consider Ordinance No. 2016-29 for second/final reading on Monday, October 3, 2016, at 6:00 p.m.

Mr. Carroll stated Mr. Dickinson is present if there are any questions.

Mayor Kussard asked if anyone had any questions or comments.

DRAFT

Commissioner Richards confirmed that when the plans are seen in the future, the St. Johns River Water Management District will cover compliance if any portion of the 100-year flood zone will be affected by the project.

Mr. Carroll confirmed that the project will have to comply with all regulatory agencies, which includes St. Johns River Water Management District.

Commissioner Holden commented that there has been flooding in this area before, and this property comes within two feet of the canal. He stated that the canal and retention pond need to remain accessible for cleaning, so if a fence is proposed, it should not be allowed.

Mr. Carroll stated a fence is not shown on the proposed plan at this time, and this will be reviewed as part of the site plan process in the future so as not to affect drainage, etc.

- Darryl Smothers of 306 Ivanhoe Circle asked if the homeowners in Oak Grove Subdivision can meet with the Town or developer regarding this project to have their questions answered since their property backs up to this property.

Franklin Dickinson, developer, stated that the wetlands have been delineated and have been approved by the St. Johns River Water Management District. He stated that the range they currently operate also backs up to a subdivision and there have been no complaints; it is quiet. Mr. Dickinson commented also that they would like to hold a free open shoot once a week at 7:30 a.m. to allow active law enforcement to have the range to themselves. He stated they would also occasionally remain open a little later for classes that might also involve active law enforcement.

Ms. Kollgaard confirmed with Mr. Dickinson that he would be open to meeting with the residents and Commissioner Holden prior to site plan approval.

- David Hodgkins of 314 Ivanhoe Circle voiced his concerns regarding the affect this project may have on the retention pond and canal for overflow from the subdivision, and the wetlands. He also voiced concern if any fences are proposed.

Ms. Kollgaard commented that no fences are proposed at this time, but it will be addressed by the Commission at site plan approval.

- Kenneth Smith of 303 Sherwood asked if there would be any access from the shooting range to Oak Grove Subdivision.

Mr. Carroll replied that there will be no access to Oak Grove Subdivision from this property.

There was a brief discussion regarding tabling this ordinance, and then it was agreed to move forward with the Special Exception Use as most questions had to do with the future site plan process.

Commissioner Holden asked if there is a timeframe for working with the St. Johns River Water Management District on the output for the recharge area.

Mr. Carroll replied that he will need to meet with the developer to see where he is with the engineering for his application as this is involved with the site plan process. He stated the meeting with Oak Grove residents will occur before bringing the site plan to the Commission for approval.

DRAFT

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-29, by the following roll call vote:

HOLDEN	***NO***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

19. Resolution No. 2016-107 – First/Final Reading –Variance Request – Daniel O'Neill – Requesting a Minimum 10 Foot Front-Yard Setback to Replace an Existing Manufactured Home with a Single Family Residence – Located at 1016 Aloha Way (Thad Carroll)

Town Attorney Derek Schroth read the resolution 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, Daniel O'Neil, has submitted an application for a variance from Chapter 5, Section 5-4. f). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) which requires that the front yard setback be a distance of a 20 feet minimum within the MX-8 Zoning District. The applicant is proposing to construct a new single-family residence at 1016 Aloha Way (referenced by Alternate Key No. 1482496), and the variance request is to allow a minimum ten-foot front-yard setback along Aloha Way for the new proposed home. A map of the area and photos of the posting, the subject property and adjacent properties were shown.

Mr. Carroll reviewed the survey showing the current front yard setback of 5.74 and the rear setback of 35 feet. He stated that the applicant is proposing a ten-foot setback for the new home which will be further away from the right-of-way and edge of pavement. He noted that the 35-foot rear setback remains the same due to the body of water.

The applicant just recently annexed this parcel into the jurisdiction of Town of Lady Lake on March 21, 2016 to replace an existing manufactured home with a single family residence. As result of the Town's Land Development Regulations, Chapter 12, Article II, Section 12-52).a).1)., any part of the proposed habitable structure is required to adhere to a 35-foot setback from the ordinary high water line from bodies of water. The parcel abuts Lake Paradise on the rear yard and it is located within a Special Flood Hazard Area (SFHA) Flood Zone A; which requires that re-development adheres to the National Flood Insurance Program (NFIP) and the Town's Floodplain Management Ordinance.

Mr. Carroll stated that as part of the variance application, a *Justification Statement* is required and has been provided. The applicant states that:

- The ten (10) feet encroachment into the front yard setback along Aloha Way will not present an adverse impact to the general safety or well-being to adjacent properties in that the current manufactured home sits at a 5.74-foot front yard setback; therefore, the new single family residence proposal would be more in compliance with the current zoning regulations than the existing structure.

- The property will not suffer diminution of value, but rather enable the property owners to rebuild to the square footage desired. By replacing the existing late model manufactured home, the applicant must adhere to all new Florida Building Code and Life Safety Code inspections,

including new hurricane and wind codes, which would enhance the neighborhood and increase the value of surrounding properties.

- Lastly, the applicant stated that in order to accommodate the setback requirements for the OHWL on the rear, the house has to be designed with a 21-foot rear-yard setback when ordinarily the rear yard setback for the MX-8 zoning would be 10 feet. That additional 11 feet is what would be needed to meet front-yard setback requirements.

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

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

The subject property lies in Section 06, Township 18, South Range 24 East, in Lady Lake Florida. The Future Land Use Map designation for the site is MH-HD (Manufactured Home High Density, up to 8 DUs/Acre), and is zoned "MX-8." The subject property is located at 1016 Aloha Way. The Future Land Use and Zoning Designations of the adjacent properties are 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
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)

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)
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)

The project will be required to adhere to the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas. Elevation certificates will be required throughout the permitting process to establish compliance.

Mr. Carroll reported that notices to inform the surrounding property owners (15) within 150 ft. of the property of the proposed variance were mailed by on Monday, June 27, 2016, and the property was also posted this same date. There have been no objections or letters of support received, although there was one phone inquiry.

Mr. Carroll stated the Technical Review Committee individually reviewed the variance application for Resolution No. 2016-107 on Monday, June 27, 2016, provided comments, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the regular Planning and Zoning Board meeting held on Monday, July 11, 2016, the board recommended approval by a 4-0 vote.

Mayor Kussard asked if anyone had any questions or comments.

Commissioner Hannan asked if this complies with the deed restrictions of The Villages as well. He stated it is possible that the Town could approve this variance and then The Villages could deny it if it is against their deed restrictions.

Mr. Carroll replied that the Town cannot govern the deed restrictions of The Villages and cannot answer the question, although he is aware that Mr. O'Neil is required to go through the Architectural Review Committee before coming to the Town.

Commissioner Vincent asked the Town Attorney if the Town would be setting a precedent for other areas if they approved this variance.

Mr. Schroth replied that property is considered unique, and as such, it would not be setting a precedent for another area. He stated someone could make that argument if another similar property was in a similar location.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved the first/final reading of Resolution No. 2016-107, by the following roll call vote:

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

M. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reported that she met with T. J. Fish of the Lake-Sumter MPO who stated their lease for their current office space is month to month, and they are looking for another space. She stated Mr. Fish contacted her about it, and they, along with Public Works Director C.T.

Eagle, Library Director Marsha Brinson, and Michelle from Lake County, looked at a large unfinished room upstairs in the library next to the large storage space that could be utilized for their offices. Ms. Kollgaard stated the MPO would like to see if the Town would consider leasing that space to them. She stated there are library impact fees available per the auditor that could be used to finish the ceiling and other finishing work that would be needed. She stated some of these costs could be incorporated into the lease, as well. Ms. Kollgaard stated this would be a central location for them. If the Commission is willing to consider this, they will meet with Mr. Fish and get some estimates, and it would have to go before the MPO Board as well.

Mayor Kussard asked if this would be setting a precedent for leasing out space to others.

Ms. Kollgaard replied that there will be a contract and it should not set a precedent.

Commissioner Richards commented that the MPO is also a quasi-governmental agency.

After discussion, it was the consensus of the Commission to move forward with this.

Ms. Kollgaard stated she would like to schedule a workshop before one of the Commission meetings in October to go over long-term and short-term goals. She stated one of the items for discussion is the management of the rentals for the Community Building. Previously, the rentals were handled by library staff, but as they got busier, it was turned over to the Clerk's Office. Ms. Kollgaard reported that it is rented out quite a bit, and there have been problems with some groups leaving it dirty instead of cleaning up afterward. Currently, a staff member has been asked to check the building after rentals and is being given comp time for it. She stated that a part-time person could possibly be hired with flexible hours to manage the Community Building, perhaps utilizing funds from the leasing of space in the library.

Ms. Kollgaard announced that staff will approach the Commission about paying off the library loan at one of the meetings in October.

N. MAYOR/COMMISSIONER'S REPORT:

Mayor Kussard announced that the Lady Lake Soccer Association is holding their opening ceremonies at 8 a.m. this Saturday, September 24th.

O. PUBLIC COMMENTS:

Mayor Kussard asked if there were any further questions or comments. There were no comments or questions.

P. ADJOURN: Their being no further business, the meeting was adjourned at 6:51 p.m.

_____ _____

Kristen Kollgaard, Town Clerk Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016

SUBJECT: *Human Resource Manual Section 1.04-Overall Employment Policy*
DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: Replace overall employment policy with Equal Employment Opportunity.

SUMMARY: Staff recommends changing the current Overall Employment Policy to Equal Employment Opportunity. Under the Department of Labor guidelines and regulations it is illegal to discriminate against or harass employees or applicants for employment on the basis of gender identity. The updated policy prohibits discrimination against transgender employees by including "gender identity or expression" or "gender identity" among the list of protected categories and anti-harassment policies. The policy has been reviewed and approved by the Town's labor attorney.

FISCAL IMPACT: Ø
TOTAL-
BUDGETED-

[ ] Capital Budget

[ ] Operating
[ ] Other

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

[ ] Support Documents

DEPARTMENT HEAD	**Submitted**	**Date** 9-26-16
HR	**Approved as to Form**	**Date** 9-26-16
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER KK	**Approved Agenda Item for:** 10-3-16	**Date** 9-26-16

COMMISSION ACTION:

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

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

4. Administer the adopted administrative policy and procedures for uniformity of personnel rules and procedures;

5. Properly compute, control and record all personnel matters required by administrative policy; and

6. Properly manage personnel records as required by public law and the State and Federal Governments.

1.04 ~~OVERALL EMPLOYMENT POLICY~~ EQUAL EMPLOYMENT OPPORTUNITY

The overall employment policy of the Town shall include:

~~A. There shall be no discrimination in employment, employment opportunities, job actions, promotions, job assignments, job training and education on the basis of race, color, religion, age, sex, national origin, legally recognized disability, or marital status unless one or more of the above constitute a bona fide occupational qualification within the meaning of the law. No job applicant or present employee will be discriminated against or given preference because of any of the above characteristics, unless otherwise required by law.~~

A.

The Town of Lady Lake provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics. In addition to federal law requirements, The Town of Lady Lake complies with applicable state and local laws governing nondiscrimination in employment in every location. This policy applies to all terms and conditions of employment, including recruiting, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation and training.

The Town expressly prohibits any form of workplace harassment based on race, color, religion, gender, sexual orientation, gender identity or expression, national origin, age, genetic information, disability, or veteran status. Improper interference with the ability of the Town's employees to perform their job duties may result in discipline up to and including termination.

B. Persons with known legally recognized disabilities will be given full consideration for employment and opportunities for advancement in all departments and divisions. The Town will offer to such persons' reasonable accommodation with respect to the essential functions of the job, provided the person is otherwise qualified to perform the job, and provided further such accommodation does not create undue hardship on Town operations.

C. The Town will take affirmative recruitment actions to expand employment opportunities for groups that are underutilized in the Town workforce, but not in any way which violates applicable law.

1.05 COLLECTIVE BARGAINING AGREEMENTS

Where these Rules or departmental rules and regulations are in conflict with the expressed terms of the Collective Bargaining Agreement (CBA), the terms of the CBA shall take precedence.

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society

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DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society

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SUMMARY: The Lady Lake Historical Society once again desires to renew its lease agreement with the Town for the Train Depot at Veterans Park. The dates on the contract and the sentence stating that the Historical Society will provide insurance to cover their items, if they choose so, are only changes to the proposed document.

FISCAL IMPACT: $1,800.00 per year for power

[ ] **Capital Budget**
[X] **Operating**
[ ] **Other**

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

[X] **Other-Lease Agreement** [ ] **Support Documents**

DEPARTMENT HEAD **Submitted** 09/20/16 **Date** 10/03/16

HR **Approved as to Form** **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** 9/27/16 **Date**

TOWN MANAGER **Approved Agenda Item for:** 10/3/16 **Date** 9/27/16

COMMISSION ACTION:

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

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

LADY LAKE HISTORICAL SOCIETY
LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Lady Lake, Florida, a municipality in the State of Florida, hereinafter referred to as 'LESSOR,' and the LADY LAKE HISTORICAL SOCIETY INC., of Lady Lake, Florida, hereinafter referred to as "LESSEE."

RECITALS

WHEREAS, LESSOR is the owner of the LADY LAKE HISTORICAL SOCIETY at the Lady Lake Train Depot,

WHEREAS, the LADY LAKE HISTORICAL SOCIETY desires to lease the LADY LAKE TRAIN DEPOT from LESSOR with the LADY LAKE HISTORICAL SOCIETY occupying the LADY LAKE TRAIN DEPOT for a headquarters and display of items. The LADY LAKE HISTORICAL SOCIETY desires to lease the LADY LAKE TRAIN DEPOT from LESSOR for a two (2) year period.

WHEREAS, LESSOR agrees to lease the LADY LAKE TRAIN DEPOT to the LADY LAKE HISTORICAL SOCIETY under the terms and conditions set forth herein, for a two (2) year period.

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated_herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Demised Premises.** LESSOR hereby grants the LADY LAKE HISTORICAL SOCIETY, and the LADY LAKE HISTORICAL SOCIETY hereby leases from LESSOR, the LADY LAKE TRAIN DEPOT.

2. **Term.** This lease shall be for a two (2) year term beginning October 1, 2016 and ending on September 30, 2018 unless otherwise terminated pursuant to the terms stated herein.

3. **Rent.** The total rent due from the LADY LAKE HISTORICAL SOCIETY to LESSOR during the term of this lease shall be ten dollars ($10.00).

4. **Allotment for Electric Bill Provision for Payment by the LESSOR**. LESSOR hereby agrees to pay the cost of the monthly electric bill for the LADY LAKE HISTORICAL SOCIETY, provided however, the bill does not exceed $1800.00 annually. If the annual bill exceeds $1800.00, LESSOR may require that the LADY LAKE HISTORICAL SOCIETY pay the amount, which exceeds the annual allotment at LESSOR'S discretion. In the event that LESSOR requests the LADY LAKE HISTORICAL SOCIETY to pay the additional amount, the LADY LAKE HISTORICAL SOCIETY shall be responsible for said amount. Electrical utility usage will be monitored by the Town of Lady Lake with overages made payable to the Town of Lady Lake by LESSEE within 15 days of receiving the invoice from LESSOR.

5. **Installation of Telephone and Payment of Telephone Bill.** The Town agrees to pay for the installation of one telephone line on the lease premises, and to pay the monthly service charges and taxes generated from local calls under the provider's

most basic plan. If LESSEE elects to add additional services to the basic telephone plan, LESSEE shall be responsible for all additional charges associated therewith, including specifically long distance charges. LESSEE'S failure to pay charges within 15 days of receiving the invoice from LESSOR shall be deemed a default of this agreement.

6. **Maintenance**. The LADY LAKE HISTORICAL SOCIETY agree to maintain the appearance of the interior of the LADY LAKE TRAIN DEPOT, including vacuuming, dusting, emptying trash, and other housekeeping duties. LESSOR agrees to conduct heavy cleaning periodically at such time as staff is available. LESSOR shall be responsible for maintaining the exterior and grounds of the LADY LAKE HISTORICAL SOCIETY.

7. **Damage Repair**. The LADY LAKE HISTORICAL SOCIETY agrees to repair immediately any and all damage done to the LADY LAKE TRAIN DEPOT by the LADY LAKE HISTORICAL SOCIETY or its agents, employees, patrons, or invitees. In the event the LADY LAKE HISTORICAL SOCIETY, after written demand by LESSOR, fails to repair any damages due to its use as set forth, LESSOR may terminate this Lease as provided herein. In the event of termination due to the failure of the LADY LAKE HISTORICAL SOCIETY to repair damages, LESSOR may repair said damage and the LADY LAKE HISTORICAL SOCIETY hereby agrees to pay the costs of said repairs, upon demand.

8. **Alterations.** The LADY LAKE HISTORICAL SOCIETY shall make no changes or alterations of the lease property except upon the written approval of LESSOR, and in the event of any such improvements or changes, the same shall become property of LESSOR upon the termination of this Lease Agreement or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

9. **Insurance.** The LESSEE is not obligated to provide additional liability insurance. The property will be covered under the Town of Lady Lake's general liability policy. *The Lady Lake Historical Society will be responsible for providing insurance if they choose to cover the contents of the building owned or borrowed by the Museum*.

10. **Hold Harmless**. The Lady Lake Historical Society, its officers and members, shall, through the signing of this Lease Agreement by an authorized party or agent, hold harmless LESSOR and its agents and employees from all suits and actions, brought against LESSOR as a result of any act or failure to act by the LESSOR, its agents, servants, or employees.

11. **Use of Demised Premises**. The LADY LAKE HISTORICAL SOCIETY hereby agrees to conduct its operations and maintain the premises in a manner, which reflects well upon the Town of Lady Lake. The LADY LAKE HISTORICAL SOCIETY shall use the LADY LAKE TRAIN DEPOT for the purpose of operating the Lady Lake Historical Society of Lady Lake. No other use of the premises shall be permitted without the written consent of the LESSOR.

12. **Installation of Sign**. LESSOR agrees that a sign may be installed designating the location of the LADY LAKE HISTORICAL SOCIETY, in accordance with the Town's Land Development Regulations.

13. **Ownership of LADY LAKE HISTORICAL SOCIETY**. The LADY LAKE HISTORICAL SOCIETY agrees that this Lease Agreement in no way relinquishes the right of ownership of the LADY LAKE TRAIN DEPOT. It is and remains property of the Town of Lady Lake.

14. **Termination.** During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intentions to terminate the same not less than sixty (60) days before the date of termination. In the event the LADY LAKE HISTORICAL SOCIETY violates any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to said party. Said party shall vacate the premises within five (5) days of said notice unless the violations are corrected during that time to the satisfaction of LESSOR, in which event, the Lease Agreement shall continue as provided herein.

15. **Entry for Inspection and Repairs**. LESSOR shall have the right to enter the leased premises during all hours to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

16. **Attorney's Fees**. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment of all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

LESSOR, and the LADY LAKE HISTORICAL SOCIETY have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____ day of October, 2016.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Manager

Approved as to form:

_____
Derek Schroth, Town Attorney

THE LADY LAKE HISTORICAL SOCIETY OF LADY LAKE

_____
President

Indemnity. The Lady Lake Historical Society shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the LADY LAKE HISTORICAL SOCIETY, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The LADY LAKE HISTORICAL SOCIETY OF LADY LAKE recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the LADY LAKE HISTORICAL SOCIETY OF LADY LAKE of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____

(Participant Name and Signature)

_____

(Witness name and signature)

K-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016

SUBJECT: **Consideration of the Third/Final Extension to the Sewer & Water Utility Agreement for Village Veranda at Lady Lake, LLC, to provide for an additional six (6) months to obtain a Building Permit and reserve the utility capacity already purchased for the development.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff Recommends approval of the Third/Final Extension to the Sewer & Water Utility Agreement for the "Village Veranda at Lady Lake, LLC".

SUMMARY

On April 6, 2015, the Town Commission approved the Sewer & Water Utility Agreement between the Town of Lady Lake and Village Veranda at Lady Lake, LLC ("Developer"), in the amount of $79,407.00, for the provision of seventeen (17) water equivalent residential units (ERUs) and seventeen (17) sewer ERUs, for the development of a 90 Bed Independent Living Facility, a 40 Bed Memory Care Facility, and 22,000 square feet of commercial support uses to be developed in three phases.

Subject to the terms and conditions of the Sewer & Water Utility Agreement between the developer and the Town of Lady Lake executed on April 6, 2015, in Section 2 the language states, "Should Developer not obtain a building permit to initiate construction of the Developer's project noted above within 180 days of the date this Utility Agreement is approved by Commission, the capacity herein reserved will be forfeited and all money paid to reserve capacity shall also be forfeited. Should Developer fail to obtain a building permit within 180 days of the date this Utility Agreement is approved by Commission, Developer agrees to release any and all claims against the Town for a return of any of the money paid to reserve capacity."

On October 19, 2015, the Town Commission granted an extension of six (6) months in response to a request to allow more time to finalize the construction plans and secure building permits for construction; that extension expired on April 3, 2016.

Again, on April 4, 2016, the Town Commission granted a second extension of six (6) months in response to a request to allow more time to finalize the construction plans and secure building permits for construction; that extension expires on October 3, 2016. In accordance with Chapter 7 Section 10 b) 3)., the Town Commission may grant one or more extensions not to exceed two years.

At this time Village Veranda at Lady Lake, LLC is requesting a third, and final, extension of the agreement for an additional six (6) months to allow more time to finalize the construction plans and secure building permits for construction of the facility. Greg Beliveau, of LPG Urban & Regional Planners, Incorporated has provided a letter dated September 24, 2016, requesting the extension. In the letter he states, "The owner has secured a new partner for the development, bond financing is anticipated to be secured within the next ninety (90) days, construction plans for building permit will be submitted within the next three (3) months, and construction to commence within the next five (5) months." The extension would be valid through April 1, 2017.

The site plan for the project was approved by the Town Commission on March 2, 2015, and all ERUs have been purchased for the project in the amount of $79,407.00. The Town of Lady Lake has not increased the charges per ERU for sewer, water, or reuse since the execution of the original agreement. Failure to approve the extension will result in a forfeiture of the reserved capacity as well as all fees paid. Staff recommends approval of the extension.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Extension of Sewer & Water Agreement

9-26-2016

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

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DEPARTMENT HEAD	**Submitted** 9/26/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 10/3/16	**Date** 9/27/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

LPG Urban &
Regional Planners, Inc.

September 14, 2016

Mr. Thad Carroll, AICP
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Re: ***Village Veranda at Lady Lake, LLC (#1584/1)***
Water & Sewer Agreement and Site Plan – Extension Request

Dear Mr. Carroll:

On behalf of our clients, Village Veranda at Lady Lake, LLC we would like to respectfully request a six (6) month extension of the Water & Sewer Agreement and the site plan. The basis for the request is as follows: The owner has secured a new partner for the development, bond financing is anticipated to be secured within the next ninety (90) days, construction plans for building permit will be submitted within the next three (3) months, and construction to commence within the next five (5) months. Should you have any questions, please contact our office.

Sincerely,

Greg A. Beliveau, AICP

cc: Donovan Anderson
Don Gordon
File

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org

April 19, 2016

Village Veranda at Lady Lake, LLC
C/o Donovan Anderson
2605 W. Atlantic Ave., #101-B
Delray Beach, FL 33445

RE: Extension of the Sewer & Water Utility Agreement for the "Village Veranda at Lady Lake, LLC"

Dear Mr. Anderson,

This letter serves to confirm that the project referenced as the Village Veranda at Lady Lake, LLC has been granted a second extension of an additional six (6) months to secure a building permit beyond the original expiration date of October 6, 2015, as per the terms of the Sewer & Water Utility Agreement executed with the Town of Lady Lake on April 6, 2015. On Monday, April 4, 2016, the Town Commission of the Town of Lady Lake voted unanimously to extend the agreement to allow more time to finalize the construction plans and secure building permits for construction of the facility.

All terms of the original agreement are binding and remain in effect other than the extension as noted above. Full payment in the amount of $79,407.00 has been received for the purchase of the water and sewer capacity in the amount of 17 Equivalent Residential Units (ERUs) per utility, and will be vested for the project at which time the developer, Village Veranda at Lady Lake, LLC, obtains a building permit to initiate construction. In the event the developer does not secure a building permit before October 3, 2016, the reserved capacity and all money paid to reserve capacity shall be forfeited.

Please do not hesitate to contact Thad Carroll, Growth Management Director, at (352)751-1521 or at tcarroll@ladylake.org should you have any questions.

Sincerely,

Kristen Kollgaard

Kristen Kollgaard
Town Manager

LPG Urban &
Regional Planners, Inc.

March 24, 2016

Mr. Thad Carroll, AICP
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Re: Village Veranda at Lady Lake, LLC (#1584/1)
Water & Sewer Agreement – Extension Request

Dear Mr. Carroll:

On behalf of our clients, Village Veranda at Lady Lake, LLC we would like to respectfully request an extension of the Water & Sewer Agreement. The owner is in the process of securing all permits and anticipates obtaining a building permit within the next six (6) months. Should you have any questions, please contact our office.

Sincerely,

Greg A. Beliveau, AICP

cc: Donovan Anderson
Ted Wicks, P.E.
File

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org

October 20, 2015

Village Veranda at Lady Lake, LLC
C/o Donovan Anderson
2605 W. Atlantic Ave., #101-B
Delray Beach, FL 33445

RE: Extension of the Sewer & Water Utility Agreement for the "Village Veranda at Lady Lake, LLC"

Dear Mr. Anderson,

This letter serves to confirm that the project referenced as the Village Veranda at Lady Lake, LLC has been granted an extension of an additional six (6) months to secure a building permit beyond the original expiration date of October 6, 2015, as per the terms of the Sewer & Water Utility Agreement executed with the Town of Lady Lake on April 6, 2015. On Monday, October 19, 2015, the Town Commission of the Town of Lady Lake voted unanimously to extend the agreement to allow more time to finalize the construction plans and secure building permits for construction of the facility.

All terms of the original agreement are binding and remain in effect other than the extension as noted above. Full payment in the amount of $79, 407.00 has been received for the purchase of the water and sewer capacity in the amount of 17 Equivalent Residential Units (ERUs) per utility, and will be vested for the project at which time the developer, Village Veranda at Lady Lake, LLC, obtains a building permit to initiate construction. In the event the developer does not secure a building permit before April 3, 2016, the reserved capacity and all money paid to reserve capacity shall be forfeited.

Please do not hesitate to contact Thad Carroll, Growth Management Director, at (352)751-1521 or at tcarroll@ladylake.org should you have any questions.

Sincerely,

Kristen Kollgaard
Town Manager

LPG Urban &
Regional Planners, Inc.

October 6, 2015

Mr. Thad Carroll, AICP
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Re: Village Veranda at Lady Lake, LLC (#1584/1)
Water & Sewer Agreement – Extension Request

Dear Mr. Carroll:

On behalf of our clients, Village Veranda at Lady Lake, LLC we would like to respectfully request an extension of the Water & Sewer Agreement. The owner is in the process of securing all permits and anticipates obtaining a building permit within the next six (6) months. The delay is requested due to a change in architectural firms, ownership structure, and financing. Should you have any questions, please contact our office.

Sincerely,

Greg A. Beliveau, AICP

cc: Donovan Anderson
Ted Wicks, P.E.
File

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

INSTRUMENT#: 2015039557 OR BK 4611 PG 1588 PAGES: 16 4/14/2015 2:46:07 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $137.50

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

SEWER & WATER UTILITY AGREEMENT
LADY LAKE, FLORIDA

RETURN

THIS UTILITY AGREEMENT made this 10TH day of APRIL, 2015 by and between the Town of Lady Lake, a Florida Municipality (hereinafter referred to as "Utility"), and Village Veranda at Lady Lake LLC, a Florida Limited Liability Company, its heirs, successors and assigns (hereinafter referred to as the "Developer").

WITNESSETH

WHEREAS, Developer is the fee simple owner of approximately 8.22 +/- acres of real property situated in Lake County, Florida, described with particularity in Exhibit "A" attached hereto and made a part hereof, which property is hereinafter referred to as the "Property"; and

WHEREAS, the Property may hereinafter be developed and improved as an assisted living campus consisting of a 90 bed independent living facility (ILF), a 40 bed memory care facility, and 22,000 square feet of commercial support uses to be developed in three (3) phases, requiring central water and central sewer, (hereinafter referred to as the "Development"). This agreement only covers phase one (1) consisting of 60 Assisted Living Facility units and 30 Memory Care units; and

WHEREAS, Utility is the owner and operator of water production and distribution facilities ("water facilities") and sanitary sewer collection and treatment facilities ("sewer facilities"); and

WHEREAS, Developer has requested connection to said Water and Sewer Facilities and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of the Development; and

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

WHEREAS, the Developer has agreed to construct certain water distribution and sanitary sewer collection facilities at its expense that will benefit Development; and,

WHEREAS, Utility has agreed to make its water service and sanitary sewer service available to the Development by means of connection to and use of the Water and Sewer Facilities on the terms and conditions hereinafter set forth. And that the developer will connect to reuse facilities when Utility makes it available.

NOW THEREFORE, in consideration of the foregoing which is incorporated herein and in consideration of the work to be done by the Developer and the sums to be paid by Developer for the work related thereto and as described hereafter, Developer and Utility agree as follows:

1. **EXCLUSIVE SERVICE TO THE PROPERTY.** Developer hereby agrees and covenants that the Development shall be served exclusively by Utility's Water and Sewer Facilities. Developer further agrees that this agreement shall be a covenant binding upon and running with title to the Property. Utility hereby agrees to make water and sewer services available to the Development hereafter constructed on the Property for the rates and under the conditions set forth in this Agreement. Utility agrees that such services shall be made available through Utility's existing Water and Sewer Facilities, and through the on-site facilities to be constructed by Developer; provided, however, that Utility is not prevented by law or governmental regulation from providing such water and sewer service for any reason. Utility agrees that it will have sufficient capacity in the amount of 4,250 gallons per day ("gpd") in its Water Facilities, and in the amount of 4,250 gpd in its Sewer Facilities to serve the Development for a maximum peak flow of seventeen (17) ERUs. Utility agrees that the water and sewer services to be provided hereunder shall meet the current standards or requirements, as the case may be, of all state, local, and federal governmental agencies having jurisdiction over Utility; provided, however, that Utility shall not be responsible for any failure to meet or comply with said standards or requirements to the extent that such failure shall be occasioned by defect in the

construction of the facilities to be constructed by Developer; and further, the acceptance of any such facilities by Utility shall not be an admission of, or acceptance of such responsibility. Utility hereby agrees to provide water and sewer services to the Development after Developer shall make a written request for such service to Utility, but not before the On-Site Facilities on the Property described in Paragraph 3 hereof are completed in accordance with this Agreement. Additionally, Utility reserves the right to do site inspections and audits of said Water Facilities and Sewer Facilities at any given time without due notice to the Developer to determine if water and sewer ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

2. <u>PAYMENT BY DEVELOPER OF LADY LAKE SANITARY SEWER, WATER, AND IMPACT FEES</u>. Developer shall be responsible for payment of the Utility's sanitary sewer, water and reuse impact fees for the sanitary sewer, water and reuse volumes reserved under this agreement. Utility's sanitary sewer impact fee is three thousand one hundred seventy-two dollars and no cents ($3,172.00) per equivalent residential unit. Utility's water impact fee is one thousand four hundred ninety-nine dollars and no cents ($1,499.00) per equivalent residential unit. Commercial units are charged based on the formula outlined in the Land Development Regulation of the Town of Lady Lake, as amended from time to time. Payment of said fee shall be made in accordance with section 11(h) of this agreement in the lump sum amount of Fifty-Three Thousand Nine Hundred Twenty-four dollars and no cents ($53,924.00) for sanitary sewer capacity; Twenty-five Thousand Four Hundred Eighty-three dollars and no cents ($25,483.00) for water capacity, for a total amount of Seventy-nine Thousand Four Hundred Seven dollars and no cents ($79,407.00) calculated as follows:

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

Sanitary Sewer Capacity Reservation

4,250 gpd /250 gpd/eru $3,172/eru =

17 erus x 3,172 = $53,924.00

Water Capacity Reservation

4,250 gpd/250 gpd/eru $1,499/eru =

17 erus x 1,499 = $25,483.00

TOTAL = $79,407.00

The site is not currently serviced by Reuse/Reclaimed water; therefore, the applicant will provide irrigation via a 4" Irrigation well to be constructed on-site.

Should Developer not obtain a building permit to initiate construction of the Developer's project noted above within 180 days of the date this Utility Agreement is approved by Commission, the capacity herein reserved will be forfeited and all money paid to reserve capacity shall also be forfeited. Should Developer fail to obtain a building permit within 180 days of the date this Utility Agreement is approved by Commission, Developer agrees to release any and all claims against the Town for a return of any of the money paid to reserve capacity. Developer understands that capacity may not be available to the Developer should no building permits be obtained within 180 days after this Utility Agreement is approved.

3. CONSTRUCTION OF IMPROVEMENTS. In order to provide water, sewer and reuse services to the Development, certain On-Site Improvements will need to be constructed.

(a) ON SITE IMPROVEMENTS When the Property is developed, Developer shall construct and install therein, at its own cost and expense, all necessary On-Site Improvements, as agreed to by Utility and Developer, to allow the Development to be connected to the lines of Utility, and including specifically, all lines, mains, valves, hydrants, lift stations and other such facilities including service connections necessary to serve the Development. The engineer's

estimate of the On-Site Improvements is set forth in Exhibit "D" attached hereto, incorporated herein, and hereinafter referred to as On-Site Improvement Costs.

Developer agrees that the construction and installation of such On-Site Improvements shall be subject to the following:

The On-Site Improvements shall be constructed and installed by Developer only after the approval of the Plans and Specifications therefore by Utility. The Plans and Specifications shall be in accordance with the requirements of Utility's standard engineering practices and all applicable regulatory authorities, and Developer shall obtain approval thereof from such agencies prior to commencement of construction.

Upon approval of the Plans and Specifications by Utility, as provided herein, the On-Site Improvements shall be constructed strictly in accordance with such Plans and Specifications. Utility shall be advised as to the progress of such construction and afforded the right to make inspection of said construction; provided, however, Utility shall have no duty to make such inspections, and by making such inspections shall incur no responsibility for the correct installation or construction thereof. Should the Utility not inspect said construction within two (2) days from the date the inspection is requested, Developer shall have the right to continue with the construction of the On-Site Improvements.

4. **RATES AND CHARGES.** The rates to be charged by Utility for water and sewer service to the Development hereafter built on the Property or any Future Development(s) shall be those rates and charges made by Utility to its customers which are from time to time approved by the Town Commission of the Town of Lady Lake or by any other governmental regulatory body having jurisdiction over such matters. Utility reserves the right to withhold or disconnect service to any active customer, or to refuse to give or provide new or additional services to any active customer, at any time the charges are not paid on a current basis within twenty-five (25) days after the same are billed: provided that written notification of such delinquency has been made by Utility to such customer; provided, the failure of an active customer to pay sums due Utility shall not affect Developer's rights under this Agreement. Moreover, the service to the

Development and Future Development (s) shall be subject to such other regulations from time to time lawfully imposed on Utility with respect to the operations of its Utility system, and except as limited by such regulations, the amounts of utility deposits, billing practices and times, liability for damage to Utility's Property and rate changes shall be exclusively within the discretion and control of Utility.

5. **WATER METERS AND REUSE WATER METERS.** It is hereby agreed by the parties hereto that a water meter and reuse meter, and or water meters or reuse meters shall be installed by Developer as Utility shall deem to be necessary to serve the Development and Future Development(s). Utility shall have the right to designate the number, type, quality and size of said meter or meters. All water and reuse meters so installed shall become the property of Utility.

6. **ALIENABILITY RESTRICTION.** Unless express written consent of the Town of Lady Lake is obtained, the Property and the rights and obligations of this Agreement which burden the Property shall not be transferred prior to Developer's connection to the Town Utilities. For the purposes of this paragraph and provision (Alienability Restriction), "transferred" means the conveyance of the Property to another person or entity or the conveyance of the controlling interest (more than 50%) in Developer (if a corporation or limited liability company). After Developer's connection to the Town Utilities, this provision (Alienability Restriction) terminates and has no effect. To eliminate this Alienability Restriction after connection, Developer shall submit to the Town of Lady Lake an affidavit for the Town Manager's signature attesting that the Developer has indeed connected to the Town Utilities. Provided the form affidavit is agreeable to the Town of Lady Lake, the executed affidavit shall be returned to the Developer for Developer to record at Developer's expense.

7. **PLATS.** Any plats of the Property, or portions thereof, filed among the Public Records of Lake County, Florida, or any other governmental unit, shall provide for such dedicated rights-of-way and utility easements as may

be reasonable and necessarily required for the purpose of serving the Property, or portions thereof, with the water and sewer service to be provided hereunder.

8. **SALE TO GOVERNMENTAL ENTITY.** In the event Utility shall hereafter sell the utility systems, or any part thereof serving the Property, to the State of Florida, Lake County or a duly constituted municipality, or any agency or entity under such State's, County or municipality's control, supervision or direction, Developer agrees that with respect to water and sewer service to the Property, the rules and regulations of such purchaser, and not the provisions of this contract, shall control, and that, upon assignment of this Agreement to the Purchaser, Utility shall be relieved of all further obligations hereunder.

9. **NOTICES.** Payments required to be made under the terms hereof and notices permitted, or required to be made under the terms hereof, shall be delivered to the parties at the respective addresses:

Utility:	Town of Lady Lake Utility Department 409 Fennell Boulevard Lady Lake, FL 32159
With a copy to:	Derek A. Schroth, Esq. Bowen & Schroth, P.A. 600 Jennings Ave. Eustis, FL 32726
Developer/: Owner	Village Veranda at Lady Lake LLC. C/O Donovan Anderson. 55 SE 2nd Avenue Suite 301 Delray Beach, FL 33444

Any notices required or permitted hereunder shall be considered properly made if in writing and mailed by United States Mail, postage prepaid, to the addresses set forth herein.

10. **TERM.** The term of this Agreement shall be for a period of 10 (ten) years from the date hereof, and from year to year thereafter.

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

11. **OTHER ESSENTIAL TERMS.**

a. Time is hereby made of essence of this Agreement in all respects.

b. This Agreement constitutes the entire Agreement of the parties and expressly supersedes all negotiations, previous agreements or representations whether verbal or written, and may not be amended in any way whatsoever except by a writing executed by both parties hereto in a manner equal in dignity to the execution of this Agreement.

c. This Agreement shall inure to the benefit of and be binding upon the heirs, successors, personal representatives and assigns of the parties hereto and shall run with the land.

d. Developer shall name Utility as co-insured on any insurance policy concerning coverage for the property while construction of the on-site improvements is taking place.

e. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Lake County, Florida. Developer shall indemnify protect and hold harmless the Utility from any and all claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, of any manner, or in anyway whatsoever arising on account of any action, claim or demand due to the incident and matters associated with the construction of the on-site improvements, including but not limited to

I) All claims for enforcement of liens; subrogation; and/or contribution to include but not to be limited to any and all mechanic's and contractor's liens associated with the construction of the on-site improvements;

II) Any and all bills from any source associated with the construction of the on-site improvements;

III) Any and all claims under any federal, state or local act or ordinance associated with the construction of the on-site improvements;

iv) Any and all claims for reimbursement; subrogation; and/or contribution associated with the construction of the on-site improvements;

v) Any and all claims for reimbursement, and/or subrogation of liens asserted by any insurance company or any party, that provides insurance coverage or benefits of any nature associated with the construction of the on-site improvements;

vi) Any and all claims, liens, reimbursement or subrogation under any contract or agreement with any group, organization, partnership or corporation associated with the construction of the on-site improvements;

vii) All actions, claims or demands whatsoever of any type or nature which may hereafter be brought or asserted against one another on account of and/or allegedly associated with the construction of the on-site improvements ;

f. This Agreement shall be effective upon proper execution by both parties hereto.

g. This Agreement shall be executed in several counterparts each of which if properly executed by both parties shall be considered an original.

h. Developer shall pay all amounts required under this agreement within 30 days after the Town of Lady Lake executes this agreement. Should Developer fail to pay all amounts required under this agreement within 30 days after the Town of Lady Lake executes this agreement, the Town, in its sole discretion may rescind and void this agreement in its entirety.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names and their seals to be hereunto affixed, by their proper officers thereunto duly authorized, on the day and year first above written.

[signatures on following page]

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

Attest:

Kristen Kollgaard, Town Clerk

TOWN OF LADY LAKE

Ruth Kussard, Town Mayor

Approved as to form:

Town Attorney
Derek A. Schroth, Esquire

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

Witnesses:

_____ Village Veranda at Lady Lake, LLC.

Print Name:

Jaclyn Reyes By: D. Anderson

Print Name: KELLY LUTCHMAN

Name: Donovan Anderson
Title: President of Village Veranda

STATE OF FLORIDA
COUNTY OF LAKE

This is to certify that on this 1 day of April, 2015, Before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Donovan Anderson on behalf of the company, S/he is personally known to me or has produced FLDL as identification and did or did not take an Oath.

Signature of Acknowledger

SEAL

CRAIG KNAUF
Notary Public, State of Florida
Commission# FF 186537
My comm. expires Dec. 30, 2018

Craig Knauf
Name of Acknowledger Typed

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

EXHIBIT "A"

Legal Description and Map

DESCRIPTION FOR TRACT "A":

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 27 & 441 (STATE ROAD 500) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, THENCE RUN N.89°46'08"W. ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 741.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 27 & 441 (STATE ROAD 500); THENCE RUN S.23°16'50"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 637.86 FEET TO THE POINT OF BEGINNING; THENCE RUN S.89°48'40"E. 819.07 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°08'30"W. ALONG SAID EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 504.50 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN O.R. BOOK 4120, PAGE 134, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N.89°48'40"W. ALONG THE NORTH BOUNDARY OF SAID PARCEL, 600.45 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY; THENCE RUN N.23°16'50"W., ALONG SAID EASTERLY RIGHT OF WAY, 550.00 FEET TO THE POINT OF BEGINNING, CONTAINING 358,074 SQUARE FEET OR 8.22 ACRES MORE OR LESS.

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

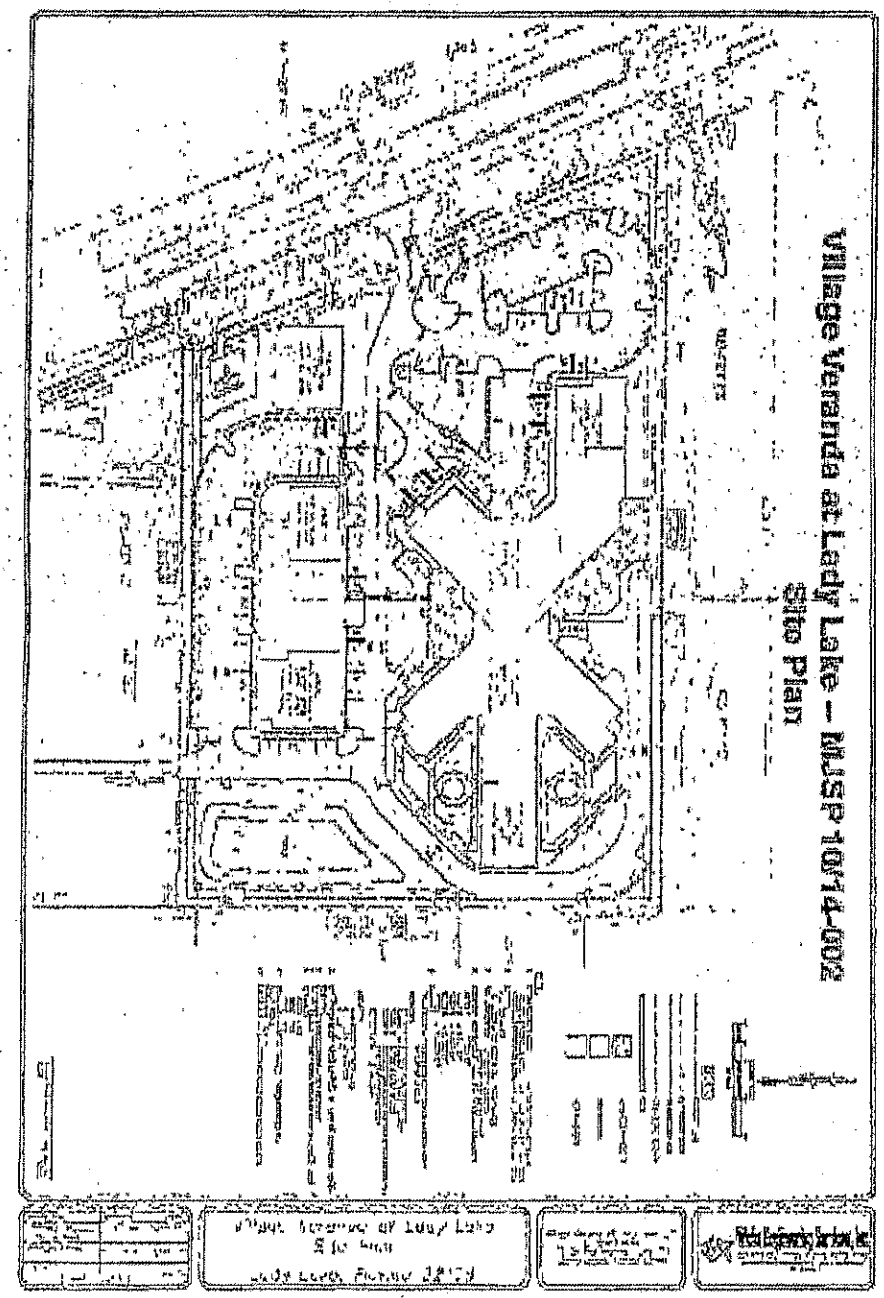
EXHIBIT "B"

OFF-SITE IMPROVEMENT COSTS

NONE TO BE CONVEYED

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

EXHIBIT "C"
PROJECT SITE PLAN



On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

EXHIBIT "D"

ENGINEER'S ESTIMATED CONSTRUCTION COSTS

Village Veranda – Civil Improvements

Engineer's Cost Estimate

Item No.	Item / Description	Unit	Quantity	Unit Price	Total
1.	Asphalt	SY	10,300	$15.00	$154,500.
2.	Base	SY	11,330	10.00	113,300.
3.	Stabilized Subgrade	SY	12,500	4.00	50,000.
4.	6' Sidewalk	LF	1255'	13.20	16,566.
5.	5' Sidewalk	LF	915'	11.00	10,065.
6.	Concrete Slab	SY	1550	25.00	38,750.
7.	Type "D" Curb	LF	700	10.00	7,000.
					390,181.00
8.	8" Water	LF	1900	30.00	57,000.
9.	6" Water	LF	100	25.00	2,500.
10.	8" Gate Valves	EA	8	1,200.00	9,600.
11.	6" Gate Valves	EA	3	1,000.00	3,000.
12.	12" x 8" Tap	EA	1	5,500.00	5,500.
13.	Fire Hydrant	EA	5	2,750.00	13,750.
14.	Detecto Check Valve	EA	1	8,000.00	8,000.
15.	Double C.V. @ Fire Connection	EA	3	6,000.00	18,000.
16.	Fence	LF	180	15.00	2,700.
17.	Gate	EA	1	2,000.00	2,000.
					122,050.00
				SUB TOTAL	$512,231.00

SUMMARY

Water $122,050

Sewer $33,950

KH / 5/29 / 2014 MasterCost Bid Form

On site with no recapture- Village Veranda at Lady Lake MJSP 10/14-002

Village Veranda – Civil Improvements

Engineer's Cost Estimate (cont.)

Item No.	Item / Description	Unit	Quantity	Unit Price	Total
1.	12" PVC Storm	LF	52	15.00	780.
2.	15" PVC Storm	LF	52	18.00	936.00.
3.	18" RCP	LF	775	25.00	19,375.00.
4.	24" RCP	LF	635	30.00	19,050.
5.	Inlet 0 – 6'	EA	6	6,250.00	37,500.
6.	Inlet 6 – 10'	EA	2	7,500.00	15,000.
7.	Inlet 10 – 14'	EA	6	14,000.00	84,000.
					176,641.00
8.	8" Gravity Sewer	LF	570	20.00	11,400.
9.	6" Sewer Laterals	LF	170	15.00	2,550.
10.	Manhole 0 – 6'	EA	4	5,000.00	20,000.
					33,950.00
11.	Earthwork	CY	3,000	10.00	30,000.
12.	Sod	SY	10,000	4.00	40,000.;
13.	Seed	SY	12,000	1.50	18,000.
14.	Signs	EA	25	300.00	7,500.
15.	Clearing & Grubbing	AC	8	2,000.00	16,000.
16.	Silt Fence	LF	1,700	2.00	3,400.
					114,000.00
				Sub Total	$325,491.
				TOTAL	$837,722.00

Prepared By:
Wicks Engineering Services, Inc.

L-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: **Oct. 3, 2016 – Second/Final Reading**

SUBJECT: **Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 29.43± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission.

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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 for second and final reading.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gdp available)
- Estimated consumption 28,000 gpd

Sewer -

- The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

Schools –

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

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

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

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Water Utility will be required to service this RV Park Site.

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

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

Past Actions

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-14 by a vote of 3-0.

At the May 2, 2016 meeting, the **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-14.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-14.

On May 10, 2016, the Large Scale Future Land Use Map Amendment package was transmittal to the **Department of Economic Opportunity** (DEO) as well as other state and regional agencies for their review. DEO reviewed the proposed amendent and identified no comments related to important state resources and facilities within the

Department's authorized scope of review that will be adversely impacted by the amendment if adopted. **Florida Department of Environmental Protection** (DEP), the **St. John's River Water Management District** (SJRWMD), and the **Florida Department of Transportation** (FDOT), also found that if the amendment were to be adopted there would be no adverse effects to state resources.

FISCAL IMPACT: $ _____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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	DEPARTMENT HEAD	**Submitted** 9/26/16	**Date**
	FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
9-26-2016	**TOWN ATTORNEY**	**Approved as to Form and Legality**	**Date**
	TOWN MANAGER	**Approved Agenda Item for:** 10/3/16	**Date** 9/27/16

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

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

[ ] Approved with Modification

ORDINANCE 2016-14

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE:

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on May 2, 2016 and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Large Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the large scale amendment as indicated below:

(A)

Applicant/Owner:	Lady Lake, Inc.
General Location:	609 Highway 466 (being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road), Lady Lake, Florida 32159
Acres:	29.43 +/-
Future Land Use	
Change From:	Mixed Residential-Medium Density (MX-8)
To:	Commercial Tourist (CT)

Graphic representation of this Large Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability.

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

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this ____day of _____, 2016, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

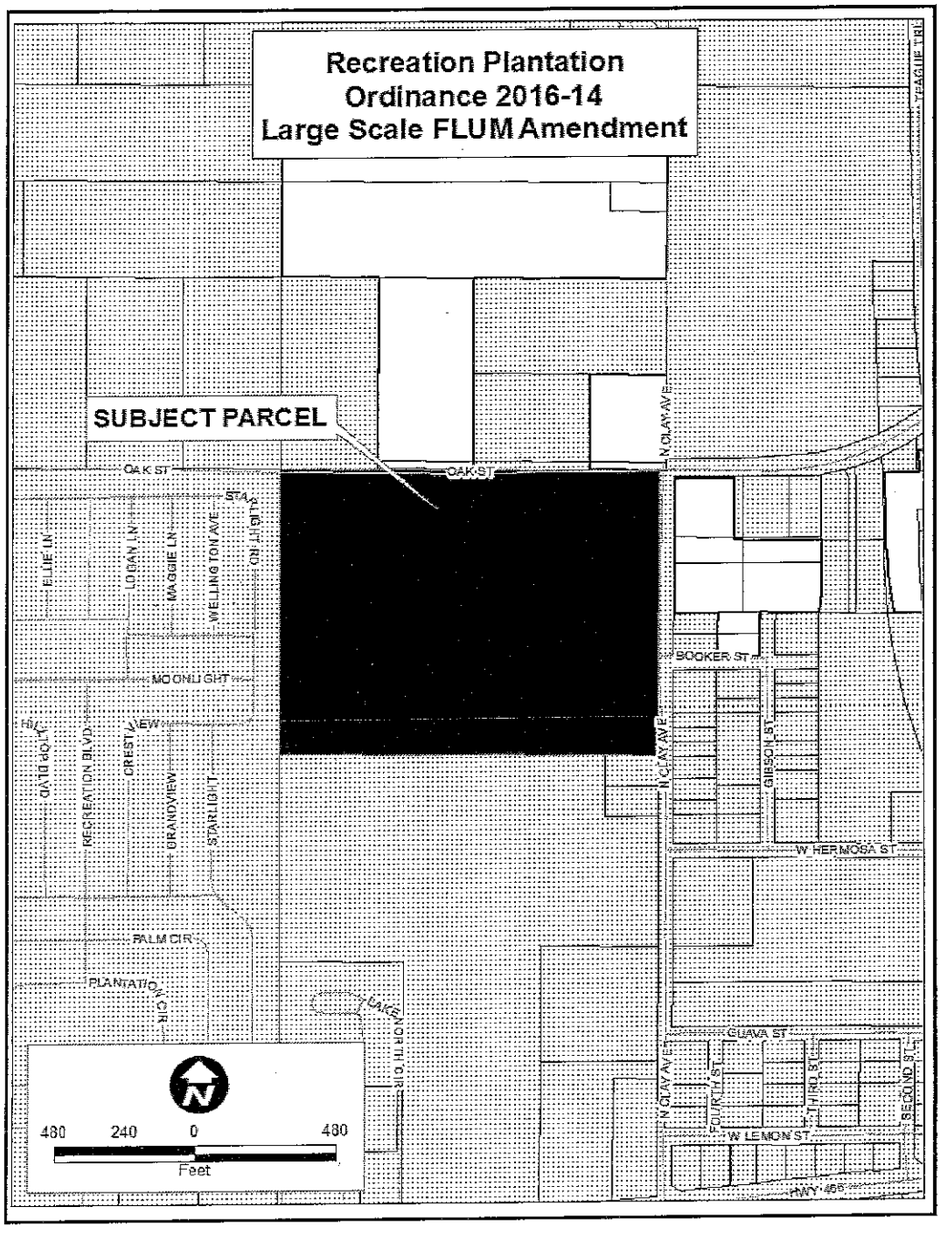
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.



APPLICATION FOR LARGE SCALE DEVELOPMENT
AMENDMENTS TO THE 2030
COMPREHENSIVE PLAN
Town of Lady Lake

Large scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

The proposed amendment must involve a property of more than ten (10) acres.

Applications for large scale amendment accepted Monday through Thursday from 7:30 AM to 6:00 PM. One (1) notarized and eight (8) copies of the application, eight (8) sets of any required exhibits and any attachments, together with an application fee of $2,000.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant*	Agent/Applicant
Lady Lake, Inc.	Bret Jones, Esquire
	Bret Jones, P.A.
Address 609 Highway 466	Address 700 Almond Street
City Lady Lake	City Clermont
State Florida Zip 32159	State Florida Zip 34711
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 394-4025
Fax	Fax (352) 394-1604

Adopted Future Land Use Designation(s) _____

SFMD

Requested Future Land Use Designation(s)
CT

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed.

PROPERTY LOCATION:

Section	Township	Range
17	18	24
Lot/Parcel#	Block	Subdivision
0003	000	01900
Address (if available)		
609 Highway 466, Lady Lake, Florida 32159		
Tax Identification Number and Alternate Key #		
1120829		
Existing Zoning	Anticipated Zoning	
MX-8	CT	

Existing Use of Subject Property: Storage Lot

Proposed Use of the Subject Property:

229 RV park, including amenities for office, guard house, gate, manager residence, clubhouse, bathhouse, laundromat, pool, jacuzzi, post office, tennis/pickle ball court, horseshoes, shuffleboard, Bocciball, equipement shed, Tiki hut, shack/vendor area, etc,

Total Gross Acreage of Parcel (including wetlands and water bodies):
27.13 acres

Developable Acreage to be amended:
21.76 acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: _____
retention pond has changed from 5.37 acres to larger (we are going to lose three lots): we have retention in approximately 5 acres that we will create. It's 27.13 acres including approximately 5.5 acres of retention. 0 wetlands.

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: _____
see enclosed survey

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes_____ No_____ x
(If yes, attach certification).

Has an application for re-zoning or other development permit been submitted to the Town?
Yes __X____ No _____
(If yes, type and date submitted) _____
1987

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes___X___ No_____
(If yes, indicate type and date) _____
Ordinance 2012-16; Resolution 2009-125

REQUIRED SUBMITTALS

(Eight (8) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**

2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 437 Ardice Ave., Eustis, FL).

3 Vicinity map depicting the subject property and major roadways.

4. For property within flood prone areas, include Flood Insurance Rate Map, Flood I-hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).

5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.

6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 320 West Main Street, Tavares, Florida, or you may get the information from the Lake County GIS website at www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. Applicants are requested to seek a pre-application conference with the Growth Management staff to discuss the content and format of the amendment proposal. Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1582 to schedule an appointment.

2. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Town Commission cannot be reconsidered for a period of one (1) year of that action.

3. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

4. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form.

5. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information, Resubmitted applications or additional information are due within fifteen (15) working days or notice from the Growth Management Department.

6. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.

7. The Following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.

8. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Economic Opportunity or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).

9. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings.

10. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Signature of the Property Owner _____ Date 2/11/16

Grant Gore
Printed Name

STATE OF _____ FLORIDA

COUNTY OF _____ LAKE

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of

Feb, 20 16, by Deborah Rozell,
as an individual/officer/agent, on behalf of himself/herself Lady Lake, Inc., a corporation/partnership. He/she is personally know to me or has produced personally Known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Feb, 20 16.

Deborah Rozell
Notary Public

(SEAL)

Deborah Rozell
Printed Name

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com

Commission No.:

My Commission Expires:

AGENT AUTHORIZATION FORM

APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF LADY LAKE COMPREHENSIVE PLAN

I, (please print property owner's name) Grant Gore, Pres. Lady Lake, Inc., as the property owner of the property described below, hereby give my permission for (print agent name) Alison Strange, T.A. to act as my agent for the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):

Signature of the Property Owner

2/12/16
Date

Grant Gore, Lady Lake, Inc.
Printed Name

STATE OF Florida

COUNTY OF Lake

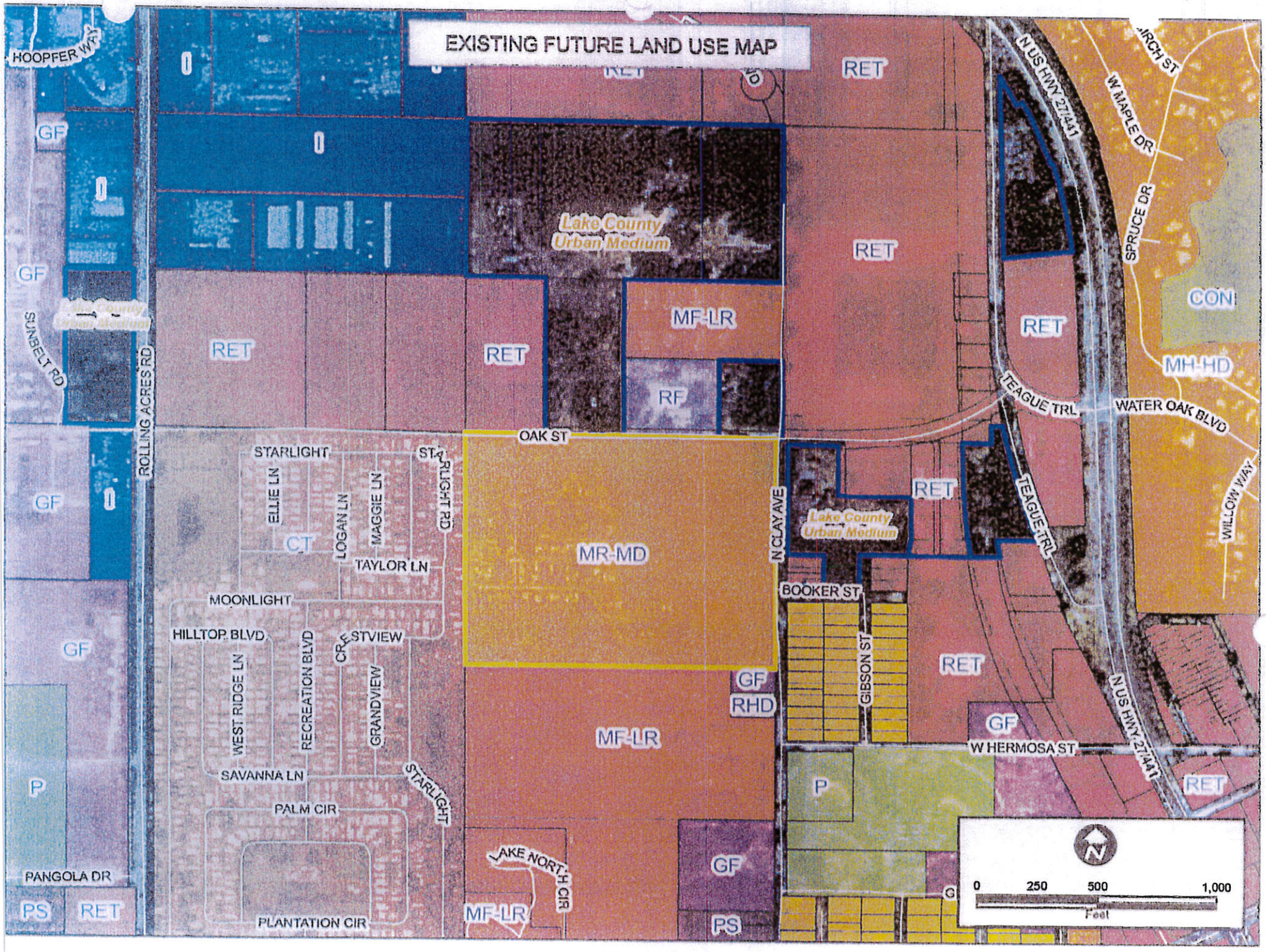
THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of Feb, 20 16, by Deborah Rozell, as an individual/officer/agent, on behalf of himself/herself Grant Gore Lady Lake Inc a corporation/partnership. He/she is personally know to me or has produced personally known as identification and did/did not take an oath.

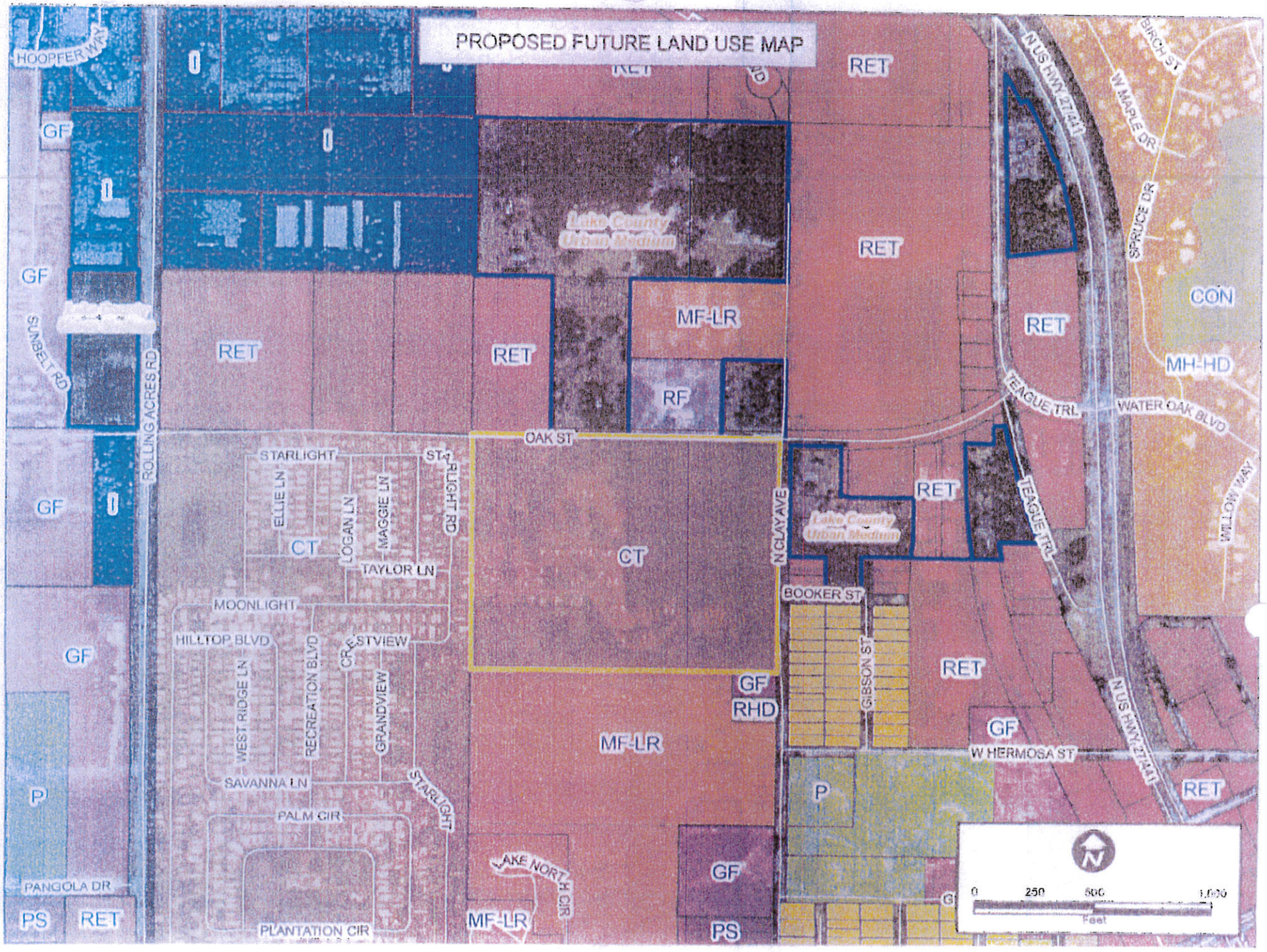
WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Feb, 20 16.

Deborah Rozell
Notary Public
Deborah Rozell
Printed Name
Commission No.:
My Commission Expires:

(SEAL)

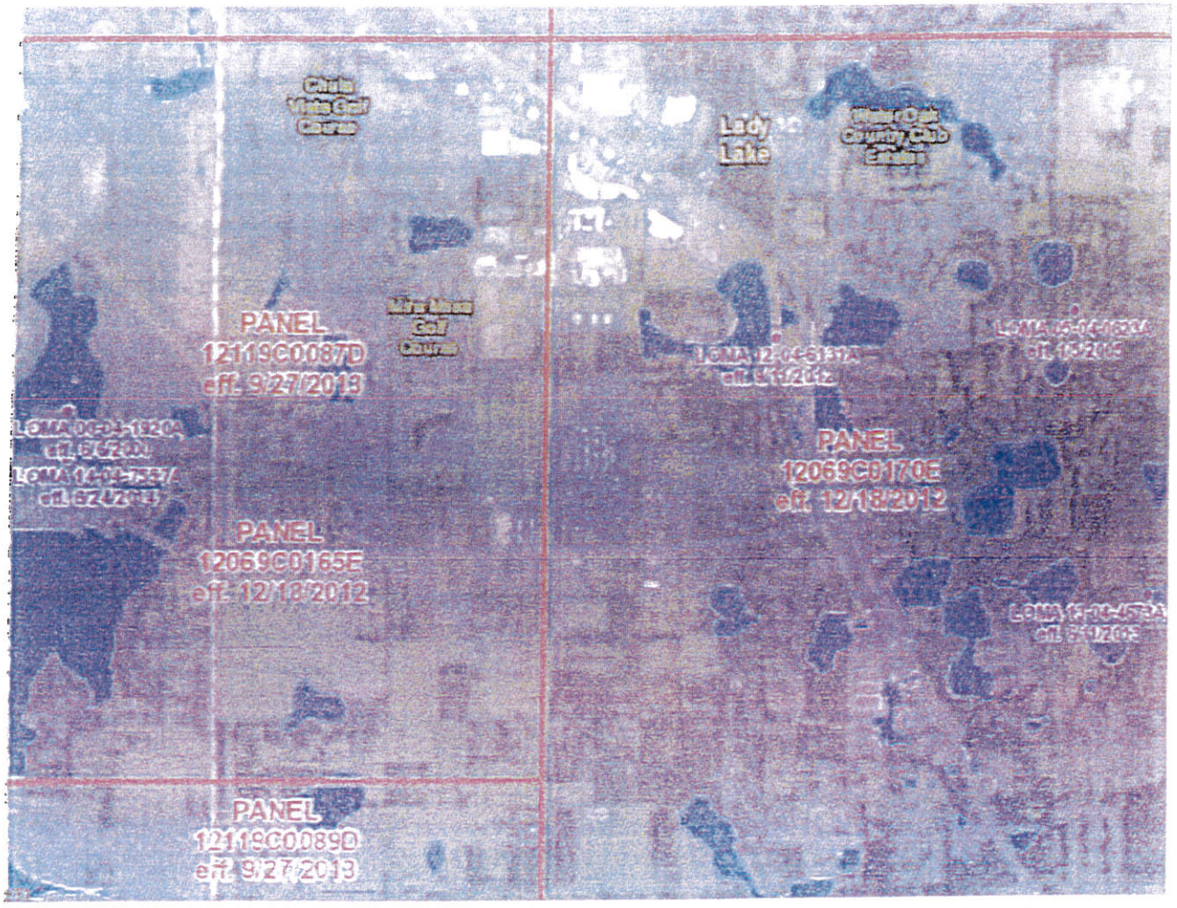
NOTARY PUBLIC STATE OF FLORIDA
DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com


EXISTING FUTURE LAND USE MAP
HOOPFER WY
GF
SUNBELT RD
ROLLING ACRES RD
RET
Lake County
Urban Medium
MF-LR
RF
OAK ST
STARLIGHT
STARLIGHT RD
ELLIE LN
LOGAN LN
MAGGIE LN
CT
TAYLOR LN
MOONLIGHT
HILLTOP BLVD
CRESTVIEW
WEST RIDGE LN
RECREATION BLVD
GRANDVIEW
SAVANNA LN
PALM CIR
PLANTATION CIR
PANGOLA DR
PS
P
MR-MD
N CLAY AVE
BOOKER ST
GIBSON ST
RHD
LAKE NORTH CIR
N US HWY 27/441
W MAPLE DR
SPRUCE DR
BIRCH ST
CON
MH-HD
TEAGUE TRL
WATER OAK BLVD
WILLOW WAY
W HERMOSA ST
0 250 500 1,000
Feet


PROPOSED FUTURE LAND USE MAP
HOOPER WAY
GF
SUNBELT RD
ROLLING ACRES RD
RET
MF-LR
RF
Lake County Urban Medium
OAK ST
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
STARLIGHT RD
CT
TAYLOR LN
MOONLIGHT
HILLTOP BLVD
WEST RIDGE LN
RECREATION BLVD
CRESTVIEW
GRANDVIEW
SAVANNA LN
PALM CIR
PANGOLA DR
PS
P
PLANTATION CIR
LAKE NORTH CIR
RHD
N CLAY AVE
BOOKER ST
GIBSON ST
W HERMOSA ST
N US HWY 27/441
TEAGUE TRL
WATER OAK BLVD
W MAPLE DR
BIRCH ST
SPRUCE DR
WILLOW WAY
CON
MH-HD
0 250 500 1,000
Feet

FEMA's National Flood Hazard Layer (Official)

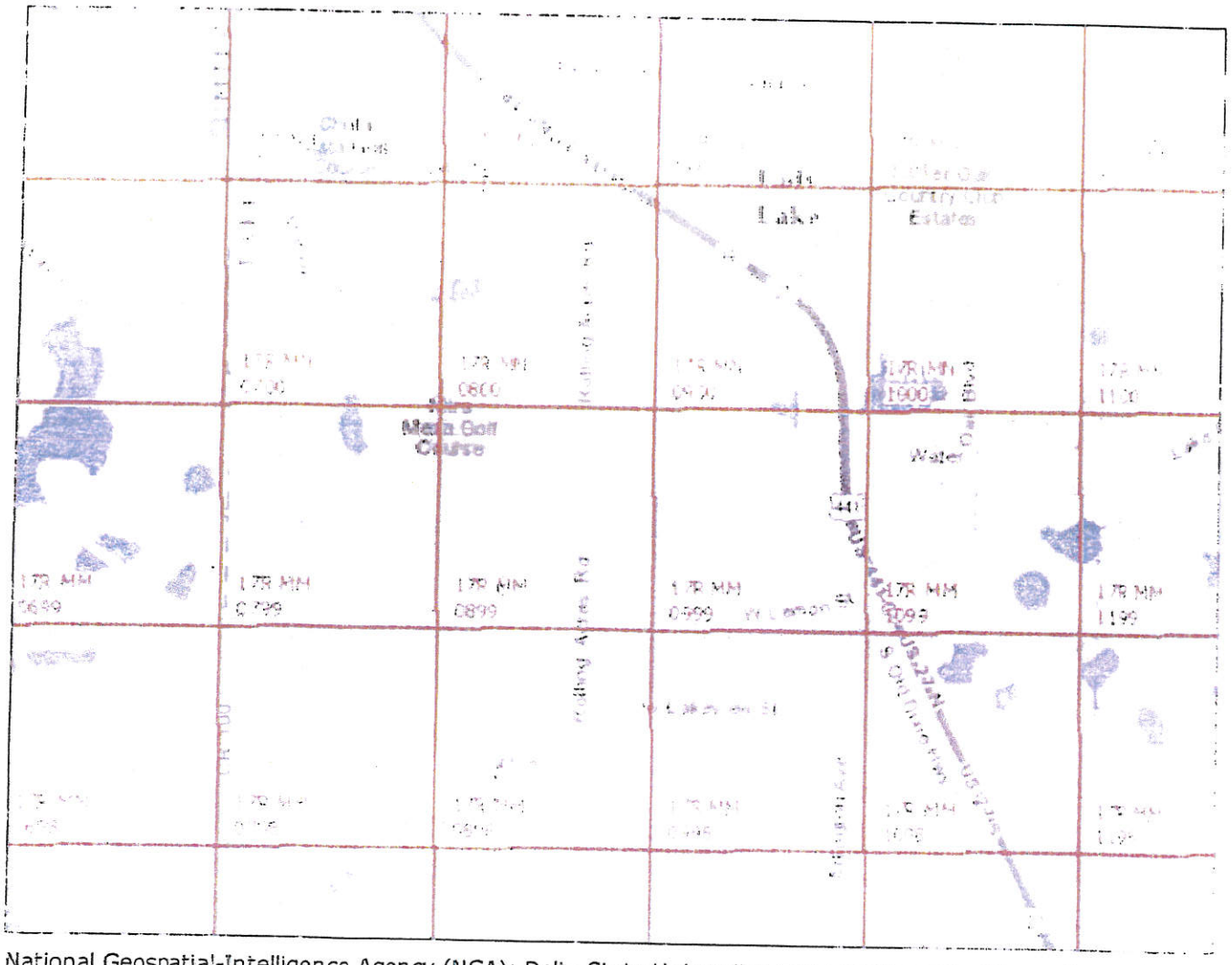
Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try http://bit.ly/1bPpUjq (Unofficial) if this map is down



National Geospatial-Intelligence Agency (NGA); Delta State University, Esri | scott.mcafee@fema.dhs.gov | USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Airbus DS | Esri, HERE, DeLorme, NGA, USGS

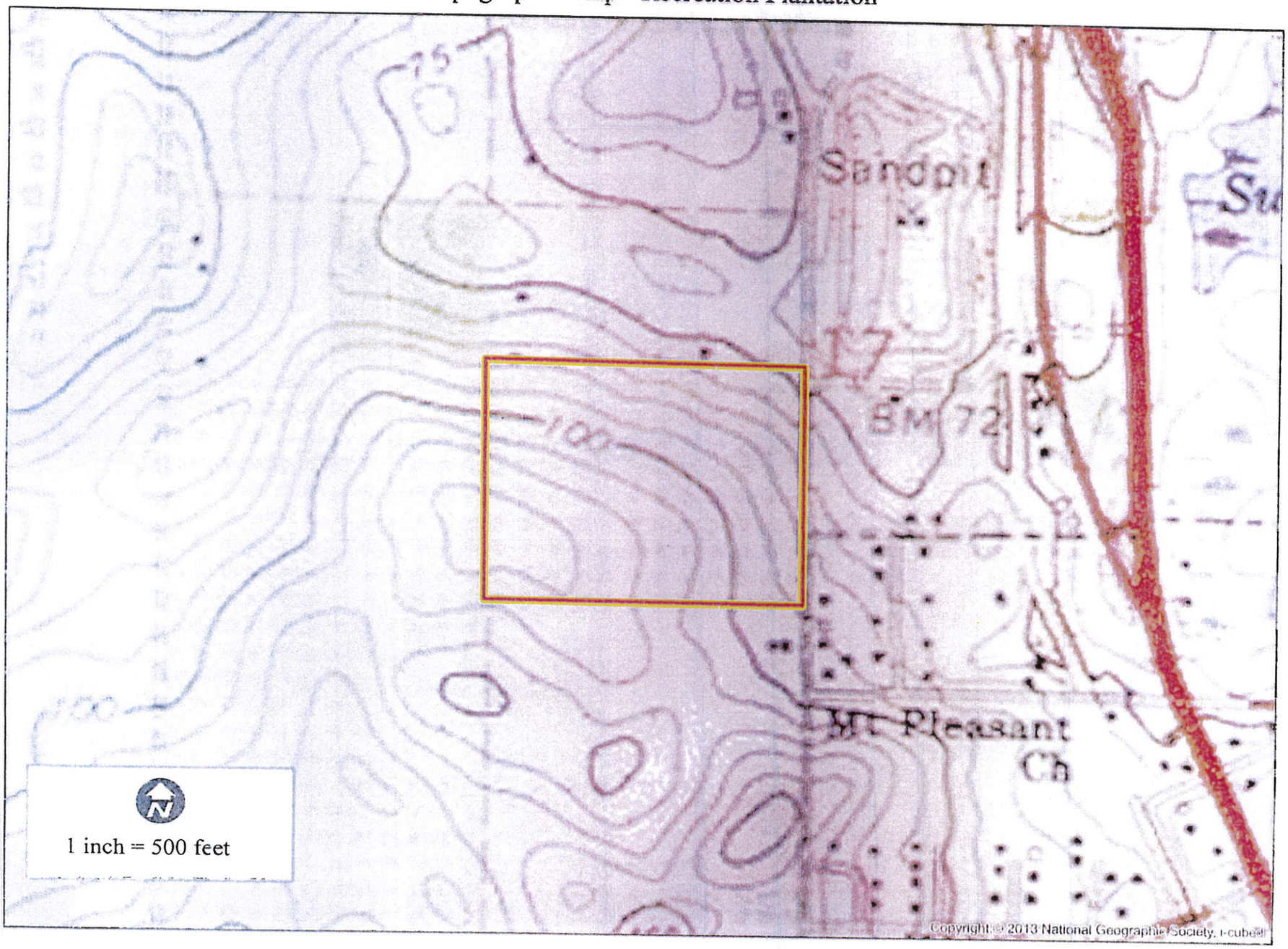
FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try http://bit.ly/1bPpUjq (Unofficial) if this map is down



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov | Esri, HERE, DeLorme, INCREMENT P, USGS, METI/NASA, EPA, USDA

Topographic Map - Recreation Plantation



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

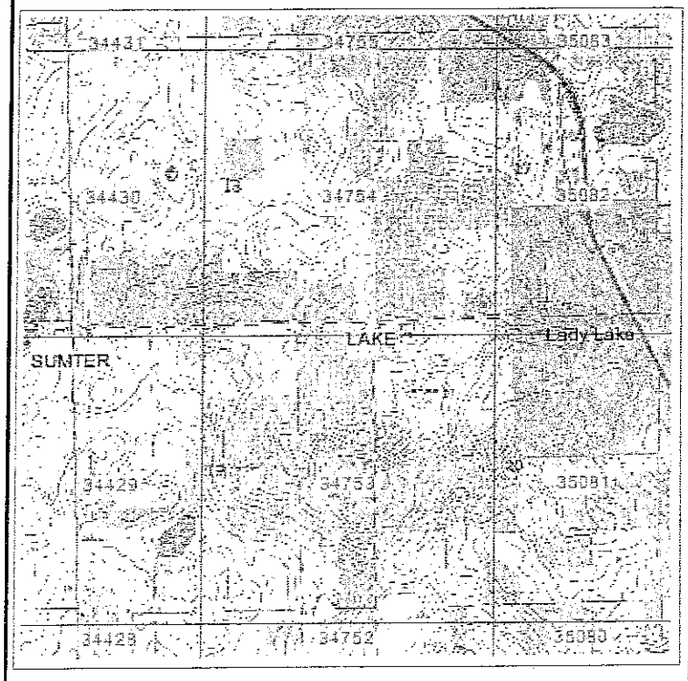
UNOFFICIAL REPORT

Created 4/26/2016

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 34754



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 34754

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 34754

32 **Potential** Elements for Matrix Unit 34754

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Bonamia grandiflora Florida Bonamia	G3	S3	LT	E
Calamintha ashei Ashe's Savory	G3	S3	N	T
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Centrosema arenicola Sand Butterfly Pea	G2Q	S2	N	E
Clitoria fragrans Scrub Pigeon-wing	G3	S3	LT	E
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	T
Digitaria floridana Florida Fingergrass	G1	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Eriogonum longifolium var. gnaphalifolium Scrub Buckwheat	G4T3	S3	LT	E
Falco sparverius paulus Southeastern American Kestrel	G5T4	S3	N	ST
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Heterodon simus Southern Hognose Snake	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae Pygmy Pipes	G1Q	S1	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3	S3	N	N
Nemastylis floridana Celestial Lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Notophthalmus perstriatus Striped Newt	G2G3	S2	C	N

Podomys floridanus Florida Mouse	G3	S3	N	SSC
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Selonodon mandibularis Large-Jawed Cebrionid Beetle	G2G4	S2S4	N	N
Spigelia loganioides Pinkroot	G2Q	S2	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N
Warea amplexifolia Clasping Warea	G1	S1	LE	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Complete Traffic Study and the Complete Soil Resource Reports are Available in the Growth Management Department Office for viewing or copy. The full reports were distributed with the packets at First Hearing on May 2, 2016. These items are also available for viewing on the Town Commission's Agendas page for the October 3, 2016, meeting.

Thad Carroll

From: Scott Israelson <scott@traffic-impact.com>
Sent: Wednesday, April 20, 2016 4:34 PM
To: Thad Carroll
Cc: etorres@bretjonespa.com
Subject: RE: Reduction in potential trips - Recreation Plantation

Thad, here is a jpg of the revised table. Please let me know if anything else is needed.

Table 3.1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Potential Development								
Single Family Detached Housing	210	235	Dwelling Units	2305	44	130	143	84
Recreation Plantation Proposed Development								
Campground/ Recreational Vehicle Park	416	232	Occupied Lots	N/A	18	31	41	22
Reduction in potential trips					26	99	102	62

Scott P. Israelson, P.E., PTOE
TRAFFIC IMPACT GROUP, LLC
1800 Pembrook Dr, Suite 300
Orlando, FL 32810
407.607.6985
scott@traffic-impact.com
www.traffic-impact.com

From: Thad Carroll [mailto:tcarroll@ladylake.org]
Sent: Wednesday, April 20, 2016 3:38 PM
To: Scott Israelson
Cc: etorres@bretjonespa.com
Subject: RE: Reduction in potential trips - Recreation Plantation

Scott,

There has been a slight adjustment to the acreage on the application 29.43 acres. This would allow 235 units under the MX-8 designation (29.43 acres x 8 du/acre = 235.44). Can the Single-Family Detached Housing Daily Trips be updated based on the 235 dwelling units?

Sincerely,

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake

QUIT-CLAIM DEED
88 58240

REC 5.00
DOC 155
TF 1.00

RAMCO FORM 8

BOOK 0992 PAGE 2332

This Quit-Claim Deed, *Executed this* 5th *day of* December , *A. D.* 19 88 , *by*
GLENN L. GORE and JANIS A. GORE, his wife,
first party, to LADY LAKE, INC., a Florida corporation,

whose postoffice address is 888 Boulevard of the Arts, No. 1901-2, Sarasota, FL 34237

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Lake *State of* Florida , *to-wit:*

The West 1/2 of the Southwest 1/4 and the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County, Florida.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.S. 10511 DEC22'88 00.55

LAKE COUNTY 34462

DEC 22 2 48 PM '88

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Mary C Wallace — Glenn L. Gore (L.S.)
Glenn L. Gore

Kathleen Courtney Srodes — Janis A. Gore (L.S.)
Janis A. Gore

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GLENN L. GORE and JANIS A. GORE, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of December A. D. 19 88.

Kathleen Courtney Srodes
Notary Public
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires 3-31-92

PLEASE RETURN TO:

This Instrument prepared by: F. Steven Herb, Esquire
Address 2070 Ringling Boulevard
Sarasota, Florida 34237

PROPERTY RECORD CARD

General Information

Owner Name:	LADY LAKE INC	Alternate Key:	1120829
Mailing Address:	609 HIGHWAY 466 LADY LAKE, FL 32159 Update Mailing Address	Parcel Number:	17-18-24-000300001900
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	609 HIGHWAY 466 LADY LAKE FL 32159 Update Property Location	Property Name:	RECREATION PLANTATION Submit Property Name
		School Locator:	School and Bus Map
Property Description:	W 1/2 OF SW 1/4--LESS RD R/W FOR CR 466 & LESS W 40 FT OF S | 263 FOR R/W OF ROLLING ACRES RD & LESS S 263 FT OF W 271 FT | OF E 540 FT--N 3/4 OF NE 1/4 OF SW 1/4 | ORB 992 PG 2332 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(2820)	0	0		850	LT	$0.00	$4,717,500.00
3	NON AGRICULTURAL ACREAGE (9900)	0	0		25.31	AC	$0.00	$139,205.00

Residential Building(s)

Building 006

Residential	Mobile Home	Building Value: $21,619.00

Summary

Year Built: 1995	Total Living Area: 960	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other Information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	960	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type	1	144	N	0%	0%	

3	OPEN PORCH (OPM)	(000) No Wall Type (000)	1	75	N	0%	0%	

Commercial Building(s)

Building 1

Commercial	Building Value: $33,504.00

Summary	
Year Built:	1988
Total Square Footage:	2625
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	20	1	2625	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	75.00 %	No	No
(17C)	25.00 %	No	No

Structure Type: Wood or Steel Open Stud Frame
Exterior Walls:
04 : 100.00 %

Building 2

Commercial	Building Value: $271,170.00
Summary	**Section(s)**

Year Built:	1989
Total Square Footage:	9136
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	1
Kitchens:	1
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	9136	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77B)	100.00 %	No	Yes

Building 3

Commercial	Building Value: $24,425.00
Summary	**Section(s)**

Summary	
Year Built:	1989
Total Square Footage:	800
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 4

Commercial	Building Value: $25,347.00

Summary

Year Built:	1989
Total Square Footage:	1110
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	1110	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 7

Commercial	Building Value: $24,425.00

Summary	
Year Built:	1989
Total Square Footage:	800
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 8

Commercial	Building Value: $31,237.00

Summary	
Year Built:	1989
Total Square Footage:	1170
Full Bathrooms:	0
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	8	1	1170	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17C)	100.00 %	No	Yes

Building 9

Commercial	Building Value: $106,547.00
Summary	**Section(s)**

Year Built:	1989
Total Square Footage:	5880
Full Bathrooms:	0
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	5880	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77C)	55.00 %	No	Yes
(25C)	45.00 %	No	Yes

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	5000	SF	1988	$4,050.00
0002	PAVING (PAV)	132000	SF	1989	$106,920.00
0003	FENCING (FEN)	45480	SF	1989	$21,830.00
0004	PARKING LOT LIGHT FIXTURE (PFL)	25	UT	1989	$7,725.00
0005	PAVING (PAV)	17400	SF	1989	$14,094.00
0006	FENCING (FEN)	6810	SF	1989	$3,269.00
0007	HOT TUB / SPA (HTB)	1	UT	1989	$1,545.00
0008	COMMERCIAL SWIMMING POOL (CPL)	1500	SF	1989	$45,900.00
0009	POOL DECKING (PLD)	8440	SF	1989	$31,785.00
0010	SHUFFLE BOARD COURT (SBC)	4800	SF	1989	$3,456.00
0011	TENNIS COURT (TCT)	12840	SF	1989	$7,961.00
0012	PAVING (PAV)	3080	SF	1997	$4,312.00
0013	ENCLOSED PORCH FINISHED (EPF)	576	SF	2004	$10,394.00
0014	FINISHED OPEN PORCH (FOP)	576	SF	2004	$5,197.00
0015	TENNIS COURT (TCT)	27600	SF	2012	$39,785.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
746 / 1623	5/1/1980	QC	U	V	$1.00
783 / 2018	8/1/1983	WD	Q	V	$287,000.00
823 / 139	11/1/1984	TD	Q	V	$415,000.00
837 / 1827	4/1/1985	WD	Q	V	$415,000.00
992 / 2332	12/1/1988	QC	U	V	$0.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$5,703,202	$5,560,293	$5,560,293	5.30510	$29,497.91
LAKE COUNTY MSTU AMBULANCE	$5,703,202	$5,560,293	$5,560,293	0.46290	$2,573.86
LAKE COUNTY MSTU FIRE	$5,703,202	$5,560,293	$5,560,293	0.47040	$2,615.56
SCHOOL BOARD STATE	$5,703,202	$5,703,202	$5,703,202	4.94900	$28,225.15
SCHOOL BOARD LOCAL	$5,703,202	$5,703,202	$5,703,202	2.24800	$12,820.80
TOWN OF LADY LAKE	$5,703,202	$5,560,293	$5,560,293	3.55100	$19,744.60
ST JOHNS RIVER FL WATER MGMT DIST	$5,703,202	$5,560,293	$5,560,293	0.30230	$1,680.88
LAKE COUNTY VOTED DEBT SERVICE	$5,703,202	$5,560,293	$5,560,293	0.16000	$889.65
LAKE COUNTY WATER AUTHORITY	$5,703,202	$5,560,293	$5,560,293	0.25540	$1,420.10
NORTH LAKE HOSPITAL DIST	$5,703,202	$5,560,293	$5,560,293	1.00000	$5,560.29
				Total: 18.7041	Total: $105,028.80

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: **$1,637.47**

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Property data last updated on 8 September 2015.

Justification of Need

(Letter)

Law Offices of
Bret Jones P.A.
ATTORNEYS AND COUNSELORS

Bret Jones
Attorney, CEO
BJones@BretJonesPA.com

Alison Strange
JD/MBA
AStrange@BretJonesPA.com

February 22, 2016

SENT BY FEDERAL EXPRESS

Town of Lady Lake
Attn: Mr. Thad Carroll
409 Fennell Boulevard
Lady Lake, Florida 32159

Re: Gore, Grant and Lady Lake Inc.
Application for Rezoning, proposed LSCPA, and Special Exception
Our File No.: 15-14686-001

Dear Mr. Carroll:

As you know, I and my firm represent Mr. Grant Gore and his corporation, Lady Lake, Inc. ("the Applicant") in regards to the Proposed RV Park Project in Lady Lake, Florida ("the Project). It was a pleasure to meet you in September and I look forward to finalizing this project with you, your staff, and the Town of Lady Lake.

In support of the Project, enclosed herewith, please find ten (10) copies of the following:

- LSCPA Application
- Rezoning Application
- Special Exception Application
- GIS Map with list of neighboring property owners
- Warranty Deed
- Property Record Card
- Location Map
- Existing Zoning Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- FEMA Flood Map
- Soils Map
- USGS Topography Map
- DRAFT Developer's Agreement
- DRAFT Conditional Use Permit
- Sanitation Plant Impact Analysis
- Boundary Survey
- Conceptual Master Park Plan
- Traffic Impact Analysis

Clermont:
(Main Office)
700 Almond Street
Clermont, FL 34711
Tel: (352) 394-4025
Fax: (352) 394-1604

Winter Park:
201 W. Canton Avenue
Suite 150
Winter Park, FL 32789
Tel: (407) 608-5484

www.BretJonesPA.com
Contact@BretJonesPA.com

- Original Recreation Plantation Development Agreement
- Justification of Need (this letter)
- Application Fee also in the amount of $2,000.00 made payable to "The Town of Lady Lake"

Large Scale Comprehensive Plan Amendment[1]

Because this project exceeds ten (10) acres and the current future land use calls for Mixed Residential Medium Density (MX-8), a large scale Comprehensive Plan amendment is necessary.

The Project consists of a 232 space RV Park with associated amenities and is an extension of the existing Recreation Plantation RV Park. The proposed gross density is 10.66 units per acre, which is well below the allowable twelve (12) units per acre threshold within the CT land use. Additionally, since the nature of RV users is that they travel with fewer individuals, on average, per unit (i.e., two people per unit or 21.32 individuals per acre), the impact of the proposed amendment would be less than the existing MX-8 impact, which assumes up to four (4) individuals per unit or thirty-two (32) individuals per acre.

The surrounding properties are also compatible with the recommended use. As a preliminary matter, the Applicant points out that the Project is connected to (and in fact is the same parcel as) the existing Recreation Plantation RV Park comprising 850 RV units. The property to the South of the Project is currently built for multi-family housing (approximately thirty (30) acres approved for ten or more (10+) units per acre). Likewise, to the North there is another apartment complex with ten or more (10+) units per acre. Because the Project is consistent with the use on the parcel of which it is a part and because there are 10+ unit housing facilities to the North and South of this parcel, the proposed Comprehensive Plan Amendment is compatible with the adjacent land use.

The Applicant currently uses City water on its adjacent project, Recreation Plantation, and requests the City allow the continued use of City water for the Project.

While the Applicant requests use of City water, regarding the use of and access to wastewater treatment, because the Applicant previously constructed a sewer plant on site to support the Recreation Plantation, the Applicant proposes to use its own wastewater treatment plant for these services. The wastewater treatment plant is capable of handling the increased usage, as is further described in the Sanitation Plant Impact Analysis report enclosed herewith. The Analysis demonstrates that Recreation Plantation, with 850 RV units, only uses 38.7% of the permitted capacity for the plant. As you can see from the Sanitation Plant Impact Analysis, the current State of Florida Estimated Sewage Flows assumes the existing 850 RV units would operate at 75% and the additional units are projected to operate at 96.47% capacity. However, based on historical annual average daily flows of 42.35GPD (versus the State assumed 75.00GPD), with the proposed new lots, the plant is projected to operate at or under 54.40% capacity. Based on these figures, it is evident that the current wastewater treatment plant is more than capable of handing the additional 229 RV

[1] This Application is consistent with FLU 3-1.2, as demonstrated herein, because the Applicant has demonstrated that all facilities and service capacities required for the Project are available to meet the proposed land use.

units and, because of this, the Applicant is requesting Tap Fees be calculated at an ERU factor of .33, which is the same ERU at which the Park is currently assessed.[2]

The Project is consistent with and furthers various objectives and policies of the Town of Lady Lake 2030 Comprehensive Plan because:

a. As an extension of the successful and popular Recreation Plantation, the Project expands on existing infrastructure including, but not limited to roads and wastewater facilities (avoiding the need for the Town to leverage its own assets to do so), promotes tourism, and promotes quality commercial and residential development and neighborhood cohesiveness and leverage the existing facilities to support demands necessitated by existing and future housing development and associated population.[3]

b. As an extension of the successful and popular Recreation Plantation, the Project has easy access to County Road 466 and Clay Avenue.[4]

c. As an extension of the successful and popular Recreation Plantation, the Project supports the Town's objective of promoting orderly growth by encouraging growth and development in existing developed areas where facilities and services are presently in place.[5]

d. Assuming the Project is approved, the anticipated impact from this Project will be the equivalent of 21.32 persons per acre (i.e., 10.66 units with 2 persons per unit per acre). The current Future Land Use, MX-8 calls for an impact of thirty-two (32) persons per acre (i.e., eight (8) family homes per acre with four (4) individuals per home, equaling thirty-two (32) persons per acre). Also, because RV travelers tend to stay on-site for much of their trip, most of the impact on utilities and roads will be within Recreation Plantation rather than public right of ways and other utilities. As a result, the impact of allowing this application is not only consistent with the current Future Land Use, but also is likely to have less of a public services impact than the current Use.[6] This Project is also less impactful than is permitted under the current Future Land Use for Commercial Tourists Services (CT), which allows for 12 units per acre.[7]

e. The Project supports Future Land Use Objective 2-2 for the County Road 466/Rolling Acres Road Special Area in that it furthers an identify for the area as a tourist destination, promotes quality through an existing, successful affiliation with the Recreation Plantation, and creates a pedestrian friendly community (as most RV users enjoy traveling by golf cart once they arrive).[8]

---

[2] The Applicant is requesting an ERU factor of .33 based on the current historical data of Recreation Plantation as well as other local RV Parks. See tab ___ for data supporting this request.
[3] FLU 1-2 and 1-4.1(6).
[4] FLU 1-4.1 (2) and (3).
[5] FLU 1-9.2.
[6] FLU 1-10.1(B).
[7] FLU 1-10.1(H)(4).
[8] FLU 2-2.

The traffic study for this Project is enclosed herewith and supports the assumptions made above regarding the potential impact of the Project on Rolling Acres Road and County Road 466. The Project will be phased in and the Town can anticipate the Project to coincide and be consistent with future plans (already adopted) to improve Rolling Acres Road.

Comprehensive Plan Amendment: Special Exception Use

The proposed Special Exception use of the RV Park complies with the special requirements and conditions of Chapter 6, Section 6-2, 31 as follows:

a. The site has frontage on a local roadway, i.e., County Road 466;

b. The proposed site is in excess of five (5) acres;

c. The Project accommodates fifth wheels, motorhomes, busses, park models, RV ports, travel trailers, vehicles with sleeping accommodations, tents (limited as determined by Town), carports, screen rooms, Florida rooms, utility sheds, detached storage sheds, and other similar facilities;

d. Occupants at the proposed RV Park are allowed to stay from one (1) day to one (1) year;

e. There is no restaurant onsite but the Developer would like to reserve the option to add a restaurant to the plan. Developer will remain in compliance with all applicable building codes of the Town of Lady Lake. The amenities are available to residents and guests of the Recreation Plantation include, but shall not be limited to:
    i. Office;
    ii. Guard House/gate;
    iii. Post Office/Postal area;
    iv. Manager's residence;
    v. Clubhouse;
    vi. Bathhouse;
    vii. Laundromat;
    viii. Pool;
    ix. Jacuzzi;
    x. Tennis/Pickle ball courts;
    xi. Horseshoes;
    xii. Shuffleboard;
    xiii. Bocci ball;
    xiv. Equipment sheds;
    xv. Tiki Hut/Snack bar;
    xvi. Vending area;
    xvii. Softball or multi-purpose sports field;

xviii. Dog walk/park; and
xix. Restaurant.

f. The Conceptual Master Park Plan identifies available amenities (including a club house and shower facility). Regarding restroom and shower facilities, the Applicant intends to construct the following units;

i. Men's toilets: Three (3)
ii. Men's urinals: Three (3)
iii. Men's lavatories: Four (4)
iv. Women's toilets: Five (5)
v. Women's lavatories: Four (4); and
vi. Showers: Six (6)

g. Sanitation will be provided by the Applicant's sanitation plant (located on site). As indicated in the enclosed Sanitation Plant Impact Analysis, the Applicant's sanitation plant is able to accommodate more wastewater than will be necessary to support this Project;

h. As demonstrated on the Conceptual plan, the streets for the Project will be 20' wide.

i. The lots exceed the minimum required yard and lot size of 2,500 square feet and the Project contemplates screening and buffering landscapes;

j. The proposed lot space exceeds the 25' minimum width required;

k. The Project does not comply with current minimum setback requirements and the Applicant requests a waiver of this requirement with the enclosed Application for Variance;

l. The Conceptual Master Park Plan is enclosed with this Application; and

m. A draft Developer's Agreement and Conditional Use Permit are included with this Application and the terms of same should be considered part of the Application as if fully set forth herein.

Rezoning Application

In order to support the Large Scale Comprehensive Plan Amendment Application (above and herein), the Applicant has also submitted a Rezoning Application. I believe the Rezoning Application is self-explanatory and that the supportive documentation for the Rezoning Application is included with the list of documents identified above and required for the Comprehensive Plan Amendment Application. If you require any information in addition to the items identified above, please let me know.

I hope that this letter and the applications enclosed herewith provide you with the detail necessary to support recommending approval for this Project. Should you need any additional information, please do not hesitate to contact me at my Clermont office.

Sincerely yours,

Alison Strange

Encl.
Cc: Client

Thad Carroll

From: Richmond, Pamela <prichmond@lakesumtermpo.com>
Sent: Tuesday, April 05, 2016 9:28 AM
To: Thad Carroll
Subject: RE: Traffic Studies

Good morning Thad, Below are my comments:

I have reviewed the traffic study prepared by Traffic Impact Group, LLC on November 16, 2015 for the Recreation Plantation RV Park. The project is a proposed 232 RV park located west of Clay Avenue, on the south side of Oak Street, west of US 27/US 441 in the Town of Lady Lake. The project is anticipated to generate 63 PM peak hour project trips per ITE's Trip Generation, and therefore requires a Tier 2 Study. The trip distribution and assignment to the surrounding roadway network appears reasonable. The study shows that no turn lanes are warranted at the site entrance to accommodate the project traffic. All roadway segments studied are anticipated to have sufficient capacity to accommodate the increase in traffic from the project. Following are additional comments on the analysis.

1. The study references a 3.25-mile study radius. Several classified roadway segments are located within the study radius were not included in the study. Per the methodology, the following segments should be included in the evaluation.
   210 - CR 25, from Marion County Line to Griffin Avenue
   220 – CR 25, from Griffin Avenue to US 27/US 441
   1970 – Griffin Avenue, from US 27/US 441 to CR 25
   1980 – Griffin Avenue, from CR 25 to Uncle Donald's Lane
   2010 – Griffin View Drive, from US 27 to Gray's Airport Road
   1040 – CR 466/Lake Griffin Road, from US 27/US 441 to Gray's Airport Road
   3670 – US 27/US 441, from Sumter County Line to Griffin Avenue
   3680 – US 27/US 441, from Griffin Avenue to Alt US 441/Alt US 27
   3690 – US 27/US 441, from Alt US 441/Alt US 27 to CR 466
   3700 – US 27/US 441, from CR 466 to Lake Ella Road
   There is sufficient capacity on these roadways to accommodate the anticipated project traffic, so no further study is needed. However, for future projects it is important to include all roadways within the study area so that the Lake-Sumter MPO has an accurate listing of reserved project trips. Please feel free to contact LSMPO during the development of the methodology to determine the appropriate study segments.
2. The intersection of Oak Street and Water Oak Boulevard/CR 25 was not included in the study. The intersection should be included in the study to evaluate the impact of the project on the queues and operations of the intersection.
3. An inconsistent methodology is used for the assignment of reserved/background trips for the roadway segment analysis and intersection analysis. The reserved trip assignment was appropriately applied for the roadway segment analysis. The future background traffic volumes at the study intersections were determined by applying a 19% growth factor to the existing observed turning movement volumes. Applying a constant 19% growth factor to all movements results in traffic volumes that are likely higher than will be realized within the 2020 build-out horizon. The appropriate methodology is to apply reserved trips to each intersection turning movement based on the approach and departure reserved traffic volumes per segment.
4. The study identifies the need for signal timing / split adjustments at the signalized intersections of US 27/441 & CR 25/Water Oak Boulevard and US 27/441 & CR 466/Lemon Street. However, there is not future buildout with improvement scenario showing that signal timing adjustments alone will address the identified deficiencies. US 27/US 441 is planned for widening and reconstruction in this area (FDOT FM 2383955, construction funded in 2018/2019) which will include improvements/signal retiming at the intersections.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 27.13± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion #1

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gdp available)
- Estimated consumption 28,000 gpd

Sewer -

- The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake.

Schools –

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

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 145 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

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

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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

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

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Water Utility will be required to service this RV Park Site.

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

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-14 on Monday, May 2, 2016.

The **Town Commission** is scheduled to consider Ordinance 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $ _____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

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DEPARTMENT HEAD Submitted 4/5/16 Date

4-5-2016 FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 4/11/16 Date

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

MCKENZIE/ OHLASSON 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD - G.M.

5. The study identifies a need for signal timing adjustments at the intersection of CR 466 & Rolling Acres Road. The signal timings utilized for the intersection are not consistent with the timings provided in the study which are from Lake County. Please update the intersection analysis and provide a future conditions evaluation with improvement to demonstrate that signal timing adjustments will provide acceptable operations at the intersection.

Pamela Richmond, AICP
MPO Project Manager

Lake-Sumter MPO
Metropolitan Planning Organization

1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Thad Carroll [mailto:tcarroll@ladylake.org]
Sent: Tuesday, April 05, 2016 9:26 AM
To: Richmond, Pamela
Subject: Traffic Studies

Pam,

Good morning. I am preparing staff reports today for the Recreation Plantation project and was hoping to get the review from you. I know that last week you said you were wrapping up the two studies you had for Lady Lake. At your convenience, could you please forward your reviews. Thanks again.

Kind Regards,

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake
(352) 751-1521
tcarroll@ladylake.org

Note: The Growth Management Department's office hours are Monday - Thursday 7:30 am - 6:00 pm

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

13 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

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

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-13 to the Town Commission for consideration by the following roll call vote:

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

5. Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – Changing from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

Growth Management Director, Thad Carroll, presented the background summary for this agenda item (on file in the Clerk's Office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016 and the property was posted this same date.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gdp available)
- Estimated consumption 28,000 gpd

Sewer -The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake.

Schools –Not factored for project – no foreseen impact of students.

Transportation – Traffic Analysis indicates that the proposed Future Land Use designation of CT – RV Park, will generate 145 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks and Recreation – Addition in population will not cause Parks and Recreation Level of Service to be exceeded.

Stormwater – Project will be required to adhere to SJRWMD guidelines.

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

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

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

4) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

5) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

6) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

7) Connection to Town Water Utility will be required to service this RV Park Site.

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

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-14 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-14 on Monday, May 2, 2016. The Town Commission is scheduled to consider Ordinance No. 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Member Chiasson stated this proposal is to add 232 RV lots, and questioned how many RV lots are currently on this property.

Mr. Carroll stated currently there are no RV lots on this property as it is being utilized for storage. He stated in the Recreation Plantation complex, there are 850 RV lots on the west side.

Member Chiasson clarified that 850 RV lots currently exist within the boundaries of Recreation Plantation, and this proposal will add, roughly, 232 more.

Mr. Carroll replied that was correct.

Member McKenzie questioned what items are stored on the property.

Mr. Carroll stated there are a variety of items such as boats, RV's, trailers, etc. This is a permitted use.

Member McKenzie questioned who will remove these items.

Mr. Carroll stated it is the responsibility of the owners of the property to relocate them. He stated he has received questions regarding traffic along Clay Avenue, as well as, Oak Street.

Mr. Carroll stated in evaluating a comprehensive plan amendment, the two existing land uses are compared. Regarding the traffic impact, the proposed 232 RV lots will have less impact on traffic than if this area was a planned development, which could accommodate 217 single-family homes. A family with two children would generate more traffic entering and exiting the area.

Member Chiasson stated the comparison is to a hypothetical but absolutely, lawful development of single family homes as it is currently zoned. Changing the zoning to this (proposed) zoning and allowing this intended use of the land, the traffic pattern for the proposed use would be less onerous on Highway 466 and Rolling Acres than would be if the land was developed under the current zoning category.

Mr. Carroll replied that was correct.

Member Chiasson stated if the property owner came forward requesting to build 217 homes, the County would look at the traffic impact and say it looks acceptable, go ahead, or might they say no there is too much of a traffic impact and we need to alter something else, such as traffic signals.

DRAFT

Mr. Carroll stated this is the first part of the process. Once a land use and property entitlement is granted, depending on the subsequent applications and the timing of them being approved, traffic scenarios could change. He stated in the case of a residential development, the timing of that plat would dictate what changes need to be made regarding signalization or road widening. Should the land use and rezoning be granted for Lady Lake, Inc. in this proposal, a subsequent site plan would be submitted and, depending on the timing of that site plan that traffic study would evaluate those trips entering and exiting the area. Mitigation would be determined at that time.

- Theresa Stangle, residing at 450 N. Clay Avenue, Unit 901, Lady Lake, stated she has read through the impact report. Regarding the issue of schools and students, Ms. Stangle stated the current school bus route on Clay Avenue includes two stops, and several small children utilize these bus stops, standing within ten feet of Clay Avenue. The transportation-related report mentions the traffic is not affected. However, but the size of the RV's and the trailers traveling on Clay Avenue may be too wide. Ms. Stangle noted that Clay Avenue is narrow and, with the increased RV traffic, this may cause oncoming vehicles to leave the roadway to accommodate the larger vehicles to pass. She stated this could be dangerous for the children waiting at the bus stops, for anyone walking on the sidewalks, and for the potential damage to mailboxes. Ms. Stangle requested the board consider widening Clay Avenue to safely accommodate the larger vehicles. She stated she is not opposed to the rezoning and believes it to be beneficial.

Mr. Carroll stated he will discuss Clay Avenue right-of-way width with the Town's Public Works Director. He stated if it is an issue of a bus stop, the Town may be able to work with the school board to determine if this is a permanent bus stop. If it is determined that Clay Avenue is deficient, it will be addressed at that time.

Member Chiasson stated the type of RV's that would be parked in Recreation Plantation would hook up to water and sewer, and would not be entering and exiting the park on a regular basis.

Attorney Alison Strange from Bret Jones PA, representing Lady Lake, Inc., thanked Mr. Carroll and staff working with them on this project. Ms. Strange confirmed Member Chiasson's comment the RV's will be one time entering, and one time exiting the park. The owner's intent for the proposed development is to have long-term residents, opposed to short-term residents. The tenants would consider themselves residents and would be, potentially, involved in the community. Ms. Strange stated the owner's do not foresee several large RV's traveling on Rolling Acres Road or Clay Avenue on a daily basis.

- Herb Holmes, (no address stated for the record), requested clarification. The rezoning is on the east side of the property, which is the deeper part of the property that is undeveloped.

Chairperson Gauder replied that Mr. Holmes is correct.

- Mr. Holmes questioned how will rezoning be impacted by the proposed expansion of Rolling Acres Road from two to four lanes.

Mr. Carroll stated as a result of this project with the proposed location of the additional 232 lots, widening of Rolling Acres Road is currently not in the construction time frame with Lake County. He stated should funding become available and the roadway is widened, it will not affect this property. Mr. Carroll stated it will be the property adjacent to the existing park, to the west.

- Mr. Holmes questioned the proposed new clubhouse and swimming pool that he read about and stated this was not discussed tonight.

Mr. Carroll stated we are currently assessing this proposed planned land use application. The next application is the rezoning application in which there is a conceptual drawing of the proposed layout. Mr. Carroll cautioned that the conceptual drawing is part of the special conception use, which will be heard before the Town Commission. The Planning and Zoning Board does not specifically make recommendations to the Town Commission.

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

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-14 to the Town Commission for consideration by the following roll call vote:

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

6. Ordinance No. 2016-15 – Rezoning – Lady Lake, Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

Growth Management Director, Thad Carroll, presented the background summary for this agenda item (on file in the Clerk's Office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc. to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception Use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: May 2, 2016

PLEASE REFERENCE COMMISSION PACKET ITEM # L-10 FOR MATERIALS

SUBJECT: **Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 29.43± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission.

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gdp available)
- Estimated consumption 28,000 gpd

Sewer -

- The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

Schools –

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

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

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

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
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North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Water Utility will be required to service this RV Park Site.

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

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-14 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $ _____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

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WJ 4/27/16

DEPARTMENT HEAD	Submitted 4/27/16	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 2/2/16	Date 4/27/16

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

RIC/HOL 5-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD - G.M.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 2, 2016 - First Reading

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SUBJECT: **Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 29.43± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission.

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

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Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
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- The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

Schools –

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

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

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

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

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Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Water Utility will be required to service this RV Park Site.

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

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-14 by a vote of 3-0.

The **Local Planning Agency** is scheduled to consider Ordinance 2016-14 on Monday, May 2, 2016.

The **Town Commission** is scheduled to consider Ordinance 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $ _____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

---

DEPARTMENT HEAD Submitted 4/25/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 2/2/16 Date 4/26/16

4/25/16

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

HOL/RIC 5-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAID - G.M.

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

June 11, 2016

RECEIVED
JUN 13 2016
BY: F. Cassell

The Honorable Ruth Kussard
Mayor, Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

Dear Mayor Kussard:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the Town of Lady Lake, Amendment No. 16-1ESR (Ordinance 2016-14) which was received on May 12, 2016. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

We are, however, offering a technical assistance comment consistent with Sections 163.3177(1) & (3)(a), F.S. The technical assistance comment will not form the basis of a challenge but is offered to strengthen the Town's comprehensive plan and ensure compliance with the provisions of the Community Planning Act.

Adoption of the proposed Commercial Tourist land use furthers the planned extension of an existing 850 lot recreational vehicle park (RV park), allowing a potential additional 232 lots. The amendment package offered an analysis of sanitary sewer infrastructure, indicating that the amendment parcel would be served by a private facility. The private facility is the Recreation Plantation RV Park Domestic Wastewater Treatment Facility. This facility is an 85,000 gallon per day (GPD) sanitary sewer wastewater treatment facility where treated effluent is discharged to ground water through two on-site percolation ponds.

The RV park is seasonal in nature, and it appears that January through March is peak period when many of the 850 lots are occupied. The wastewater treatment demand volume during this peak period ranges between 60,000 - 64,000 GPD. This produces a Level of Service volume in the range of about 75 GPD/lot. With the potential addition of 232 lots, the existing treatment facility would be expected to treat wastewater for as many as 1082 occupied lots during peak season representing a treatment demand of 80,925 GPD. At this volume, the facility is nearing design capacity.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The City has an adopted LOS standard for sanitary sewer provided under the following Comprehensive plan policy, *"PUB 1-2.1: Minimum Level of Service Standards. The Town of Lady Lake hereby adopts the following level of service standard for central sanitary sewer by which development shall be evaluated for demand generation: Total Capacity: 100 gallons per day per resident."* At the designated LOS standard of 100 GPD per resident, the demand for sanitary sewer infrastructure represented by this amendment exceeds the existing private package plant's permitted capacity. The Town of Lady Lake should perform an analysis for facility capacity linked to both an adopted level of service standard and the probable level of land use proposed.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the Town of Lady Lake. If other reviewing agencies provide comments, we recommend the Town of Lady Lake consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Dan Pennington, at (850) 717-8524, or by email at dan.pennington@deo.myflorida.com.

Sincerely,

Taylor Teepell, Director
Division of Community Development

TT/dp

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Thad Carroll, AICP, Growth Management Director, Town of Lady Lake
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

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 www.sjrwmd.com.

Received
JUN - 6 2016
Town of Lady Lake
Town Manager's Office

Ahed

May 31, 2016

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

Re: Town of Lady Lake Proposed Comprehensive Plan Amendment #16-1ESR

Dear Ms. Kollgaard:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified. However, technical assistance related to surface water is provided below.

Technical assistance
According to District maps, the property subject to the proposed amendment is located within the District's Ocklawaha River Hydrologic Basins. Please note that any environmental resource permit (ERP) application for the property must meet the District's additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code*, as well as the basic ERP criteria in other rules.

If you have any questions or need additional information or assistance, please contact me at (386) 312-2369 or *sfitzgib@sjrwmd.com*.

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

GOVERNING BOARD

John A. Miklos, CHAIRMAN ORLANDO
Fred N. Roberts Jr., VICE CHAIRMAN OCALA
Chuck Drake, SECRETARY ORLANDO
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John P. Browning, Jr. EAST PALATKA
Douglas Burnett ST. AUGUSTINE
Maryam H. Ghyabi ORMOND BEACH
Ron Howse COCOA

Thad Carroll

From: Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>
Sent: Wednesday, May 25, 2016 2:23 PM
To: Thad Carroll; DCPexternalagencycomments
Subject: Lady Lake 16-1ESR Proposed

To: Thad Carroll, Growth Management Director

Re: Lady Lake 16-1ESR – Expedited Review of Proposed Comprehensive Plan Amendment

*Please note the new contact information below.

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400

Suzanne E Ray

Customer Service Survey

Florida Department of Transportation
719 S. Woodland Boulevard
DeLand, Florida 32720-6834

RICK SCOTT
GOVERNOR

JIM BOXOLD
SECRETARY

May 31, 2016

Ms. Kristen Kollgaard
Town Manage, Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

Subject: **Proposed Comprehensive Plan Amendment**
Local Government: **Town of Lady Lake**
DEO #: **16-1ESR**

Dear Ms. Kollgaard:

The Department of Transportation has completed its review of the above proposed Comprehensive Plan Amendment as requested in your letter dated May 10, 2016, and received by the Department on May 12, 2016.

We appreciate the opportunity to participate in this review process and we offer our comments attached with this letter. Since the amendment does not appear to have significant adverse impacts to the State Highway System or the Strategic Intermodal System, the Department does not have any concerns at this time.

If you have any questions, please contact Todd Davis at (386) 943-5422 or email at todd.davis@dot.state.fl.us.

Sincerely,

Heather S. Garcia

Heather S. Garcia
Planning & Corridor Development Manager

Attachment

C: Robert Chandler IV, Lake County
Dana Reiding, FDOT
Carmen Monroy, FDOT
D. Ray Eubanks, DEO
Adam Biblo, DEO
Fred Milch, ECFRPC

H:\OOC\Planning\Growth Management\CPA Project Files\Lady Lake_Lake\Review\2016\16-1ESR\Proposed\Ladylake_16-1ESR_Cvrltr.Doc

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 16-1ESR
Date FDOT Received:	May 12, 2016
Review Comments Deadline:	June 11, 2016
Today's Date:	May 31, 2016

GENERAL BACKGROUND INORMATION

The Town of Lady Lake has transmitted a proposed amendment to their Comprehensive Plan; specifically an amendment to the Town's Future Land Use Map. The amendment proposes to change the Future Land Use of approximately 29.43 acres from Mixed Residential Medium Density to Commercial Tourist.

AMENDMENT – Lady Lake 16-1ESR

Elements: Future Land Use Map

Statutory Reference: Chapter 163.3177, F.S., Required and optional elements of comprehensive plan
Chapter 163.3184, F.S., Process for adoption of plan amendment

Background:

The property is approximately 29.43 acres in size and is located within the Town of Lady Lake. Access to the site is provided off of Oak Street, approximately 0.25 miles west of SR 25/ US 27. The subject property location is shown in **Figure 1**.

The property currently has a Future Land Use designation of Mixed Residential Medium Density. The Town of Lady Lake has proposed to change the Future Land Use to Commercial Tourist. The site is currently an undeveloped grass lot which the Recreation Plantation RV Park is currently using as an RV and boat storage area. The applicant plans to develop the site into a 232 unit RV Park with associated amenities and is an extension of the existing Recreation Plantation RV Park.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 16-1ESR
Date FDOT Received:	May 12, 2016
Review Comments Deadline:	June 11, 2016
Today's Date:	May 31, 2016

Figure 1 – Location Map

A traffic study was provided with the application, however it did not include an analysis of anticipated conditions on the State Highway System in the vicinity of the amendment. Therefore, an analysis of the potential development levels and projected operating conditions for short-term (i.e., 2021) and long-term (i.e., 2026) time periods was conducted.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 16-1ESR
Date FDOT Received:	May 12, 2016
Review Comments Deadline:	June 11, 2016
Today's Date:	May 31, 2016

Table 1 summarizes the existing and future annual average daily traffic (AADT) volumes and level of service (LOS) on SR 25/ US 27 in the vicinity of the proposed amendment. The volumes and LOS are projected without considering the impact of the proposed amendment. Without the proposed change, SR 25/ US 27, from Lake Ella Road to Rolling Acres Road is projected to operate at acceptable levels of service in 2016, 2021, and 2026 (the Town's LOS Standard is D).

Table 1 – 2016 (Estimated) and Future Conditions without the Proposed Amendment

Road	From	To	LOS Std.	2016 AADT	2016 LOS	2021 AADT	2021 LOS	2026 AADT	2026 LOS
SR 25/ US 27	Lake Ella Road	CR 25/ Teague Trail	D	28,300	C	31,700	C	37,400	C
	CR 25/ Teague Trail	Rolling Acres Road	D	28,200	C	30,700	C	34,500	C

Source: FDOT District Five 2015 LOS_ALL Tables

The trip generation potential of the property was analyzed using the 9th Edition of the ITE Trip Generation Manual. The site has a current Future Land Use designation of Mixed Residential Medium Density. Under the current Future Land Use designation, the property is subject to a maximum of eight (8) dwelling units per acre. Based on the maximum density, a total of 235 dwelling units could be developed on the property.

Under the proposed Future Land Use designation of Lady Lake Commercial Tourist, the property is subject to a maximum of 12 dwelling units per acre for a total of 353 dwelling units.

Note that the property is anticipated to be developed into a 232 unit RV Park with associated amenities as an extension of the existing Recreation Plantation RV Park.

The maximum trip generation potential of the site, under the current and proposed Future Land Use, is shown in **Table 2.** As summarized in the table, the proposed change in Future Land Use will result in a potential increase of 415 daily trips.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government: Town of Lady Lake

DEO Amendment #: Lady Lake 16-1ESR

Date FDOT Received: May 12, 2016

Review Comments Deadline: June 11, 2016

Today's Date: May 31, 2016

Table 2 – Trip Generation

Scenario	Future Land Use Designation	Land Use Assumed	ITE Land Use Code	Size	Units	Daily Trips
Existing Maximum	Mixed Residential Medium Density	Mobile Home Park	240	235	Occupied DU	1,105
Existing Maximum Trip Potential						**1,105**
Proposed Maximum	Commercial Tourist	Mobile Home Park	240	353	Occupied DU	1,520
Proposed Maximum Trip Potential						**1,520**
Change in Trip Potential						**415**

Source: ITE Trip Generation Manual, 9th Edition

The projected background AADTs (from Table 1) were combined with the projected trip generation from the proposed amendment (from Table 2) using an estimated traffic distribution. It is anticipated that 80% of the traffic will access the site from SR 25/ US 27, with 50% of the traffic accessing the site from the north and 30% accessing the site from the south. The remaining 20% of traffic is anticipated to access the site from CR 466. A summary of traffic conditions with the proposed amendment, assuming the maximum intensity of development, is provided in **Table 3**.

Table 3 – Future Conditions with Proposed Amendment

Road	From	To	LOS Std	Distribution of Traffic	Scenario	2016		2021		2026	
						AADT	LOS	AADT	LOS	AADT	LOS
SR 25/ US 27	Lake Ella Road	CR 25/ Teague Trail	D	30%	Background	28,300	C	31,700	C	37,400	C
					Amendment	125		125		125	
					Total	**28,425**	**C**	**31,825**	**C**	**37,525**	**C**
	CR 25/ Teague Trail	Rolling Acres Road	D	50%	Background	28,200	C	30,700	C	34,500	C
					Amendment	208		208		208	
					Total	**28,408**	**C**	**30,908**	**C**	**34,708**	**C**

As shown in Table 3, SR 25/ US 27 is anticipated to operate acceptably through 2026 with the proposed change.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 16-1ESR
Date FDOT Received:	May 12, 2016
Review Comments Deadline:	June 11, 2016
Today's Date:	May 31, 2016

Review Comments:

Pursuant to F.S. 163.3184(3)(b), the Florida Department of Transportation (FDOT) does not have concerns at this time regarding the Town's proposed amendment. The proposed change does not appear to adversely impact designated transportation resources and facilities of state importance; therefore, FDOT does not have concerns at this time regarding the proposed amendment.

The FDOT respectfully requests a copy of the adopted amendment. Please provide within two weeks of adoption in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statute (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

FDOT Contact:	Todd Davis, P.E. FDOT District 5 (In-House Consultant) Project Manager	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.
Telephone:	386-943-5422		407-898-1511
E-mail:	Todd.Davis@dot.state.fl.us		clif.tate@kimley-horn.com
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Lady Lake_Lake\Review\2016\16-1ESR\Proposed\LadyLake_16-1ESR_Review.doc		

Thad Carroll

From: Pennington, Dan <Dan.Pennington@deo.myflorida.com>
Sent: Thursday, May 19, 2016 9:35 AM
To: Thad Carroll
Cc: suzanne.e.ray@dep.state.fl.us
Subject: Current Town of Lady Lake Future Land Use map amendment for 16-1ESR

Thad Carrol: Hello Thad! I am reviewing the proposed amendment is for a Future land Use Map change for a 29.43 acre parcel in Lady Lake from the existing land use of Mixed Residential Medium Density (MRMD) to Commercial Tourist (CT) to support the development of a 232 unit recreational vehicle tourist park that is adding to the existing 850 units on County Road 466.

The amendment analysis notes that sanitary sewer for the site is provided on site via a private facility. The private facility appears to be the Recreation Plantation RV Park Domestic WWTP (FDEP permit number FLA010593). This private facility is designed to provide 0.085 Mgd sanitary sewer wastewater treatment facility with treated effluent discharging to two percolation ponds and then to local ground water (on site).

I didn't see in the analysis any indication of the facility current treatment volumes and availability of additional capacity to accept and provide treatment to the projected load from 232 additional units. Is this data available ? It would help in review of general facility adequacy. Thanks Dan

Dan Pennington
Planning Analyst
Department of Economic Opportunity
Division of Community Development
107 E. Madison Street, MSC 160
Tallahassee, FL 32399
Phone: (850) 717-8524
Fax: (850) 717-8522
Email: dan.pennington@deo.myflorida.com

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

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Thad Carroll

From: Pennington, Dan <Dan.Pennington@deo.myflorida.com>
Sent: Thursday, May 19, 2016 3:26 PM
To: Thad Carroll
Subject: Recreation plantation Resort - Package Plant data for most recent two year period
Attachments: FLA010593-Recreation Plantation Resort Packge Plant Data.xlsx

Thanks Thad for your thoughts. FYI - Here is the recent DEP data on the package plant. I yellowed the various capacity data points which follow pretty closely the seasonality we discussed.

Dan Pennington
Planning Analyst
Department of Economic Opportunity
Division of Community Development
107 E. Madison Street, MSC 160
Tallahassee, FL 32399
Phone: (850) 717-8524
Fax: (850) 717-8522
Email: dan.pennington@deo.myflorida.com

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

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Florida Department of Environmental Protection
Wastewater Facility Regulation - Discharge Monitoring Reports
Monitoring Data Download Report
Facility Id: FLA010593
Monitoring Group:

for 05/15/2014 to 05/16/2016
Report Generated from DOPPLER - FLDEP on 5/17/2016

Facility ID	Facility Name	Office	Facility Type	County	Monitoring Group	Date	Monitoring Location	PCS Code	NODI	Parameter	Description	Result Qualifier	Result	Limit	Units	Statistical Base	Exceedance
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	Y		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	1		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	Q		P 50050	Flow		0.058	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.9	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	Y		P 00530	Solids, Total Suspended		2.4	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 00530	Solids, Total Suspended		1.4	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 00530	Solids, Total Suspended		1.4	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 00400	pH		7.5	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 50060	Chlorine, Total Residual		2.2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		1.7	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	R		P 50050	Flow		0.058	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	R		P 50050	Flow		0.063	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		75	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	FLW-1	Y		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	FLW-1	1		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	FLW-1	Q		P 50050	Flow		0.066	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.9	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	Y		P 00530	Solids, Total Suspended		2.3	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 00530	Solids, Total Suspended		2.8	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 00530	Solids, Total Suspended		2.8	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 00400	pH		7.4	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 50060	Chlorine, Total Residual		2.2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		0.82	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	FLW-1	R		P 50050	Flow		0.066	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	FLW-1	R		P 50050	Flow		0.059	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		69	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	FLW-1	Y		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	FLW-1	1		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	FLW-1	Q		P 50050	Flow		0.066	Report	MGD	MK - Monthly Average	

FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.9	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	Y		P 00530	Solids, Total Suspended		2.2	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 00530	Solids, Total Suspended		1.8	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 00530	Solids, Total Suspended		1.8	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	Y		P 74055	Coliform, Fecal		2	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 74055	Coliform, Fecal		7	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 74055	Coliform, Fecal		7	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 00400	pH		7.4	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 50060	Chlorine, Total Residual		1.8	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		5.9	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	FLW-1	R		P 50050	Flow		0.066	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	FLW-1	R		P 50050	Flow		0.053	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	1/31/2016	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		63	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	FLW-1	Y		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	FLW-1	1		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	FLW-1	Q		P 50050	Flow		0.044	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.9	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	Y		P 00530	Solids, Total Suspended		2.1	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		3	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		3	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 00400	pH		7	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 00400	pH		7.4	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 50060	Chlorine, Total Residual		2.2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		0.02	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	FLW-1	R		P 50050	Flow		0.043	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	FLW-1	R		P 50050	Flow		0.044	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		50	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	INF-1	G		P 80082	BOD, Carbonaceous 5 day, 20C		MNR	Report	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2015	INF-1	G		P 00530	Solids, Total Suspended		MNR	Report	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	FLW-1	Y		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	FLW-1	1		P 50050	Flow		0.04	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	FLW-1	Q		P 50050	Flow		0.05	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.7	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		10	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		10	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	Y		P 00530	Solids, Total Suspended		2	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 00530	Solids, Total Suspended		4.2	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 00530	Solids, Total Suspended		4.2	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	

FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 00400	pH		7.4	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 50060	Chlorine, Total Residual		2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		5.8	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	FLW-1	R		P 50050	Flow		0.035	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	FLW-1	R		P 50050	Flow		0.05	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	11/30/2015	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		41	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	FLW-1	Y		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	FLW-1	1		P 50050	Flow		0.039	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	FLW-1	Q		P 50050	Flow		0.034	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.7	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		9	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	Y		P 00530	Solids, Total Suspended		1.8	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.2	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.2	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00400	pH		7.8	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 50060	Chlorine, Total Residual		2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		2.9	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	FLW-1	R		P 50050	Flow		0.034	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	FLW-1	R		P 50050	Flow		0.024	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		29	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	FLW-1	Y		P 50050	Flow		0.038	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	FLW-1	1		P 50050	Flow		0.038	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	FLW-1	Q		P 50050	Flow		0.018	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.5	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	Y		P 00530	Solids, Total Suspended		1.5	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.2	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.2	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	Y		P 74055	Coliform, Fecal		2	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 74055	Coliform, Fecal		5	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 74055	Coliform, Fecal		5	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 00400	pH		7.5	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 50060	Chlorine, Total Residual		1.9	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)		2.3	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	FLW-1	R		P 50050	Flow		0.018	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	FLW-1	R		P 50050	Flow		0.02	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	8/31/2015	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		24	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	FLW-1	Y		P 50050	Flow		0.036	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	FLW-1	1		P 50050	Flow		0.036	0.085	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	FLW-1	Q		P 50050	Flow		0.025	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	Y		P 80082	BOD, Carbonaceous 5 day, 20C		8.4	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 80082	BOD, Carbonaceous 5 day, 20C		8	60.0	mg/L	MB - Maximum	

FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	Y		P 00530	Solids, Total Suspended		1.2	20.0	mg/L	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.6	Report	mg/L	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 00530	Solids, Total Suspended		2.6	60.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	Y		P 74055	Coliform, Fecal		1	200.0	#/100mL	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	800.0	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 74055	Coliform, Fecal	<	1	Report	#/100mL	MM - Monthly Geometric Mean	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 00400	pH		7.3	6.0	s.u.	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 00400	pH		7.5	8.5	s.u.	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 50060	Chlorine, Total Residual		2.2	0.5	mg/L	ME - Minimum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	EFA-1	A		P 00620	Nitrogen, Nitrate, Total (as N)	<	0.06	12.0	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	FLW-1	R		P 50050	Flow		0.025	Report	MGD	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	FLW-1	R		P 50050	Flow		0.044	Report	MGD	QA - Quarterly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	5/31/2015	CAL-1	P		P 00180	Percent Capacity, (TMADF/Permitted Capacity) x 100		52	Report	percent	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2014	INF-1	G		P 80082	BOD, Carbonaceous 5 day, 20C		MNR	Report	mg/L	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	12/31/2014	INF-1	G		P 00530	Solids, Total Suspended		MNR	Report	mg/L	MB - Maximum	

Keith E. Riddle, P.E.

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1961

Civil Engineering
Structural Engineering
Land Development
Drinking Water
Wastewater
Stormwater Management
Environmental Permitting

June 7, 2016

Mr. Grant Gore
Recreation Plantation RV Park
609 Hwy 466
Lady Lake, FL 32159

RE: Recreation Plantation
Sewer Plant Analysis

I have been asked to evaluate the wastewater flows within the existing community in order to extrapolate data for the proposed 229 new residential units at Recreation Plantation.

The existing development consists of 850 units. According to the reported wastewater plant flows (see attached), in 2015 the plant received a Daily Average of 32,917 gallons per day (gpd). This equates to a daily average of 38.7 gpd for each of the 850 units.

The Town of Lady Lake defines an ERU for water and wastewater as 250 gpd. According to the flow data above, the current residential units at Recreation Plantation are generating 38.7 gpd of wastewater or 0.15 ERU.

Based on this information, I can conclude that it would be conservative to assign a value of 0.20 ERU for each of the proposed 229 units at Recreation Plantation.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

RIDDLE – NEWMAN ENGINEERING, INC.

6/7/16

Keith E. Riddle, P.E.
Florida Registration No. 38800

File: K14.01-01
Last printed 6/7/2016 2:47:00 PM

115 North Canal Street • Leesburg, FL 34748 • Phone (352) 787-7482 • Fax (352) 787-7412

Recreation Plantation

Wastewater Flow Analysis

Existing Residential Units = 850

	Aveage Daily Flow (GPD)
Jan-15	54,000
Feb-15	64,000
Mar-15	62,000
Apr-15	35,000
May-15	18,000
Jun-15	11,000
Jul-15	12,000
Aug-15	14,000
Sep-15	14,000
Oct-15	25,000
Nov-15	43,000
Dec-15	43,000
	32,917 Yearly Daily Average

The above data was supplied to DEP by the plant operator and represent average daily flows in 2015 to the existing wastewater treatment plant.

SANITATION PLANT IMPACT ANALYSIS

FOR THE

RECREATION PLANTATION RV PARK WASTEWATER TREATMENT FACILITY

609 Highway 466
Lady Lake, Lake County, Florida

GMS Identification Number: **FLA010593**
Operation Permit Number: **FLA010593-004**

Prepared by:

DNM Engineering & Associates, Inc.
2603 S.E. 17th Street, Suite C
Ocala, Florida 34471
352-624-2068

September 2015

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CERTIFICATIONS

ENGINEER:

Mr. W. Murray Blackman, P. E.
DNM Engineering & Associates, Inc.
P.O. Box 42
Ocala, Florida 34478
(352) 624-2068

As the Professional Engineer responsible for preparation of this report, the undersigned certifies that the information contained in this report is true and correct to the best of his knowledge, the report was prepared in accordance with sound engineering principles, and the recommendations and schedules have been discussed with the permittee or permittee's delegated representative.

Signature of Engineer _____

Florida Registration No. 61617

Date: _____ 9/14/2015

INTRODUCTION

GENERAL

This report is a sanitation plant impact analysis for the wastewater treatment facility that serves the Recreation Plantation Park located at 609 Highway 466, Lady Lake, Lake County, Florida. The Recreation Plantation RV Park wastewater treatment facility serves 850 recreational vehicle sites and is permitted through the Florida Department of Environmental Protection (FDEP) under permit number FLA010593-004. The current operation permit was issued on November 18, 2010 and expires on November 15, 2020. The Recreation Plantation RV Park wastewater treatment facility is in good standing with the Florida Department of Environmental Protection. The purpose of this report is to determine if the existing treatment facility is capable of serving an additional 242 RV lots planned for the future.

DESCRIPTION OF FACILITIES

Wastewater Treatment Plant

The domestic wastewater treatment facility (WWTF) is an aerobic domestic treatment facility utilizing a contact stabilization process and consisting of flow equalization, aeration, secondary clarification, chlorination and aerobic digestion of residuals. The permitted capacity of the facility is 0.085 MGD, annual average daily flow (AADF). The wastewater treatment facility is located on-site and secured by perimeter fencing with locked gate. The components of the plant are as follows:

(2) Flow equalization basins with splitter box and a volume of 23,000 gallons.
(3) Contact tanks with a total volume of 10,000 gallons.
(6) Reaeration tanks with a total volume of 30,000 gallons.
(2) Settling basins with sludge hopper, scum removal, effluent weir and a total volume of 12,400 gallons and a total surface area of 156 ft^2.
(1) Chlorine contact basins with a volume of 3,700 gallons for disinfection.
(1) Aerobic sludge holding tank with a volume of 5,000 gallons.

Reclaimed/Reuse Water Land Application of Effluent

The treated effluent is applied to the 0.085 MGD, annual average daily flow (AADF), on-site rapid-rate land application system (R001) consisting of two percolation ponds with a total wetted area of 0.724 acres (~31,537 ft^2).

Residuals Disposal

Aerated sludge storage is provided to accommodate daily sludge production. When necessary, solids are removed from the aerobic sludge holding tank by scavenger truck and lime stabilized at a permitted Residual Management Facility prior to land application at a permitted site.

EXISTING CONDITIONS

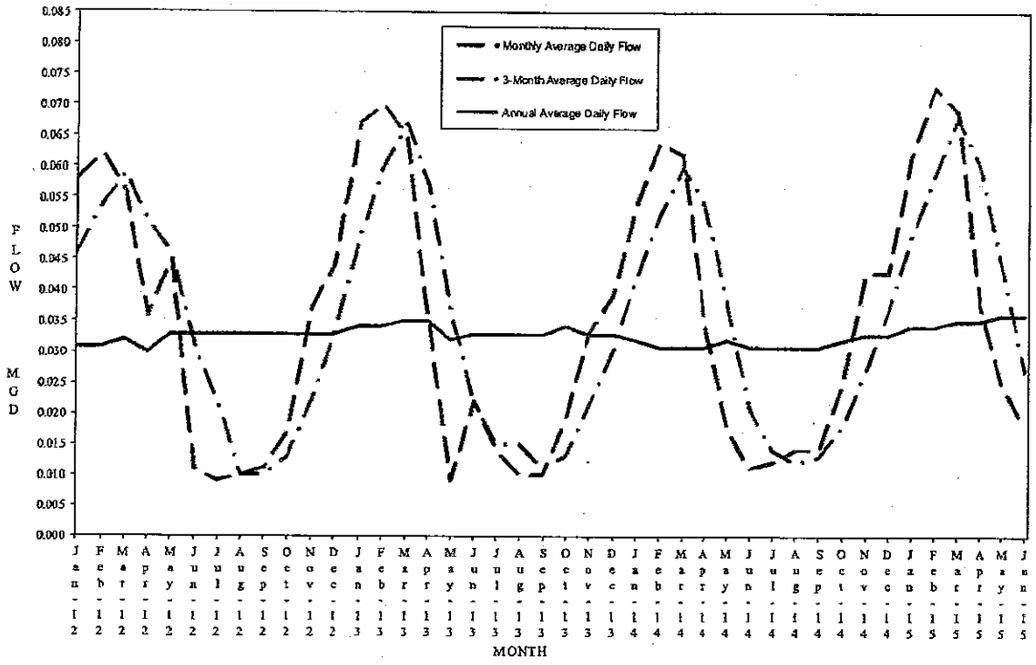
FLOWS

The Recreation Plantation RV Park wastewater treatment facility has experienced annual average daily flows of 0.030 – 0.036 million gallons per day (MGD), or 35 – 42% of the permitted capacity since January 2012. During the peak tourist season the maximum three-month average daily flows (3MADF) have reached 0.073 MGD. The following is a summary of the wastewater flows to the facility from January 2012 through June 2015:

Average Daily Flow Summary (Monthly, Three-Month & Annual)

	Average Daily Flows (MGD)		
Date	Monthly	Three-Month	Annual
Jan-12	0.058	0.046	0.031
Feb-12	0.062	0.054	0.031
Mar-12	0.056	0.059	0.032
Apr-12	0.036	0.051	0.030
May-12	0.045	0.046	0.033
Jun-12	0.011	0.031	0.033
Jul-12	0.009	0.022	0.033
Aug-12	0.010	0.010	0.033
Sep-12	0.011	0.010	0.033
Oct-12	0.017	0.013	0.033
Nov-12	0.037	0.022	0.033
Dec-12	0.044	0.033	0.033
Jan-13	0.067	0.049	0.034
Feb-13	0.070	0.060	0.034
Mar-13	0.065	0.067	0.035
Apr-13	0.035	0.057	0.035
May-13	0.009	0.036	0.032
Jun-13	0.022	0.022	0.033
Jul-13	0.014	0.015	0.033
Aug-13	0.010	0.015	0.033
Sep-13	0.010	0.011	0.033
Oct-13	0.019	0.013	0.034
Nov-13	0.033	0.021	0.033
Dec-13	0.039	0.030	0.033
Jan-14	0.054	0.042	0.032
Feb-14	0.064	0.052	0.031
Mar-14	0.062	0.060	0.031
Apr-14	0.035	0.054	0.031
May-14	0.018	0.038	0.032
Jun-14	0.011	0.021	0.031
Jul-14	0.012	0.014	0.031
Aug-14	0.014	0.012	0.031
Sep-14	0.014	0.013	0.031
Oct-14	0.025	0.018	0.032
Nov-14	0.043	0.027	0.033
Dec-14	0.043	0.037	0.033
Jan-15	0.062	0.049	0.034
Feb-15	0.073	0.059	0.034
Mar-15	0.069	0.068	0.035
Apr-15	0.038	0.060	0.035
May-15	0.025	0.044	0.036
Jun-15	0.018	0.027	0.036

Average Daily Flow Graph (Monthly, Three-Month & Annual) Jan. 2012 – June 2015



SEASONAL VARIATIONS IN FLOW

The following information is taken from Discharge Monitoring Reports.

YEAR	Month OF Maximum Three Month Average Daily Flow	Maximum Three Month Average Daily Flow (MGD)	Annual Average Daily Flow (MGD)	Ratio of Maximum Three Month Average Daily Flow To Annual Average Daily Flow
Aug 12 - Jun 13	March 2013	0.067	0.033	2.03
Aug 13 - Jun 14	March 2014	0.060	0.031	1.94
Aug 14 - Jun 15	March 2015	0.068	0.036	1.89
				average = 1.95

The wastewater flows at the Recreation Plantation RV Park experience seasonal variations in flows of 1.95 above the annual average flows during the peak winter season.

FUTURE CONDITIONS

FLOW PROJECTIONS

The Recreation Plantation RV Park Wastewater Treatment Facility is an existing contact stabilization domestic wastewater treatment facility with a permitted capacity of 0.085 million gallon per day (MGD), annual average daily flow (AADF) operating under permit number FLA010593-004, issued by the Florida Department of Environmental Protection (FDEP). The wastewater treatment facility currently serves 850 recreational vehicle sites and experiences annual average daily flows of 0.036 MGD (42.35 gallons per day per site).

It is the intent of the Recreation Plantation RV Park to increase the service area of the existing wastewater treatment facility by an additional 242 RV sites. By utilizing the *Estimated Sewage Flows for System Design* (*Table 1*) from Ch.64E-6, Florida Administrative Code, the average daily design flows are 75 gallons per day (GPD) for each *recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space.* Therefore, without taking into account the historical annual average daily flows of 42.35 GPD, the proposed new estimated annual average daily flows are 1,092 sites x 75 GPD/site = 81,900 GPD (~0.082 MGD, AADF) which is below the existing permitted capacity (0.085 MGD, AADF) of the Recreation Plantation RV Park wastewater treatment facility and land application systems.

SUMMARY

It is our opinion that based upon the existing permitted capacity of the wastewater treatment facility, the estimated design flows from Ch. 64E-6, F.A.C and the lower than design historical flows currently experienced at the facility, the Recreation Plantation RV Park WWTF has the additional capacity to serve the newly proposed 242 RV sites when operating as the currently permitted 0.085 MGD, AADF contact stabilization treatment facility.

~~HOLDEN YES~~
~~VINCENT YES~~
~~HANNAN YES~~
~~RICHARDS YES~~
~~KUSSARD YES~~

10. Ordinance No. 2016-14 – First Reading – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (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, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) located at 609 Highway 466, being north of Highway 466, west of North Clay Avenue, and east of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT). He stated this property is also referenced as Recreation Plantation. The present use of the property is as a storage area and the proposed use is for a 232-unit RV park site with amenities. Staff's recommendation is for approval.

A map and an aerial view of the property was shown, as were photos of the postings.

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Mr. Carroll reviewed the impact on Town services as follows:

Potable Water –

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gpd available)
- Estimated consumption 28,000 gpd

Sewer – The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

Schools – Not factored for project – no foreseen impact of students.

Transportation – Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation – Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater – Project will be required to adhere to SJRWMD guidelines.

Mr. Carroll reported that notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016 and the property was posted this same date. He stated that staff has had contact with four people expressing concern regarding traffic in this area, including two attending the Planning and Zoning Board meeting, and two inquiries by email. He stated that in this instance, the proposed future land use results in a reduction of both a.m. and p.m. trips. An email was received this afternoon from Pam Richmond confirming the reduction of p.m. peak hour trips.

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

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Mr. Carroll reviewed the comments on this application as follows:

1. Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
2. Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
3. Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
4. Connection to Town Water Utility will be required to service this RV Park Site.
5. Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-14 and determined the application to be complete and ready for

transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0. The Local Planning Agency considered this ordinance at an earlier meeting and voted 5-0 for approval. The Town Commission will be scheduled to consider Ordinance No. 2016-14 for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll stated that Mr. Grant Gore and his attorney are present if there are any questions.

Mayor Kussard commented that there is currently only one ingress/egress on Hwy 466, with another access to be added on Clay Avenue where there is none currently. She asked where it will be located on Clay Avenue.

Mr. Carroll replied that it will be created as a result of the development application after the approvals are in place and will be reviewed on the conceptual plan with the rezoning application.

- Buddy Johnson of the Villages Church of Christ stated he sent an email to the Commissioners and the Town Manager expressing his concern about the traffic issues in the area. He stated he respects the figures presented in the traffic report which will result in fewer vehicles on the roadway, and suggested that the new access road be put on Oak Street rather than Clay Avenue.

- Tim Lundy, representing the Boy Scout Troop 244 in Lady Lake, commented that Recreation Plantation and Mr. Gore have provided support to the troop in letting them use the property, and financial support, as well. He stated they would not be as successful as they are without his contribution.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-14 by the following roll call vote:

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

~~**11. Ordinance No. 2016-15 – First Reading – Rezoning – Lady Lake Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT); Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (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, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, being north of Highway 466, west of North Clay Avenue, and east of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot recreational vehicle park with amenities, and staff recommends approval.~~

L-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: **October 3, 2016 – Second/Final Reading**

SUBJECT: **Ordinance No. 2016-15 – Rezoning of 29.43± Acres of Property – Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) – Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-15, a Rezoning of 29.43± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT).

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, 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 for second and final reading.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-15 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-15 by a vote of 3-0.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-15.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

9-26-16 **DEPARTMENT HEAD** **Submitted** 9/26/16 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 10/3/16 **Date** 9/27/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-15

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 29.43 ± ACRES OF LAND, OWNED BY LADY LAKE, INC., REFERENCED BY ALTERNATE KEY NO. 1120829, LOCATED AT 609 HIGHWAY 466, BEING NORTH OF HIGHWAY 466, WEST OF NORTH CLAY AVENUE, AND EAST OF ROLLING ACRES ROAD, WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8) TO LADY LAKE COMMERCIAL TOURIST (CT); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of the property owner, for property located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be rezoned to "Commercial Tourist" (CT). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lady Lake Mixed Residential Medium Density" (MX-8) to Lady Lake "Commercial Tourist" (CT).

Section 2. **Severability.** The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. **Effective Date.** This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this _____ day of_____, **2016**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

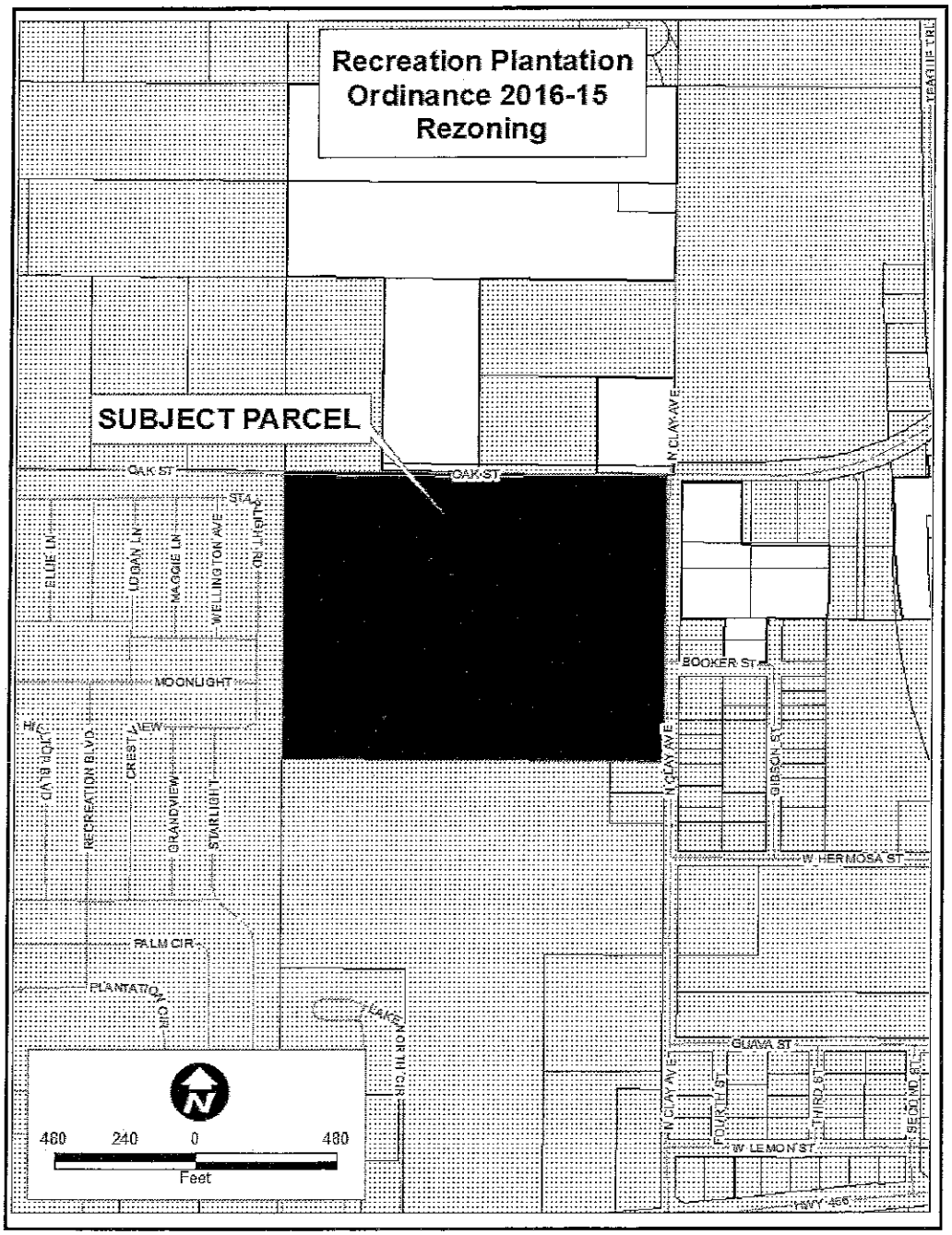
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description and Map

THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.



TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # 1120829

1. Owner's Name: Lady Lake, Inc.

   Mailing Address: 609 Highway 466, Lady Lake, FL 32159

   Telephone #: _____

2. Applicant's Name: Bret Jones of Bret Jones, P.A.

   Mailing Address: 700 Almond Street, Clermont, FL 34711

   Telephone #: 352-394-4025

3. Applicant is: Owner ___ Agent X Purchaser ___ Lessee ___ Optionee ___

4. Property Address/Location: 609 Highway 466, Lady Lake

5. Legal Description of Property to be rezoned: see attached

8. The property is located in the vicinity of the following streets:
   Rolling Acres Road/CR 466

7. Area of Property: _____ Square feet 27.13 Acres

8. Utilities: Central Water ____ Central Sewer X Well ____ Septic Tank____

9. Existing zoning of property: MX-8

10. Requested zoning of property: CT

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    0

12. Proposed use the property: RV Park (CT)

13. Has any land use application been file within last year in connection with this property? ____Yes X No. If yes, briefly describe the nature of the request:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

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

Lady Lake, Inc.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 2/22/16 Received by: T. Carroll

Fees Paid: ~~$2000.00~~ $4,100.00 Bonde

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 Grant Gore, Lady Lake, Inc., who being by me first duly sworn on oath, deposes and says:

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

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

(3) That the applicant desires Rezoning to the _____ zoning classification to allow:

_____

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Lady Lake, Inc.
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 11 day of Feb, 20 16 by Deborah Rozell, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Deborah Rozell
Notary Public

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Grant Gore Lady Lake, Inc., who being by me first duly sworn on oath, deposes and says:

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

(2) That he desires approval for rezoning of said property with the classification of _____ to allow:

_____

(3) That he has appointed Alison Strange P.A. 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.

Lady Lake, Inc.
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11 day of Feb, 2016 by Deborah Rozell, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Deborah Rozell
Notary Public

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com

- Mr. Holmes questioned the proposed new clubhouse and swimming pool that he read about and stated this was not discussed tonight.

Mr. Carroll stated we are currently assessing this proposed planned land use application. The next application is the rezoning application in which there is a conceptual drawing of the proposed layout. Mr. Carroll cautioned that the conceptual drawing is part of the special conception use, which will be heard before the Town Commission. The Planning and Zoning Board does not specifically make recommendations to the Town Commission.

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

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-14 to the Town Commission for consideration by the following roll call vote:

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

6. Ordinance No. 2016-15 – Rezoning – Lady Lake, Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

Growth Management Director, Thad Carroll, presented the background summary for this agenda item (on file in the Clerk's Office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc. to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception Use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-15 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-15 for first reading on Monday, May 2, 2016. The second/final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

Mr. Carroll reiterated that this is a conceptual plan and could be altered. This plan shows the access to the existing park. The majority of ingress and egress will be at Clay Avenue.

Member Chiasson questioned where the major point of entry into the proposed development is located.

Mr. Carroll stated according to the traffic study, the major point of entry is Clay Avenue as it is more efficient. However, there will be some vehicles that would enter from Highway 466

Member McKenzie stated he has not been to Recreation Plantation in a long time and considering the current layout of the park, how will the tenants access the new part of the park.

Grant Gore, owner of Recreation Plantation., stated all registrations will continue to be at the front office. Mr. Gore stated, in this market, there is a demand for park models or small mobile homes, which will be located in the proposed expansion of the park, and these will be for the long-term tenants. Short-term tenants, those staying overnight or up to one month, will stay on the lots located behind the front office. Mr. Gore stated many of The Villages residents have relocated to Recreation Plantation because it is more affordable. Mr. Gore stated the front parking lot is very large, enabling large vehicles to maneuver easily. Recreation Plantation is considered a destination park rather than an overnight park. Mr. Gore stated out of the 850 existing lots, 65 lots are designated as overnight lots. The majority of those lots have already been rented for the entire season. Mr. Gore stated he offers two long-term resident options: an annual plan for full-time residents, and a plan for residents to live in the park six months and to store their RV in the park for six months. With the exception of 4 available lots, the entire park is completely rented out. These lots are not in the overnight section.

Member McKenzie stated he understands and agrees with the intent of the plan, and questioned Mr. Gore if he will bend the rules, in the short term, to accommodate everyone. Member McKenzie stated he is concerned with the traffic impact on Highway 466.

Mr. Gore stated tenants can access the park through the back. However, entering and exiting via Highway 466 is easier.

Member McKenzie agreed this is easier for the tenants, and questioned the impact the increased traffic will have on the existing traffic.

Mr. Gore stated many tenants arrive in November and leave in the spring. Therefore, at those times of the year, traffic will increase. However, a single-family development would have families coming and going throughout the day. Currently the tenants in Recreation Plantation travel to various places in groups, utilizing one vehicle, once or twice a week. The park provides various types of activities and entertainment, which is unique in the campground industry. In terms of traffic and comparing Recreation Plantation to a mainstream campground, a mainstream campground will generate more traffic. Mr. Gore stated all of the roads in the park are two-lane paved, 20-foot wide roads. There are no one-way streets in the park.

Mr. Carroll stated the application before the board is for consideration of the zoning. The special conception use and the subsequent site plan will be presented prior to finalization.

- Buddy Johnson, a member of The Villages Church of Christ, stated the church is north of the proposed site. There is no objection to the application for rezoning. However, he stated the concern is with the traffic patterns that are on Clay Avenue. He stated he travels Clay Avenue on Sunday mornings, Sunday afternoons, and Thursday, and there is a lot of traffic that cuts through from C.R. 25 over to Highway 466. The sight lines are limited on Clay Avenue and Oak Street. When traveling east on Highway 466, most often there is a one minute to two-minute wait to turn left onto Clay Avenue. Mr. Johnson feels Clay Avenue needs to be widened to accommodate the current traffic flow, and the proposed addition to Recreation Plantation will increase traffic and exacerbate this issue to the point of requiring a traffic light at Clay Avenue and Highway 466, or possibly at Clay Avenue and Oak Street.

  Mr. Johnson stated that when the property on Oak Street was purchased for the church, church officials were told by someone associated with the Town that Clay Avenue and Oak Street would be improved down through the church property. However, apparently there were issues with that project and Oak Street was not improved. He stated the church officials installed a parallel access road off of Clay Avenue for its parishioners. This access road is offset from the stop sign and has caused some confusion when the parishioners are exiting the church property trying to continue onto C.R. 25 or to turn right on to Highway 466. Mr. Johnson stated the Town needs to consider the width of Clay Ave. and the traffic pattern prior to this being approved.

Mr. Carroll stated the State has scheduled the widening of Highway 27/441 in 2019/2020. Once the widening of Highway 27/441 occurs, which includes intersection improvements at Highway 466, Mr. Carroll believes people will stay on the corridor to Highway 466. However, given the existing traffic on Highway 27/441, people are utilizing Clay Avenue as an alternate route. The Town of Lady Lake has no plans, at the moment, to widen Clay Avenue. Depending on the timing of the development and the impact of the development, the traffic on Clay Avenue may dissipate as the improved Highway 27/441 becomes a more efficient route. In the traffic study, the intersection of Clay Avenue and Highway 466 was reviewed and did not merit improvements at this time. This information will be submitted to the MPO (Metropolitan Planning Organization), who assisted the Town with the traffic study analysis, and their results will be considered. Also, there will be no improvements to Oak Street at this time. Mr. Carroll has discussed Oak Street improvements with Lake County officials as a potential project and currently Lake County officials do not have an improvement plan for Oak Street.

Ms. Strange stated the majority of comments regarding this proposed land use are traffic concerns on Clay Avenue and other roadways. She emphasized to the Board that the proposed land use, even though it is mainly commercial tourism, does have a lesser impact than the current MX-8 zoning. Not only on the number of vehicles that will be traveling on the road, but actually a reduced impact on the amount of traffic. This is in direct relation to the type of use and the type of homes that will be on this property. Considering the concerns about the use of the roadways, Ms. Strange emphasized the benefit of this application is that it brings the benefit of economic development with a lesser impact on the community than the current use would have.

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 Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-15 to the Town Commission for consideration by the following roll call vote:

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

CHAIRPERSON/MEMBERS' REPORT:

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

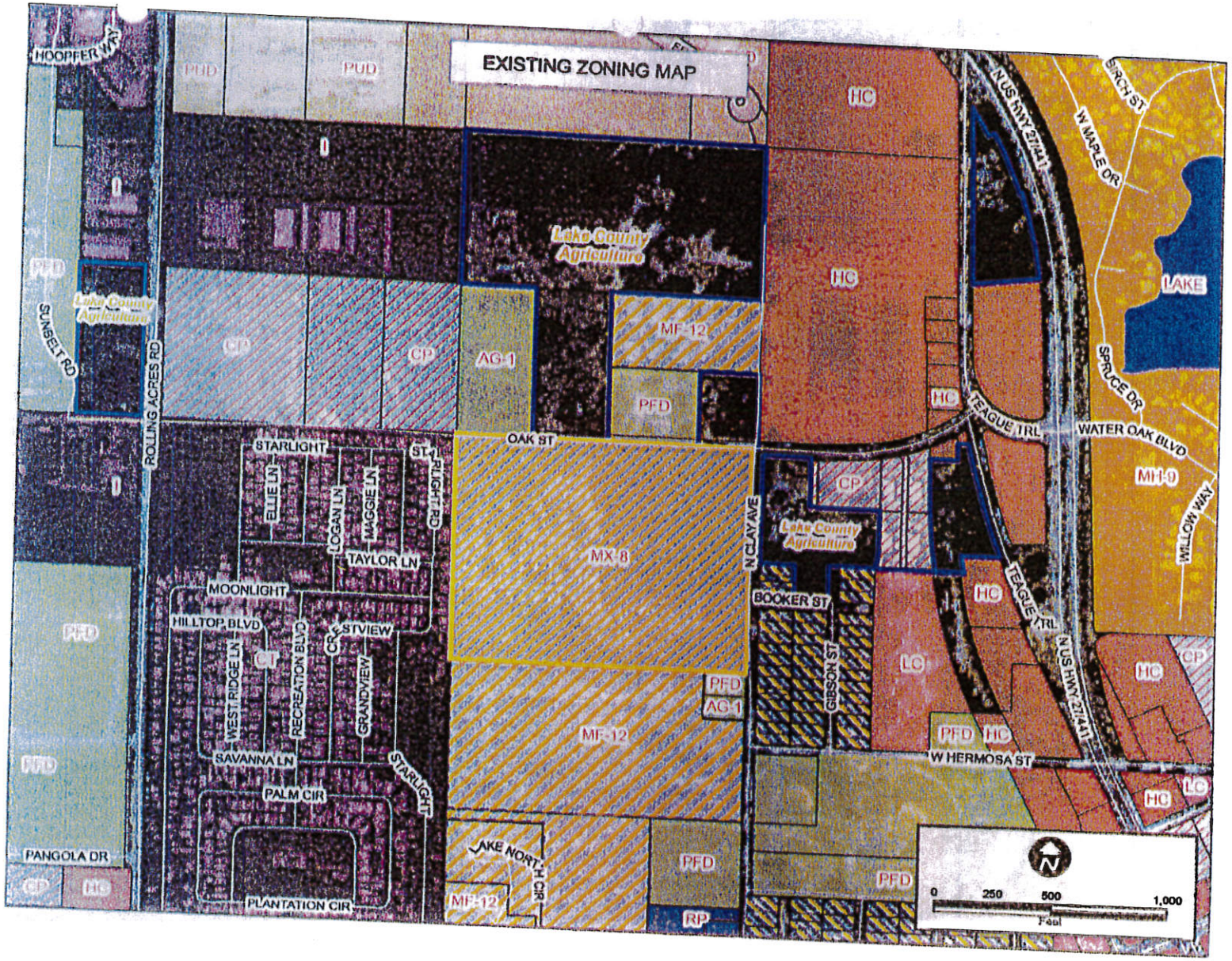
ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 6:35 p.m.***

Carol Osborne, Staff Assistant

John Gauder, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant

DRAFT


EXISTING ZONING MAP
HOOPPER WAY
PUD
PUD
HC
N US HWY 27/441
BIRCH ST
W MAPLE DR
LAKE
Lake County Agriculture
Lake County Agriculture
SUNBELT RD
ROLLING ACRES RD
CP
CP
AG-1
MF-12
PFD
HC
LEAGUE TRL
SPRUCE DR
WATER OAK BLVD
OAK ST
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
STARLIGHT RD
TAYLOR LN
MX-8
N CLAY AVE
CP
Lake County Agriculture
MH-9
WILLOW WAY
MOONLIGHT
HILLTOP BLVD
WEST RIDGE LN
CT
RECREATION BLVD
CRESTVIEW
GRANDVIEW
BOOKER ST
GIBSON ST
HC
LEAGUE TRL
N US HWY 27/441
LC
HC
CP
PFD
AG-1
MF-12
PFD
HC
W HERMOSA ST
SAVANNA LN
PALM CIR
STARLIGHT
HC
LC
PANGOLA DR
CP
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PLANTATION CIR
LAKE NORTH CIR
MF-12
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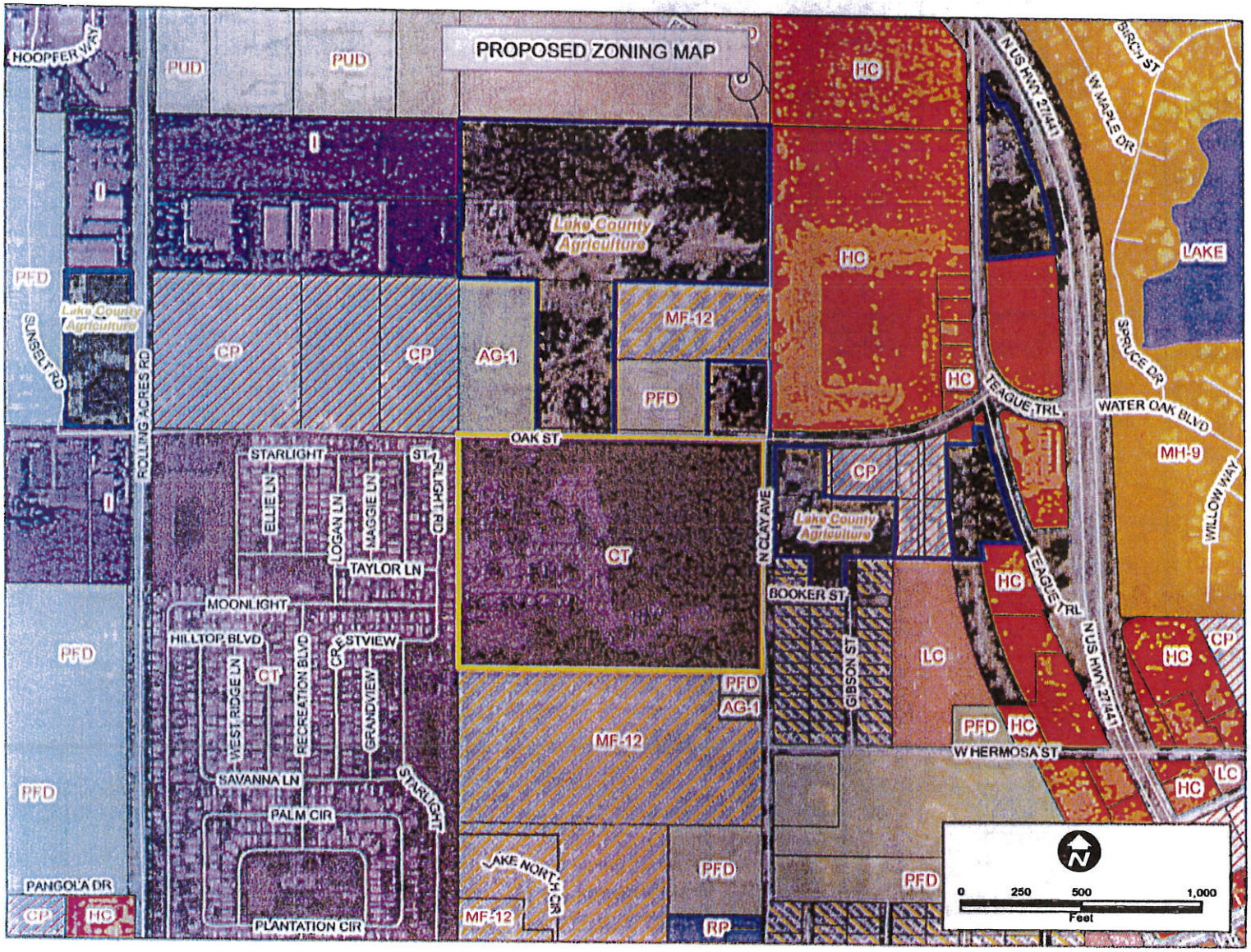
PROPOSED ZONING MAP
HOOPFER WAY
PUD
PUD
HC
I
I
Lake County Agriculture
HC
PFD
Lake County Agriculture
SUNSELT RD
ROLLING ACRES RD
CP
CP
AG-1
MF-12
PFD
HC
N US HWY 27/441
BIRCH ST
W MAPLE DR
LAKE
SPRUCE DR
TEAGUE TRL
WATER OAK BLVD
MH-9
WILLOW WAY
OAK ST
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
STARLIGHT RD
TAYLOR LN
CT
N CLAY AVE
CP
Lake County Agriculture
BOOKER ST
HC
TEAGUE TRL
MOONLIGHT
HILLTOP BLVD
CRESTVIEW
WEST RIDGE LN
RECREATION BLVD
GRANDVIEW
CT
GIBSON ST
LC
N US HWY 27/441
HC
CP
PFD
PFD
AG-1
MF-12
PFD
HC
W HERMOSA ST
SAVANNA LN
STARLIGHT
PALM CIR
HC
LC
PFD
LAKE NORTH CIR
PFD
PFD
PANGOLA DR
CP
HC
PLANTATION CIR
MF-12
RP
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250
500
1,000
Feet

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 2, 2016 – First Reading

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SUBJECT: **Ordinance No. 2016-15 – Rezoning of 29.43± Acres of Property – Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) – Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-15, a Rezoning of 29.43± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT).

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-15 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-15 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-15 for first reading on Monday, May 2, 2016.

The second and final reading will be held after the **Florida Department of Economic Opportunity (DEO)** has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT: $ _____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

DEPARTMENT HEAD		Submitted 4/25/16	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
4/25/16 TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 5/2/16	Date 4/26/16

BOARD ACTION: [✓] Approved as Recommended RIC/HOL 5-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - G.M.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance No. 2016-15 – Rezoning of 27.13± Acres of Property – Property Located at 609 Highway 466, Being North of Highway 466, West Of North Clay Avenue, And East Of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) – Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-15, a Rezoning of 27.13± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.**

2. **Motion to forward Ordinance No. 2016-15, a Rezoning of 27.13± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West Of North Clay Avenue, And East Of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to the Town Commission with the recommendation of Denial.**

Staff is in Support of Motion #1

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc; to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-15 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-15 for first reading on Monday, May 2, 2016.

The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

DEPARTMENT HEAD		Submitted 4/5/16	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER	4/5/2016	Approved Agenda Item for: 4/11/16	Date 4/6/16

BOARD ACTION: [✓] Approved as Recommended CHASSON/MCKENZIE 3-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - G.M.

~~transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0. The Local Planning Agency considered this ordinance at an earlier meeting and voted 5-0 for approval. The Town Commission will be scheduled to consider Ordinance No. 2016-14 for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.~~

~~Mr. Carroll stated that Mr. Grant Gore and his attorney are present if there are any questions.~~

~~Mayor Kussard commented that there is currently only one ingress/egress on Hwy 466, with another access to be added on Clay Avenue where there is none currently. She asked where it will be located on Clay Avenue.~~

~~Mr. Carroll replied that it will be created as a result of the development application after the approvals are in place and will be reviewed on the conceptual plan with the rezoning application.~~

- ~~Buddy Johnson of the Villages Church of Christ stated he sent an email to the Commissioners and the Town Manager expressing his concern about the traffic issues in the area. He stated he respects the figures presented in the traffic report which will result in fewer vehicles on the roadway, and suggested that the new access road be put on Oak Street rather than Clay Avenue.~~

- ~~Tim Lundy, representing the Boy Scout Troop 244 in Lady Lake, commented that Recreation Plantation and Mr. Gore have provided support to the troop in letting them use the property, and financial support, as well. He stated they would not be as successful as they are without his contribution.~~

~~Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.~~

~~***Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-14 by the following roll call vote:***~~

~~***HOLDEN***~~	~~***YES***~~
~~***VINCENT***~~	~~***YES***~~
~~***HANNAN***~~	~~***YES***~~
~~***RICHARDS***~~	~~***YES***~~
~~***KUSSARD***~~	~~***YES***~~

11. Ordinance No. 2016-15 – First Reading – Rezoning – Lady Lake Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT); Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (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, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, being north of Highway 466, west of North Clay Avenue, and east of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot recreational vehicle park with amenities, and staff recommends approval.

The conceptual plan details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

A map and aerial view of the property, and a conceptual drawing of the intended layout of the 232 lots with amenities of the property was shown, as were photos of the posting. Mr. Carroll noted that the proposed access on Clay Avenue is shown coming out roughly halfway down the property line, and appears to be a divided boulevard entrance with an in and out.

The Rezoning application was received on February 22, 2016, 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 (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-15 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-15 by a vote of 3-0. The Town Commission will be scheduled to consider Ordinance No. 2016-15 for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

Mr. Carroll stated that Mr. Gore and Allison Strange are present if there are any questions.

Mayor Kussard asked if there will need to be an increase in ERUs as the applicant is requesting to use their existing sewer plant for the proposed increase of 232 lots.

Mr. Carroll replied that this item will be considered with the subsequent application.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-15 by the following roll call vote:

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

~~12. Ordinance No. 2016-16 – First Reading – Special Exception Use (SEU) – Lady Lake Inc. – Requesting to Incorporate the Recreational Vehicle (RV) Park Land Use Within the Commercial Tourist (CT) Zoning Classification; Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (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, Bret Jones, P.A. has submitted a Special Exception Use (SEU) application on behalf of Lady Lake, Inc. to incorporate the Commercial Tourist land use as permitted under existing parcel located at 609 Highway 466 (Alternate Key 1120829. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District. He stated that staff recommends approval.~~

~~The property is currently being utilized as a storage area for the adjacent RV park currently in existence. Future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, pool, and pickle-ball courts. The projected density for the plan is approximately 8 units/acre.~~

~~Mr. Carroll reviewed the list of amenities the applicant shall be allowed to include, but is not limited to, as follows:~~

-

~~1. office;~~
~~2. guard house/gate;~~
~~3. post office/postal area;~~
~~4. manager's residence;~~
~~5. clubhouse;~~
~~6. bathhouse;~~
~~7. laundromat;~~
~~8. pool;~~
~~9. jacuzzi;~~
~~10. tennis/pickle ball courts;~~
~~11. horseshoes;~~
~~12. shuffleboard;~~
~~13. bocce ball;~~
~~14. equipment sheds;~~
~~15. tiki hut/snack bar~~
~~16. vending area~~
~~17. softball or multi-purpose sports field~~
~~18. dog walk/park; and~~
~~19. restaurant~~

L-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Oct. 3, 2016 – Second/Final Reading

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SUBJECT: **Ordinance 2016-16 – Lady Lake, Inc. - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 232-unit RV Park with a clubhouse, pool, and pickle ball courts at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road - Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends Approval of Ordinance 2016-16 – Lady Lake, Inc. - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 232-unit RV Park Facility with clubhouse, pool, and pickle ball courts at 609 Highway 466 (Alternate Key 1120829).

Applicant, Bret Jones, P.A. has submitted a Special Exception Use (SEU) application on behalf of Lady Lake, Inc., to incorporate the Commercial Tourist land use as permitted under existing parcel located at 609 Highway 466 (Alternate Key 1120829. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District.

The property is currently being utilized as a storage area for the adjacent RV park currently in existence. Future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, pool, and pickleball courts. The projected density for the plan is approximately 8 units/acre.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV park)* is defined as: A parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT\
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LO) and Commercial General - Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Zoning

Subject Property	Lady Lake- Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County - Agriculture
North	Lady Lake- Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

<u>Chapter 6. Section 2. (e) (2) Review Criteria.</u>

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

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

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

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

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

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

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

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

Note: Section 2 (on page 3 of Ordinance 2016-16) items 20 and 23 have removed the requirement for Planning and Zoning Board recommendations for the SEU to be cancelled or revoked. The P&Z Board does not review Special Exception Use applications.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-16 and provided comments on April 21, 2016, determined the application to be complete and ready for transmittal to the Town Commission.

The **Planning and Zoning Board** does not review Special Exception Use applications.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-16 upon First Reading.

FISCAL IMPACT: $_____

[ ] 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 9/26/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

9-26-16

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 10/3/16 Date

9/27/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-16

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, WITH PROVISIONS AS HERINAFTER SET FORTH; GRANTING A SPECIAL EXCEPTION USE ON CERTAIN PROPERTY BEING 29.43 +/- ACRES; LOCATED AT 609 HIGHWAY 466, BEING NORTH OF HIGHWAY 466, WEST OF NORTH CLAY AVENUE, AND EAST OF ROLLING ACRES ROAD (ALTERNATE KEY NO. 1120829) IN THE TOWN OF LADY LAKE, FLORIDA, FOR PROPERTY OWNED BY LADY LAKE, INC.; REQUESTING TO INCORPORATE THE RECREATIONAL VEHICLE (RV) PARK LAND USE WITHIN THE COMMERCIAL TOURIST (CT) ZONING CLASSIFICATION; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED and enacted by the Town Commission of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of a certain landowner of the property located in the town limits of the Town of Lady Lake, Florida, the Town grants a Special Exception Use for the property described in the attached Exhibit "A", zoned CT (Commercial Tourist). Said property is hereinafter referenced as the "Property."

Section 2. The Special Exception use for the Property is governed by the following:

1. This Special Exception use shall apply to the expanded Recreation Plantation project, including the real estate identified on Exhibit "A", attached hereto.

2. The Applicant shall comply with all rules of the Department of Health and Rehabilitative Services, including but not limited to Chapter 10D-26 of the Florida Administrative Code.

3. The terms and conditions established in prior ordinances, resolutions, and agreements pertaining to Recreation Plantation are hereby incorporated by this reference.

4. There shall be two (2) entrances and exits; one to Highway 466, and another to Clay Avenue.

5. The land owner shall be permitted to utilize the existing sewer plant that currently services the existing Recreation Plantation development.

6. Applicant shall obtain permits from the Department of Environmental Regulations, the St. John's Water Management District, and the Lake County Pollution Control Agency and all other agencies required to approve the project or any improvements to the Recreation Plantation.

7. All utilities shall be placed underground.

8. The Applicant shall use the Town's water system and the Applicant shall install fire hydrants within 500 feet of every lot with the fire flows of 600 GMP at 20 PSI residential pressure as per Lady Lake Standard Water and Sewer Specifications.

9. Minimum Lot Size: No lot shall be less than 1,925 square feet.

10. Setbacks: Side and rear setbacks shall be at least five (5) feet. Front setbacks shall be at least fifteen (15) feet. No portion of a recreational vehicle excluding the tongue, shall be located closer than 10 ft. (3m) side to side, 8 ft. (2.4m) end to side, or 6ft. (1.8m) end to end horizontally from any other recreational vehicle or community building unless the exposed composite walls and roof of either structure are without opening and constructed of materials that will provide a one-hour fire resistance rating or the structures are separated by a one-hour fire-rated barrier. The measurement shall be taken from the main bodies of the recreational vehicles and not from drip edges, bay windows, gutters, downspouts, ACs, sheds, steps, sidewalks, driveways, propane tanks, etc.

11. The Applicant shall be allowed to have amenities to include, but not be limited to:

a) office;
b) guard house/gate;
c) post office/postal area;
d) manager's residence;
e) clubhouse;
f) bathhouse;
g) laundromat;
h) pool;
i) jacuzzi;
j) tennis/pickle ball courts;
k) horseshoes;
l) shuffleboard;
m) bocce ball;
n) equipment sheds;
o) tiki hut/snack bar
p) vending area
q) softball or multi-purpose sports field
r) dog walk/park; and
s) restaurant

12. Street lights shall be installed by the Applicant at the Applicant's expense of a type and design compatible with the development plan and approved by the Town of Lady Lake.

13. There shall be no mandatory temporary spaces required.

14. There shall be storage of RV's, boats, trailers, and personally owned vehicles on the lots.

15. The entire property shall be fenced, compatible with the development plan and approved by the Town.

16. The Town is permitting an additional 232 recreational vehicle spaces be added to the Recreation Plantation project and the following accommodation/vehicles shall be permitted for all spaces in the Recreation Plantation development:

a) tents;
b) travel trailers;
c) fifth wheels
d) motorhomes;
e) busses; and
f) park models
g) RV ports

17. The Applicant shall provide any easements or rights of way for adjacent streets.

18. The development will construct interior roads being twenty (20) feet in width, and a major boulevard of twenty-eight (28) feet in width with a median. All roads shall remain private.

19. Buffer Type "B" shall be provided along the boundary of Oak Street and Clay Avenue. Buffer Type "A" shall be provided along the southerly boundary abutting the MF-12 zoned apartment complex.

19. The development shall be constructed in substantial compliance with Exhibit "B", attached hereto.

20. In the event of the failure of the Applicant to fulfill development in substantial accordance with the plans submitted to ~~the Planning and Zoning Board and~~ the Town Commission; to comply with the codes of the Governmental Agencies having lawful and appropriate jurisdiction thereon; or to violate any terms of the Special Exception Use, the permit may be revoked after due public hearing before the ~~Planning and Zoning Board and~~ Town Commission.

21. The Special Exception Use shall inure to the benefit of, and shall constitute a covenant running with the land, and the purpose, terms, and conditions contained herein shall be binding upon any successor in his interest hereto.

22. This Special Exception Use shall be reviewed and renewed should the developer request additional uses or a revision of the terms contained herein.

23. In addition to any other remedy by law, any breach in any terms or conditions of this permit or in default of the Applicant or his successor in interest shall be deemed a material breach hereof and this Special Exception Use may be cancelled or revoked. Cancellation or revocation of this Special Exception Use may be instituted by the Town ~~or Planning and Zoning Board~~Commission. The Town Clerk shall set this matter for public hearing ~~before the Planning and Zoning Board~~, giving the same notice as provided in the Lady Lake Zoning Regulations, as amended, and ~~said recommendation forwarded~~presented to the Town Commission for appropriate action.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included

herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. This Ordinance shall become effective upon its adoption by the Lady Lake Town Commission.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the Special Exception Use is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this _____ day of _____, 2016.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

ACKNOWLEDGED:

THE UNDERSIGNED LAND OWNER BY THE EXECUTION HEREOF AGREES TO COMPLY WITH THE CONDITIONS OF THE SPECIAL EXCEPTION USE AS ESTABLISHED HEREIN.

_____
Grant Gore
Owner - Lady Lake, Inc.

EXHIBIT "A"
Legal Description and Map

THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

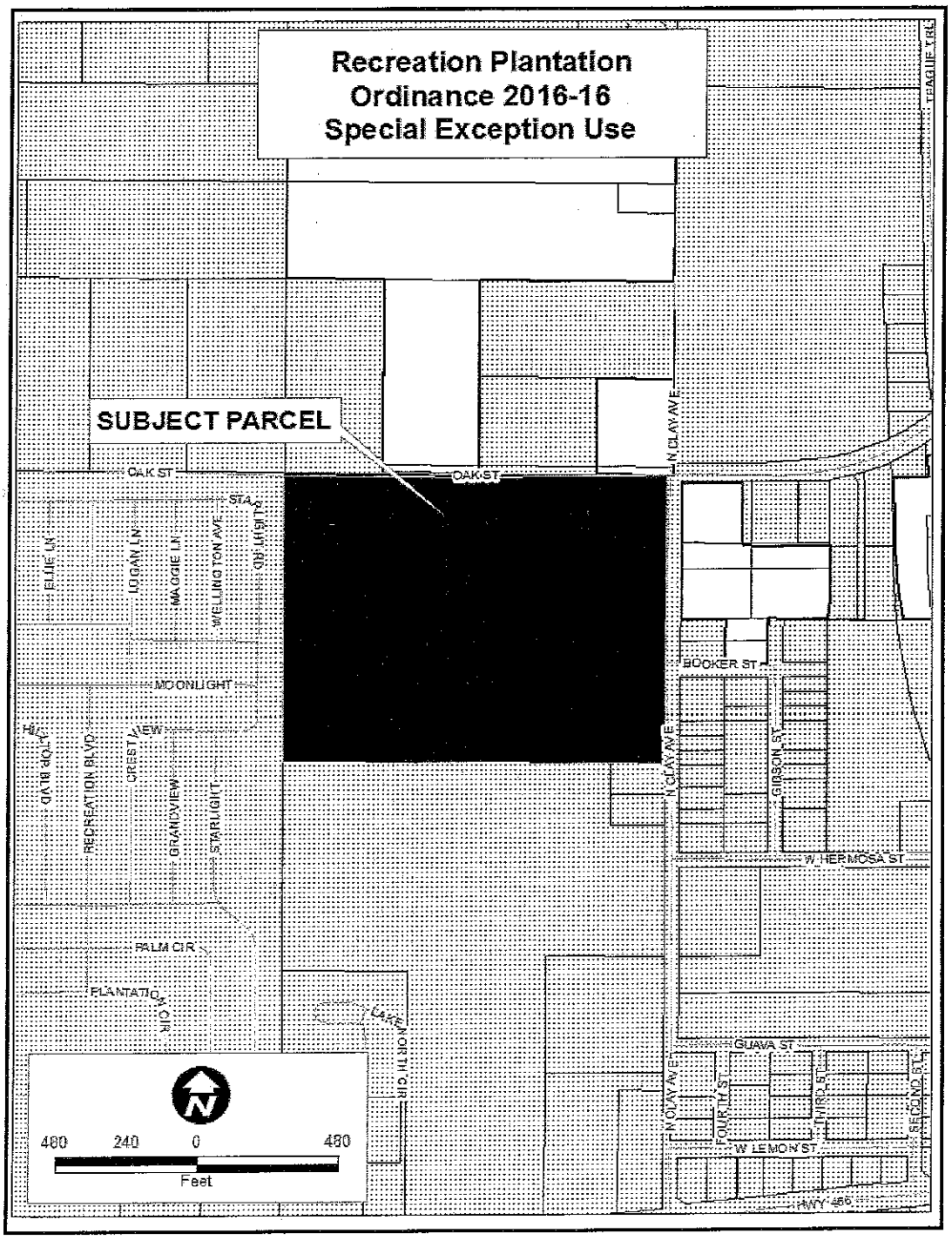
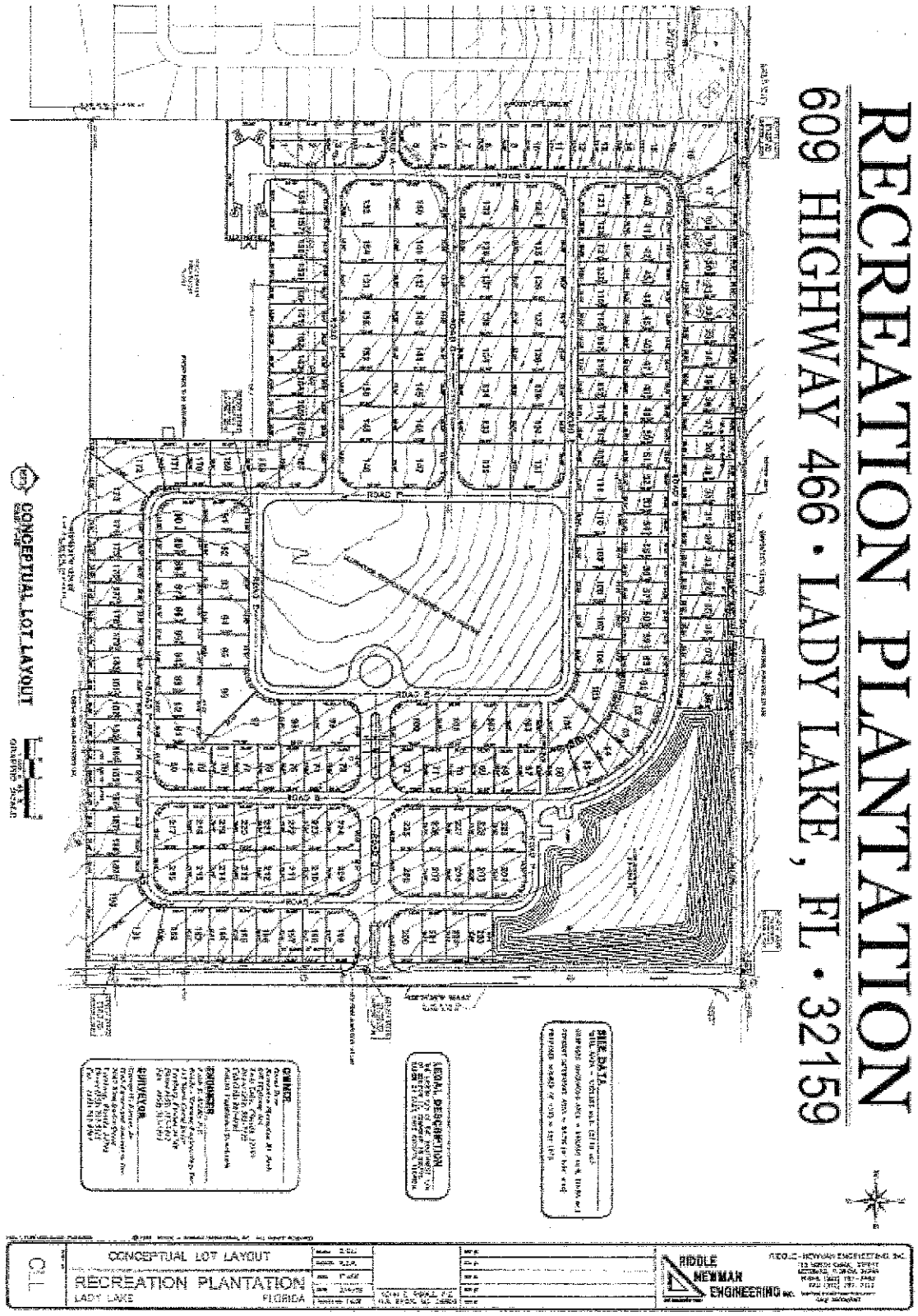


EXHIBIT "B"
CONCEPTUAL PLAN



REQUIREMENTS
FOR
SPECIAL EXCEPTION USE
GROWTH MANAGEMENT DEPARTMENT

A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Such use may be permitted in a zoning district as a special exception only if identified as such in the Land Development Regulations.

Written application shall be made to the Town for a special exception in accordance with the procedures established in the Land Development Regulations, Developmental Procedures and Regulations chapter. The completed application must be submitted at least **thirty (30)** days prior to a regularly scheduled Technical Review Committee (TRC) meeting to be considered at that meeting. The applicant shall provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering if appropriate and any other information or supplemental details. In addition, applicant must submit a written statement addressing the Review Criteria described in Chapter 6, Section 2, e), 2). and addressing any specific requirements for such use as described in Chapter 6, Section 2, g), of the Land Development Regulations.

In granting any special exception, the Town Commission may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of Chapter 6 of the Land Development Regulations and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of Chapter 6 of the Land Development Regulations.

The above requirements are intended to provide a general overview of the special exception use process. Other requirements and conditions are specified in Lady Lake Ordinance 94-08, Land Development Regulations, Chapter 6, adopted August 15, 1994 and are available at Town Hall for your information.

For further information please contact the Growth Management Department at 751-1512.

TOWN OF LADY LAKE
APPLICATION FOR SPECIAL EXCEPTION USE

1. Applicant's Name: _____ Bret Jones, Esq. Address: _____ 700 Almond Street, Clermont, FL 34711

2. Telephone Number: _____ E-mail address352-394-4025 _____ astrange@bretjonespa.com

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

4. Owner's Name: _____ Lady Lake, Inc. Address: _____ 609 Highway 466, Lady Lake, FL 32159

5. Telephone Number: _____ E-mail address _____

6. Project Name: _____ Recreation Plantation Mobile Home Park

7. Physical Location/Address: _____ 609 Highway 466, Lady Lake, FL 32159

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

9. The property is currently zoned: _____ MX-8

10. Briefly describe the proposed special exception use: _____ CT

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

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

List existing structure(s) located on the site and its/their use __ RV Park

Area of Property: _____ Sq. Ft. Acres: ___ 27.13

Does property have ___ Central Water ___ Well ___ Sewer ___ Septic X

Provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other pertinent information.

Provide a written statement addressing the Review Criteria listed in Chapter 6, Section 2, e), 2) and addressing any specific requirement for the requested use as described in Chapter 6, Section 2, g) of the Land Development Regulations.

13. If the project is to be developed in phases, give a brief description of how it will be phased and attach a legible descriptive document: _____

Lady Lake, Inc.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TEN (10) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION and one (1) 11" x 17" copy AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 2/22/16 Received by: T Carr

Present Zoning of Property: MR-8

Future Land Use Designation: MR-MD

Fees Paid: Special Exception Use (Zoning Fees (BZ)) $4100.00 Basic

OWNER'S AFFIDAVIT

STATE OF FLORIDA COUNTY OF LAKE

Before me, the undersigned authority personally appeared Robert Gore Lady Lake, Inc. 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:

_____

(3) That he has appointed Alison Strang P.A. 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.

Lady Lake, Inc.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11 day of Feb, 20 16, by Deborah Rozell, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Deborah Rozell

Notary Public

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 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 Grant Gore Lady Lake, Inc., 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:

_____

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

Lady Lake, Inc.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 11 day of Feb, 20 16, by Deborah Rozell who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Deborah Rozell

Notary Public

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 2, 2016 - First Reading

SUBJECT: **Ordinance 2016-16 – Lady Lake, Inc. - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 232-unit RV Park with a clubhouse, pool, and pickle ball courts at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road - Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends Approval of Ordinance 2016-16 – Lady Lake, Inc. - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 232-unit RV Park Facility with clubhouse, pool, and pickle ball courts at 609 Highway 466 (Alternate Key 1120829).

Applicant, Bret Jones, P.A. has submitted a Special Exception Use (SEU) application on behalf of Lady Lake, Inc., to incorporate the Commercial Tourist land use as permitted under existing parcel located at 609 Highway 466 (Alternate Key 1120829. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District.

The property is currently being utilized as a storage area for the adjacent RV park currently in existence. Future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, pool, and pickleball courts. The projected density for the plan is approximately 8 units/acre.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV park)* is defined as: A parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

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Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
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North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

Comments:

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

2) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings

associated with this development. Connection to Town Utilities will be required to service this RV Park Site. Additionally, all necessary regulatory agency permits will be required to be submitted during the site plan process, and required mitigation will be assessed during site plan process to address concurrency deficiencies associated with the impacts of this project.

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

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

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

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

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

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

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

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

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-16 and provided comments on April 21, 2016, determined the application to be complete and ready for transmittal to the Town Commission.

The **Planning and Zoning Board** does not review Special Exception Use applications.

Public Hearing Dates:

The **Town Commission** is scheduled to consider Ordinance 2016-16 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted future land use map amendment (Ord. 2016-14) for this project.

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

[ ] Operating **[ ] Other**

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

[ ] Other

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

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DEPARTMENT HEAD	**Submitted** 4/25/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
4/25/16 **TOWN ATTORNEY**	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5/2/16	**Date** 4/26/16

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

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

[✓] Approved with Modification - REMOVE #5 & #19 (CONSIDER AT SITE PLAN)
RIC/HAN 5-0

cc: THAD - G.M.

~~HOLDEN~~	~~YES~~
~~VINCENT~~	~~YES~~
~~HANNAN~~	~~YES~~
~~RICHARDS~~	~~YES~~
~~KUSSARD~~	~~YES~~

12. Ordinance No. 2016-16 – First Reading – Special Exception Use (SEU) – Lady Lake Inc. – Requesting to Incorporate the Recreational Vehicle (RV) Park Land Use Within the Commercial Tourist (CT) Zoning Classification; Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (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, Bret Jones, P.A. has submitted a Special Exception Use (SEU) application on behalf of Lady Lake, Inc. to incorporate the Commercial Tourist land use as permitted under existing parcel located at 609 Highway 466 (Alternate Key 1120829. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District. He stated that staff recommends approval.

The property is currently being utilized as a storage area for the adjacent RV park currently in existence. Future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, pool, and pickle ball courts. The projected density for the plan is approximately 8 units/acre.

Mr. Carroll reviewed the list of amenities the applicant shall be allowed to include, but is not limited to, as follows:

1. office;
2. guard house/gate;
3. post office/postal area;
4. manager's residence;
5. clubhouse;
6. bathhouse;
7. laundromat;
8. pool;
9. jacuzzi;
10. tennis/pickle ball courts;
11. horseshoes;
12. shuffleboard;
13. bocce ball;
14. equipment sheds;
15. tiki hut/snack bar
16. vending area
17. softball or multi-purpose sports field
18. dog walk/park; and
19. restaurant

Mr. Carroll stated that items the Commission should consider before proceeding are as follows:

5. The land owner shall be permitted to utilize the existing sewer plant that currently services the existing Recreation Plantation development.

Mr. Carroll stated this item can be withdrawn at this time as it is typically considered at the site plan process, but was submitted as part of the application at this time.

19. Buffer Type "B" shall be provided along the boundary of Oak Street and Clay Avenue. Buffer Type "A" shall be provided along the southerly boundary abutting the MF-12 zoned apartment complex.

Mr. Carroll noted that Oakleaf Village Apartments are along the south boundary and a ten-foot boundary is required. The other two right-of-ways require a 20 ft. buffer as per the Land Development Regulations. He stated the conceptual drawing puts forth a ten-foot buffer on Clay Avenue and Oak Street, and is a conflict present within the conceptual plan and the ordinance. A rendering of the conceptual plan was shown.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV park)* is defined as a parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

Comments:

1) The applicant has properly addressed the review criteria for Special Exception Uses as outlined in the Land Development Regulations, Chapter 6, Section 2, (e), (2). The application is complete and meets the requirements for submittal to the Town Commission per the requirements of the Land Development Regulations.
2) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
3) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development. Connection to Town Utilities will be required to service this RV Park Site. Additionally, all necessary regulatory agency permits will be required to be submitted during the site plan process, and required mitigation will be assessed during site plan process to address concurrency deficiencies associated with the impacts of this project.

Chapter 6, Section 2, (e), (2) Review Criteria. When reviewing an application for a special exception the Town Commission shall consider the following requirements and criteria, including but not limited to:

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.
B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.
C) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.
D) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code.
E) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.
F) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll reported that notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-16 and provided comments on April 21, 2016, and determined the application to be complete and ready for transmittal to the Town Commission. He stated he did field some questions from department heads and their concerns will be brought up during the site plan process if and when filed. The Planning and Zoning Board does not review Special Exception Use applications. The Town Commission is scheduled to consider Ordinance No. 2016-16 for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted future land use map amendment (Ord. 2016-14) for this project.

Mr. Carroll stated that Mr. Gore and Allison Strange are present if there are any questions.

Commissioner Richards asked if Recreation Plantation's sewer plant has the capacity for this

expansion of 232 lots. He also stated he has not heard of any complaints regarding odor from the plant or anything regarding DEP permits.

Allison Strange with Bret Jones, P.A., replied that the sewer plant does have capacity. She stated they had a study done on the plant itself, and using the state's proposed figures for an anticipated sewer plant, they would be under capacity. Using historical figures, given the park has been active for 20-30 years, they are well under (about 60%) capacity, even assuming the additional 232 units. Ms. Strange stated they have received no complaints about odor, and as this property is adjacent to the sewer plant, she is certain Mr. Gore would not proceed with this proposal if he had customers concerned about it.

Mayor Kussard commented that with the addition of the 232 units, additional ERUs are required, and with that, the LDRs specify they must hook up to Town sewer or get a waiver to use their existing sewer plant. She asked that #19 be pulled off of this ordinance and have it brought forward during the site plan.

Ms. Strange replied that they were aware these items would be considered at site plan, but wanted the Commissioners to be aware of their plans so they would not be surprised by anything. She stated they are waiting on information from the historical data to address the ERUs as well. Ms. Strange stated they would also like to pull the buffers off (#5) and address it with staff during the site plan process.

Mayor Kussard stated the amenities include the possibility of a restaurant; she asked if it would be a resident-only restaurant or one open to the public, because there would be traffic concerns if it was open to the public.

Ms. Strange replied that most of the amenities are an expansion of what is currently in place and are intended for residents.

Town Manager Kris Kollgaard suggested revising the ordinance to state specifically that the restaurant would be for Recreation Plantation residents only, not for the public.

Ms. Strange agreed and stated it may be part of the site plan process also. She again thanked staff and counsel.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-16, to be amended as discussed, by the following roll call vote:

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

~~**M. TOWN MANAGER'S REPORT:**~~

~~Town Manager Kris Kollgaard reported that Steve Roth with the Specialty Orthopedic Center sent her an email regarding their plan to have a meeting with the residents. They would like to use the~~

L-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

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SUBJECT: **Ordinance 2016-25 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 5 Lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

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 each property has 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 Monday, July 25, 2016, 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.

Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-25, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-25 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-25 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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9-26-2016 **DEPARTMENT HEAD** **Submitted** 9/26/16 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 10/3/16 **Date** 9/27/16

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

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

[ ] Approved with Modifications

ORDINANCE NO. 2016-25

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.64 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC; REFERENCED BY ALTERNATE KEYS 2594179, 2575042, 2787104, 2706236, AND 2722029; FIVE (5) LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 3-1.B AND 4, WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

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

Section 1. Pursuant to and under the authority of 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 of Lady Lake does hereby annex property being 0.64 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

Section 5. This Ordinance shall become effective upon its adoption.

Section 6. In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this **17th** day of **October**, **2016**.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____

Derek Schroth, Town Attorney

Passed on First Reading: _____

Passed on Second/Final Reading: _____

DRAFT

EXHIBIT "A" - Legal Descriptions and Map

Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

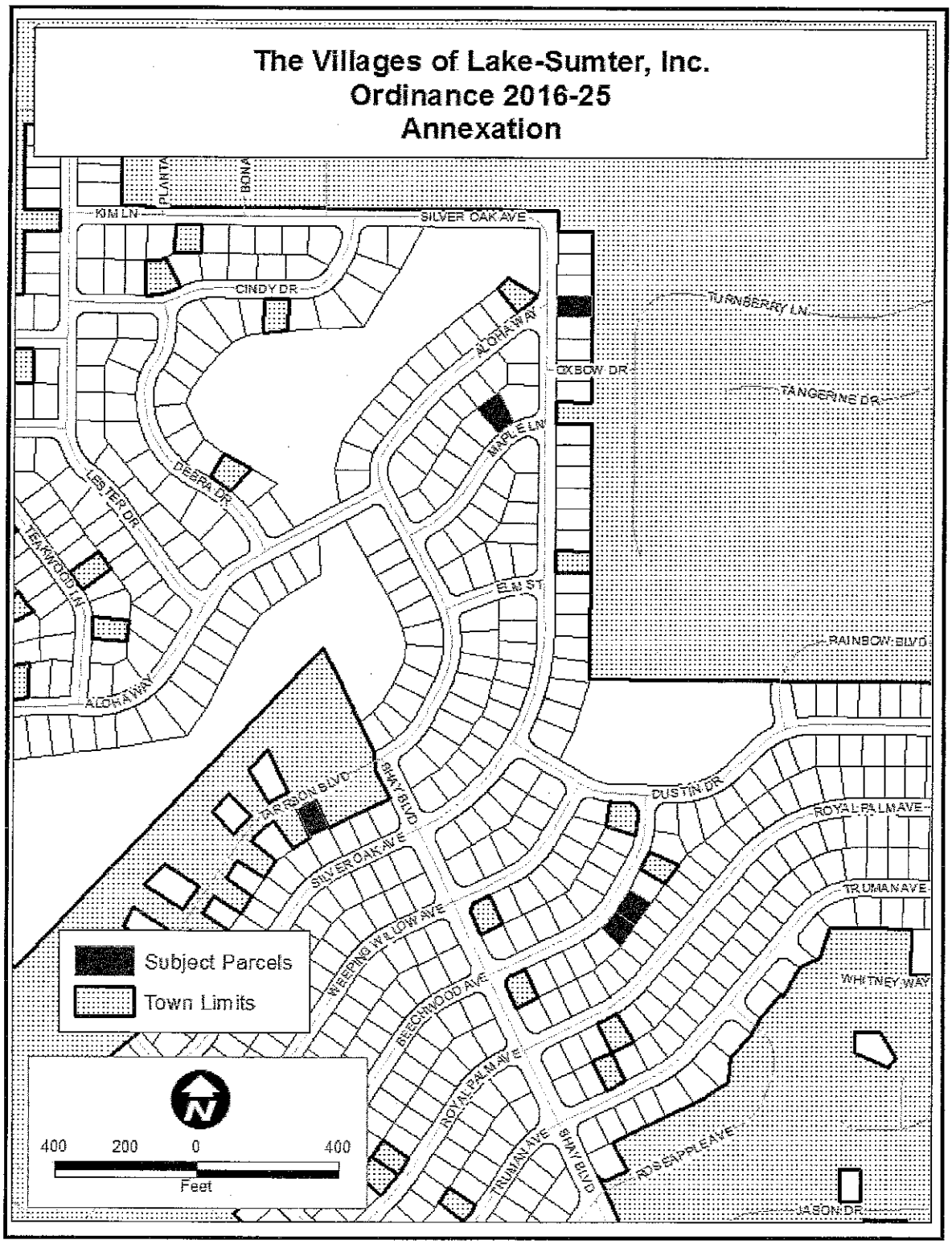
Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24.0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND

Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-25
Annexation
KIM LN
SILVER OAK AVE
CINDY DR
TURNBERRY LN
ALOHA WAY
OXBOW DR
TANGERINE DR
MAPLE LN
DEBRA DR
LISTER DR
TERWOOD LN
ELM ST
RAINBOW BLVD
ALOHA WAY
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
SHAY BLVD
WHITNEY WAY
ROSE APPLE AVE
JASON DR
Subject Parcels
Town Limits
400 200 0 400
Feet

1

TOWN OF LADY LAKE
ANNEXATION APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

3. Applicant is: Owner X Agent ___ Purchaser ___ Lessee ___ Optionee ___

4. Property Address/Location: See attached list.

5. Legal Description of Property to be annexed: See attached list.

6. The property is located in the vicinity of the following streets: Northeast of US 441, North of Griffin Ave.

7. Area of the property: 27,981 Square feet 0.64 Acres

8. Utilities: Central Water [✓] Central Sewer [✓] Well [ ] Septic Tank [ ]

9. Existing County zoning of property: RM - Residential Medium

10. Requested zoning of property: MX-8 - Mixed Single Family

11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.

12. Proposed use of the property: Residential

13. Has any land use application 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 this was done:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

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

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

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 7/25/16 Received by: T. Coarell

Annexation and Rezoning Fees Paid: $2500.00

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG3-1B	205	803	Maple Lane	2594179	25/33
2	OBG3-1B	228	852	Silver Oak Avenue	2575042	25/33
3	OBG3-1B	293	812	Beechwood Avenue	2787104	25/33
4	OBG3-1B	294	810	Beechwood Avenue	2706236	25/33
5	OBG4	436	943	Tarrson Blvd.	2722029	26/55-56

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500
Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800
Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300
Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400
Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600
Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

INSTRUMENT#: 2016064084 OR BK 4796 PG 1217 PAGES: 1 6/21/2016 1:18:50 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P09225**

Date
Rec
Doc
Int
Total

RETURN

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Warranty Deed

This Warranty Deed made this **14th** day of **June, 2016** between **Edgar J. Hurd and Patsy R. Hurd, husband and wife**, whose post office address is **17733 SE 95th Circle, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-20500

Lot 205, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233S, Florida Title 20125705 bearing Real Property Decal # R078614 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: Norman Barber

Edgar J. Hurd
Edgar J. Hurd

Patsy R Hurd
Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016064051 OR BK 4796 PG 1148 PAGES: 1 6/21/2016 1:00:26 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

80,000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08928

Ent 1
Rec 10
Doc
Int
Total

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between **Roy Keith Campbell, a married man**, whose post office address is **2406 Rolling Acres Drive, Conyers, GA 30094**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.
This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norwell
Witness Name: Teresa Norwell

Roy Keith Campbell
Roy Keith Campbell

Witness Name: Jennifer Graesleen

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORWELL
MY COMMISSION # FF 190239
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norwell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016073245 OR BK 4807 PG 1528 PAGES: 1 7/18/2016 10:06:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

RETURN

Ex N ( )
Rec ( )
Doc
Int
Total

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Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between **Linda A. Pflug, a single woman**, whose post office address is **185-01 50th Avenue, Flushing, NY 11365**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GD0CFL27839921 A & B thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JUDITH DEVINE

Witness Name: Kathryn Hagan

Linda A. Pflug

Linda A. Pflug

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Linda A. Pflug, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VINCENT D MCVEETY
Notary Public, State of New York
No. 01MC6012342
Qualified in Suffolk County
Commission Expires June 15, 19
October 20, 2019

Notary Public

Printed Name: VINCENT D MCVEETY

My Commission Expires: October 20, 2019

INSTRUMENT#: 2016064057 OR BK 4796 PG 1161 PAGES: 1 6/21/2016 1:03:03 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$546.00

78000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09035

Ent ____
Rec ____
Doc ____
Int ____
Total ____

RETURN

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Warranty Deed

This Warranty Deed made this **15th** day of **June, 2016** between **Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003**, whose post office address is **5301 Saddleback Court, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: JANICE SCHOENFELDT

Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016071960 OR BK 4806 PG 214 PAGES: 1 7/13/2016 2:46:04 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$525.00

75000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P09275**

Ent
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of **July, 2016** between **RSM Reports, LLC, a Florida Limited Liability Company**, whose post office address is **3559 Cluster Court, The Villages, FL 32163**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RSM Reports, LLC, a Florida Limited Liability Company

By: _____
Kent Campbell, Manager

Witness Name: Luke E. Manke

Witness Name: SHERRY L. JONES

State of Wisconsin
County of Vernon

The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

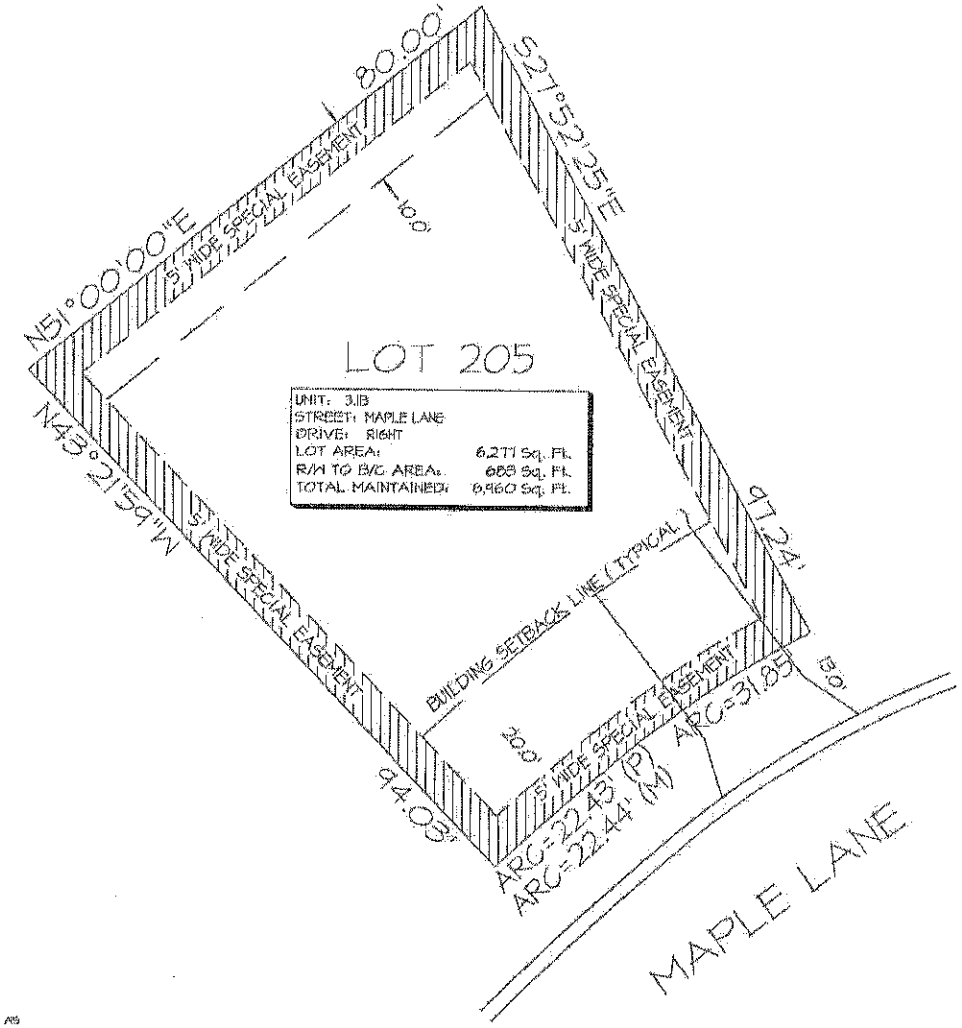
PATRICIA D. MAITREJEAN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

Printed Name: PATRICIA D. MAITREJEAN

My Commission Expires: January 31, 2020

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X30" PAD
- ELECTRIC TRANSFORMER / 8'X5' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / T.X.T
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. PER THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY.

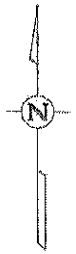
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

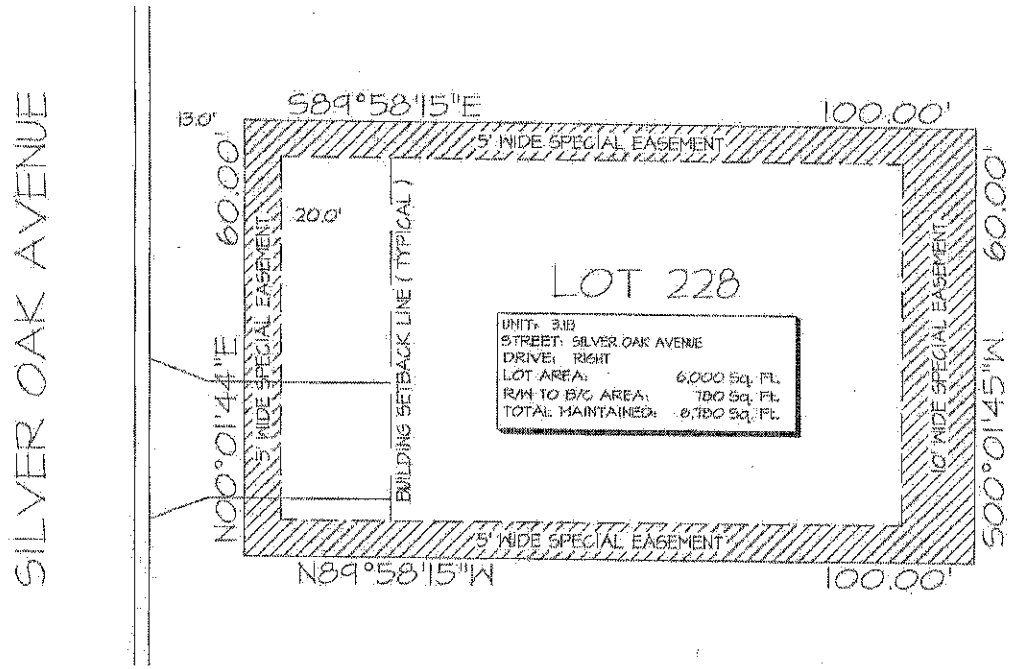
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 30X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7'X7'
- POWER SUPPLY / 26"x26"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THESE UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

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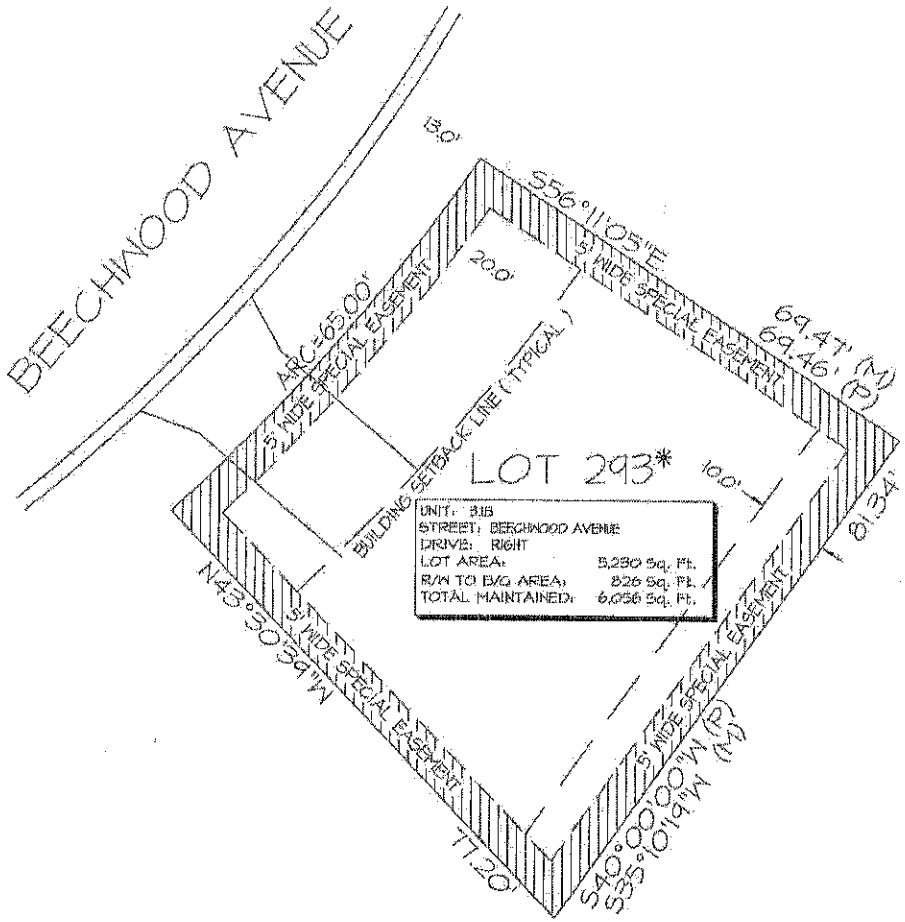
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- HAYER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 4" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 30"X20" PAD
- ELECTRIC TRANSFORMER / 5'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X30"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELESWATH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PERSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

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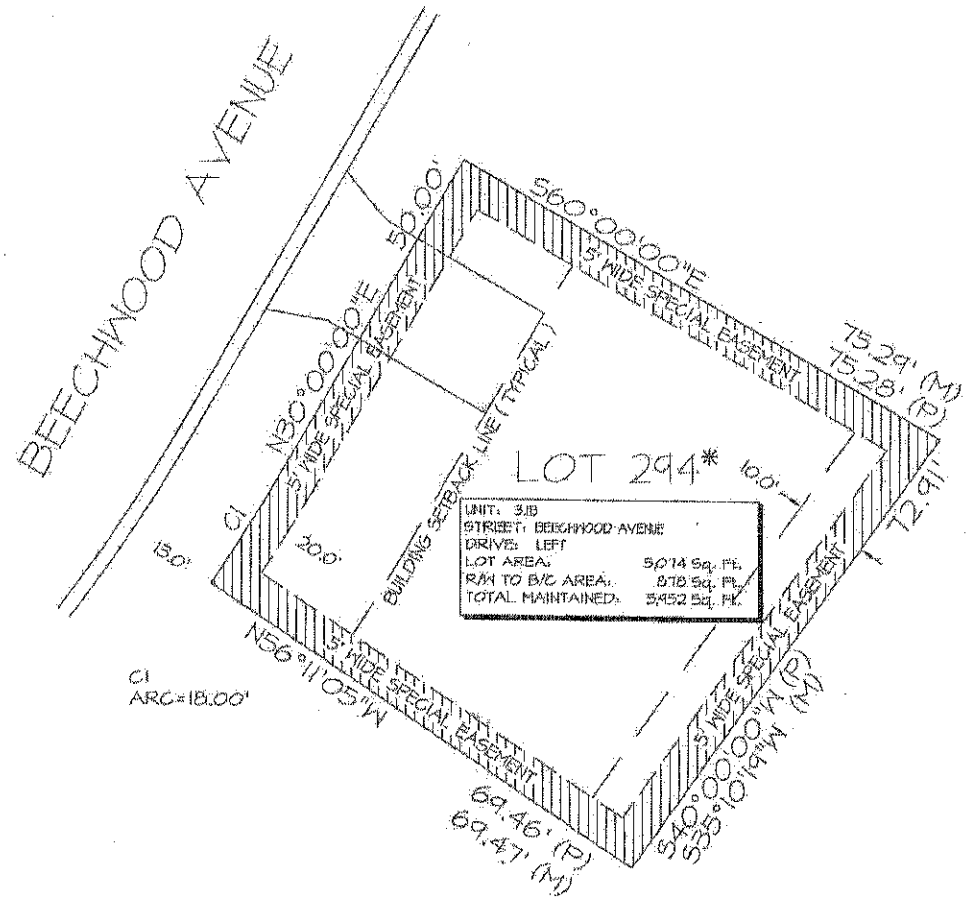
CUSTOMER SIGNATURE _____ DATE _____

CUSTOMER SIGNATURE _____ DATE _____

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 'T' OR 4" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 8'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRENCHING PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 'T' X 'T'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC-FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE SODS DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

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THE VILLAGES OF LAKE SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

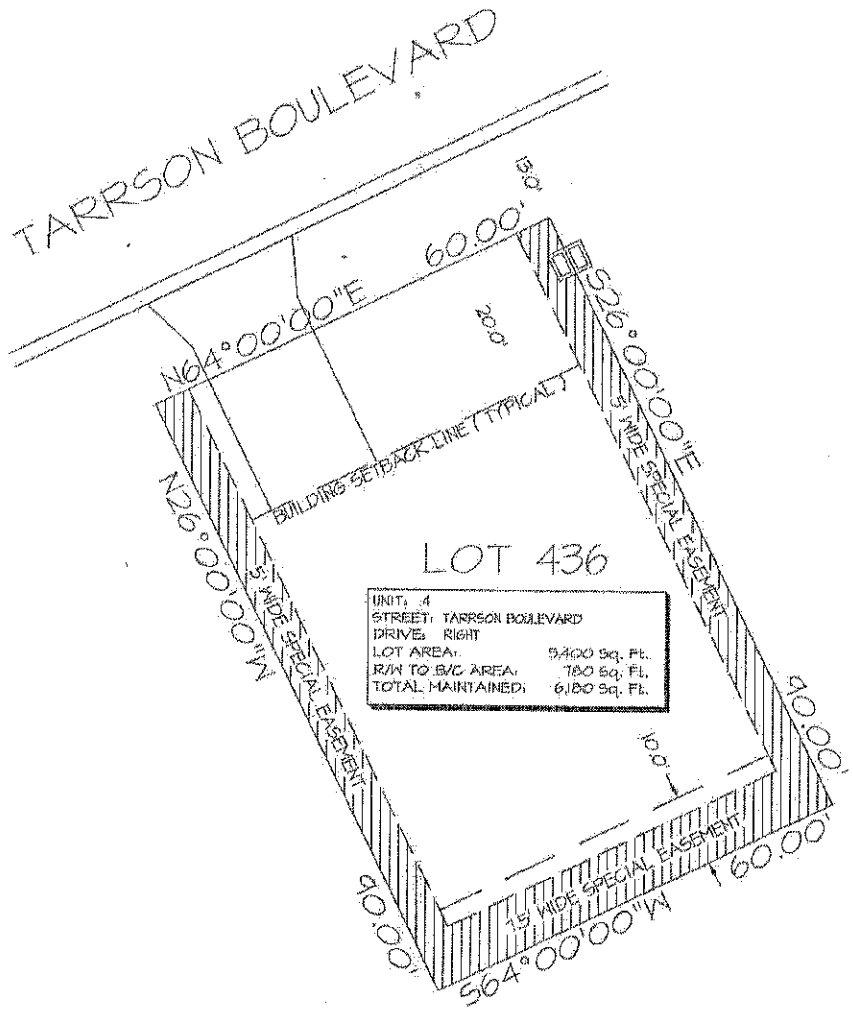
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 1" OR 4" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X20"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR FUTURE AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

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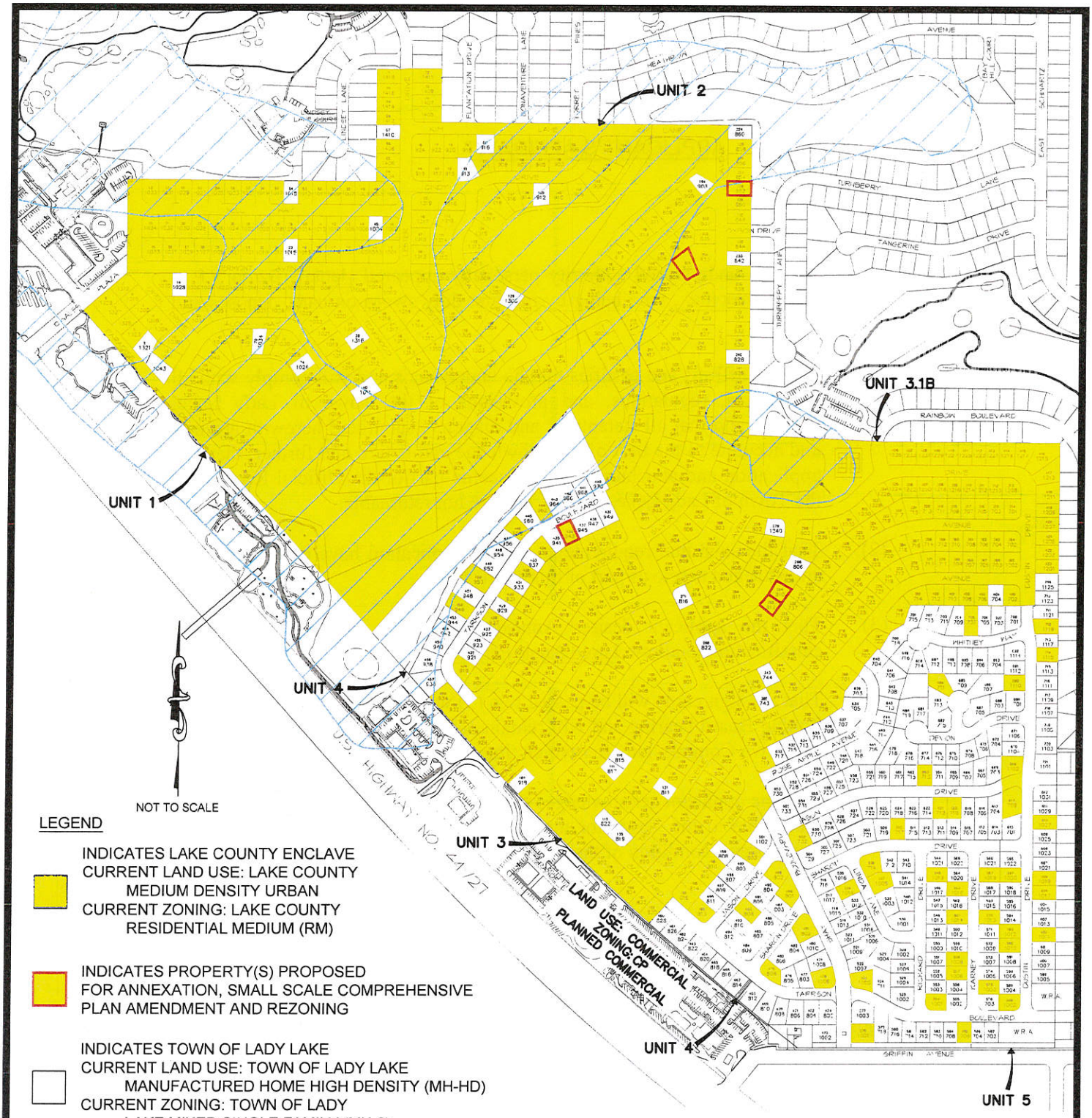
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC



NOT TO SCALE

LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED FOR ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

JULY 25, 2016

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27495

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P The Villages of Lake-Sumter Inc. , 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 the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

(5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

Affiant (Applicant's Signature)

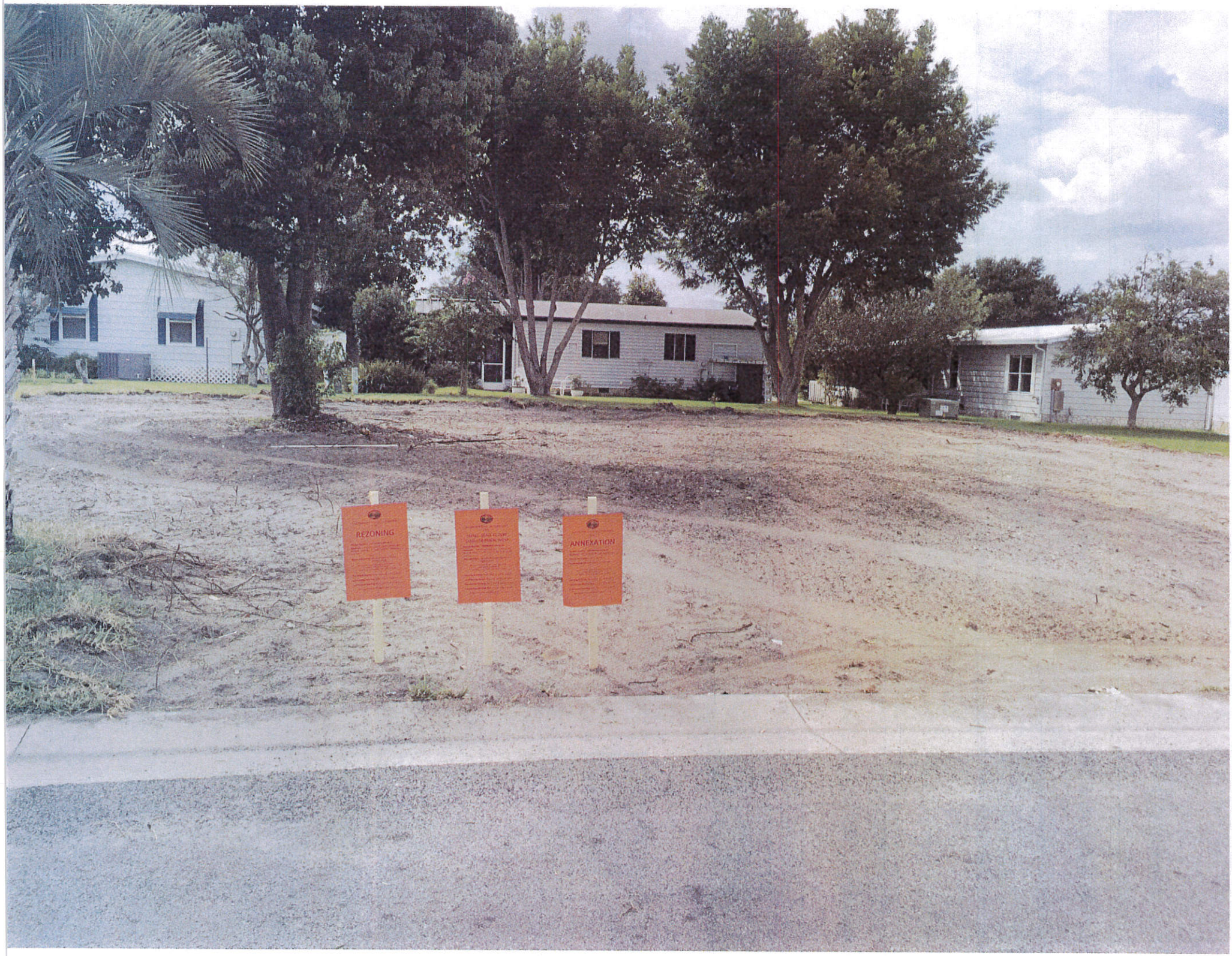
The foregoing instrument was acknowledged before me this 26th day of July, 2016, by Martin L. Dzuro, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public Vicki C. Suber

VICKI C. SUBER
MY COMMISSION EXPIRES SEPTEMBER 22, 2019
#GG 004659
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

REZONING
ANNEXATION
803

REZONING
852


REZONING
ANNEXATION

ANNEXATION
REZONING
810

943
ANNEXATION
REZONING

The Villages

July 25, 2016

Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, Florida 32159

Re: Orange Blossom Gardens
Annexation, Small Scale Comprehensive Plan Amendment and Rezoning

Dear Mr. Carroll:

Pursuant to the Interlocal Agreement between Lake County and the Town of Lady Lake effective June 24, 2015 (attached hereto), please accept this letter, the $2500 check, 10 copies and one CD of the applications, documents and maps as The Villages of Lake-Sumter, Inc.'s request for Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of certain lots in the County Enclave of Orange Blossom Gardens.

Please place this request on the September 12, 2016 Planning and Zoning Board Agenda. We also request that the Land Planning Agency and Town Commission act on the recommendation of the Planning & Zoning Board at their October 3, 2016 Meetings and Commission for Final Reading on October 17, 2016.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

Martin L. Dzuro, V.P.
The Villages of Lake-Sumter, Inc.
Dzuro & Associates
Land Development Consultants-Surveyors
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

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

2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. **County Responsibilities.** Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. **Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the 23rd day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

Town Clerk

TOWN OF LADY LAKE

Ruth Kussard

Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Jimmy Conner
Chairman

This 9th day of June, 2015.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: **Ordinance 2016-25 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida, to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida, to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 5 Lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

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 each property has 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 Monday, July 25, 2016, 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.

Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-25, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-25 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

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DEPARTMENT HEAD	Submitted 9/6/16	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 9/12/16	Date

9-6-16

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

Sib/Con 7-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

CC: THAD - GM.

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

~~September 12, 2016~~
~~5:30pm~~

~~The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.~~

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

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

~~ROLL CALL:~~ ~~Peter Chiasson, Member~~
~~John Gauder, Chairperson~~
~~William Sigurdson, Vice Chair/Member~~
~~Robert Conlin, Member~~

~~ABSENT:~~ ~~Michael McKenzie, Member~~

~~STAFF MEMBERS PRESENT:~~ ~~Wendy Then, Town Planner and Carol Osborne, Staff Assistant to Town Clerk~~

~~Also Present:~~ ~~Attorney Sasha Garcia, BRS Legal, Martin L. Dzuro.~~

~~OPEN FORUM:~~ ~~Chairperson/Member Gauder~~

~~NEW BUSINESS:~~

~~1. Approval of Minutes – July 11, 2016 Regular Meeting~~

~~Upon a motion by Member Chiasson and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board meeting of July 13, 2016 All in Favor 4-0.~~

2. Ordinance No. 2016-25 – Annexation – The Villages of Lake-Sumter, Inc. – Property Being 0.64 +/- Acres; Five Lots Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated this is the seventh wave of annexations that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed. The application is to annex properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The five lots include the following addresses:

DRAFT

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

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 each property has 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 properties 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 Monday, July 25, 2016, 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.

Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-25, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-25 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Member Chiasson asked if any of these properties are located in a flood plain.

Ms. Then replied that none of these properties are located within a flood plain. The closest property to a flood plain is the property on Tarrson Boulevard. She reported an elevation certificate must be submitted when a new application is submitted. Also, elevation inspections are performed throughout the construction process.

Member Chiasson stated according to the map included in the packet, it appears as though the Tarrson Boulevard property is currently in Lady Lake.

Ms. Then stated the map is a little blurry. Referring to the map of the Town limits, Ms. Then showed the houses to the right and to the left of the proposed property have been annexed into Lady Lake.

Member Sigurdson stated one of the properties on Beechwood Avenue has already been cleared, and asked if the tree will remain on the property.

Martin L. Dzuro stated with each building permit application that is submitted, the property is reviewed. If a tree is on the list of historic trees, it must be protected. He stated that he must comply with the Lady Lake Tree Ordinance.

Upon a motion by Member Sigurdson and a second by Member Conlin, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-25 to the Town Commission for consideration by the following roll call vote:

CHIASSON	***YES***
GAUDER	***YES***
SIGURDSON	***YES***
CONLIN	***YES***

~~**3. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Five Lots Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)**~~

~~Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She 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 five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:~~

- ~~803 Maple Lane~~
- ~~852 Silver Oak Avenue~~
- ~~812 Beechwood Avenue~~
- ~~810 Beechwood Avenue~~
- ~~943 Tarrson Boulevard~~

~~The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.~~

~~Notices to inform the surrounding property owners (89) within 150 feet of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.~~

~~Concurrency Determination Statement: 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. The Villages has removed existing manufactured homes on five lots in a section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.~~

~~**Impact on Town Services**~~

L-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

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SUBJECT: **Ordinance 2016-26 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.64+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

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 five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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. The Villages has removed existing manufactured homes on five (5) lots in a section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

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 small scale future land use amendment 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. 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
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-26, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-26 to the Town Commission with the recommendation of approval.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-26 on Monday, October 3, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-26 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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DEPARTMENT HEAD	**Submitted** 9/26/16	**Date**
FINANCE DEPARTMENT 9-26-2016	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 10/3/16	**Date** 9/27/16

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-26

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on October 3, 2016, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small scale amendment as indicated below:

Applicant/Owner: The Villages of Lake-Sumter, Inc.

General Location:	North of Griffin Avenue and northeast of North Hwy 27/441, five (5) lots located within the Orange Blossom Gardens Subdivision Units 3-1.B and 4, within Lake County, Florida.
Acres:	0.64 +/- Acres
Future Land Use:	Change **from** Lake County – Medium Urban Density **to** Town of Lady Lake Manufactured Home High Density (MH-HD).

Graphic representation of this Small Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability

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

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this **17th** day of **October**, **2016**.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

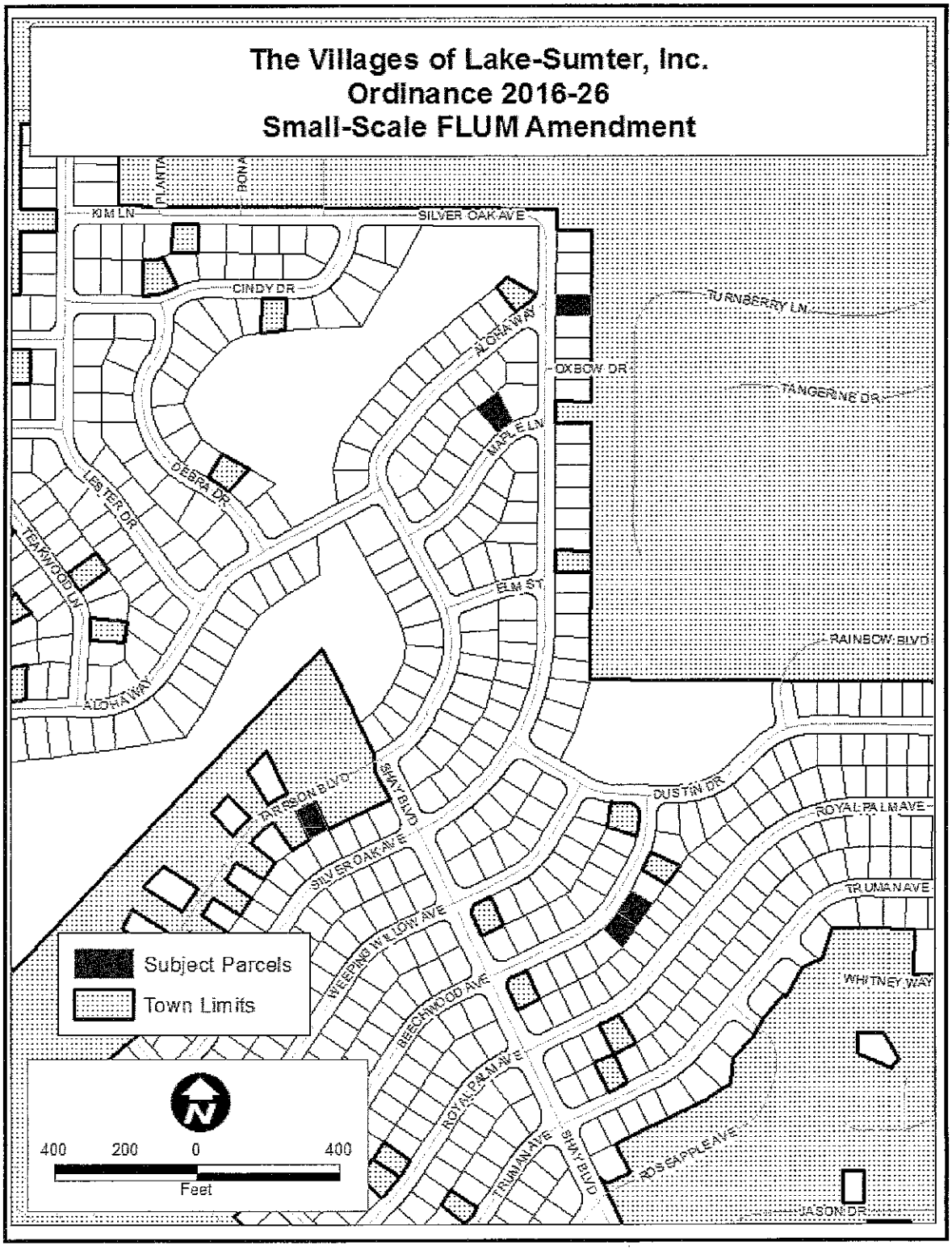
Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24.0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND

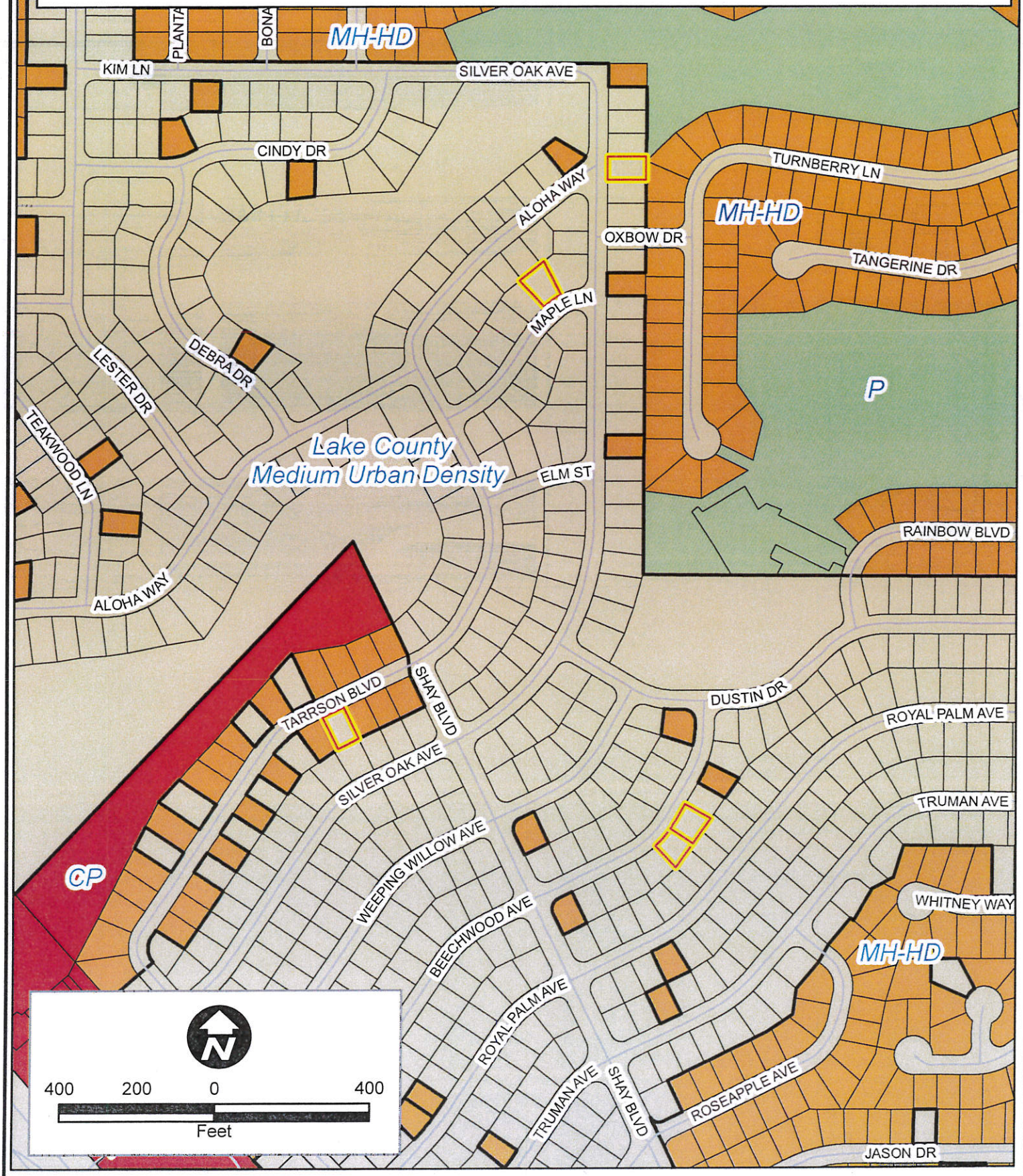
Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-26
Small-Scale FLUM Amendment
KIM LN
SILVER OAK AVE
CINDY DR
TURNBERRY LN
ALOHA WAY
OXBOW DR
TANGERINE DR
MAPLE LN
DEBRA DR
LESTER DR
TEAKWOOD LN
ELM ST
RAINBOW BLVD
ALOHA WAY
DIRSSON BLVD
SHMY BLVD
DUSTIN DR
ROYAL PALM AVE
SILVER OAK AVE
TRUMAN AVE
WEEPING WILLOW AVE
WHITNEY WAY
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
SHMY BLVD
RDS SAPPLE AVE
JASON DR
Subject Parcels
Town Limits
400 200 0 400
Feet

1

The Villages of Lake-Sumter, Inc.
Ordinance 2016-26
Small-Scale FLUM Amendment



APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2005-2025 COMPREHENSIVE PLAN (CP)
Town of Lady Lake

Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- The proposed amendment must involve a property of ten (10) acres or less.
- A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- The proposed amendment does not require an amendment to the Urban Service Area boundary.
- The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- Small scale amendment applications will only be accepted until the statutory sixty (60) acre cumulative total is reached.

In addition, staff may determine on a case-by-case basis, which amendments need to be processed as part of the regular amendment cycle.

Applications for small scale amendment accepted Monday through Friday from 8:00 AM to 5:00 PM. One (1) notarized and ten (10) copies of the application, ten (10) sets of any required exhibits and any attachments, together with an application fee of $2,500.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* The Villages of Lake-Sumter, Inc.	Agent/Applicant Martin L. Dzuro, Vice President
Address 1020 Lake Sumter Landing	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL Zip 32162	State FL Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

Adopted Future Land Use Designation(s) Lake County Medium Density Urban

Requested Future Land Use Designation(s) Lady Lake MH-HD - Manufactured Home High Density

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed (Page 5).

PROPERTY LOCATION:

Section	Township	Range
6	18	24
Subdivision See attached list.	Block N/A	Lot/Parcel# See attached list.
Address (if available)		
Tax Identification Number See attached list.		
Existing Zoning Lake County RM - Residential Medium	Anticipated Zoning Lady Lake MX-8 Mixed Single Family	

NOTE: IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

Existing Use of Subject Property: Medium density urban

Proposed Use of the Subject Property: MH-HD - Manufactured Home High Density

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 0.64

Developable Acreage to be Amended: Approximately 0.64

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.

(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: Not applicable

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes____ No X
(If yes, attach certification).

Has an application for rezoning or other development permit been submitted to the Town?
Yes X No ____
(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes____ No X
(If yes, indicate type and date _____).

REQUIRED SUBMITTALS
(Ten (10) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**

2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 123 N. Sinclair Ave., Tavares).

3 Vicinity map depicting the subject property and major roadways.

4. For property within flood prone areas, include Flood Insurance Rate Map, Flood Hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).

5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.

6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 317 West Main Street, Tavares, Florida or you may get the information off of Lake County's GIS website www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. **Applicants are requested to seek a pre-application conference with the Community Development staff to discuss the content and format of the amendment proposal.** Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1520 to schedule an appointment.

2. Small scale amendments require two (2) public hearings for adoption. The Local Planning Agency (LPA) public hearing and the Lady Lake Commission public hearing. A flow chart of the small scale process is attached to this application.

3. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Commissioners cannot be reconsidered for a period of two (2) years of that action.

4. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

5. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form .

6. Only one contiguous development per application for a Future Land Use Map amendment will be accepted. Contiguous property can be submitted on one application upon authorization of all property owners.

7. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information, Resubmitted applications or additional information are due within fifteen (15) working days of notice from the Growth Management Department unless special permission is granted by the Growth Management Director, or his/her designee, to accommodate special/lengthy requests.

8. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.

9. The following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.

10. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Community Affairs or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).

11. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings. The Growth Management Department will prepare the poster for posting. The Growth Management Department provides public hearing notices to property owners within 150 feet of property subject to an amendment.

12. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Signature of the Applicant, Property owner or Agent

7/25/16
Date

Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc.
Printed Name

STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of July, 20 16, by Martin L. Dzuro, as an individual/officer/agent, on behalf of himself/herself, The Villages of Lake Sumter, Inc., a corporation/partnership. He/she is personally know to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 20 16.

Notary Public

Vicki C. Suber
Printed Name
Commission No.: GG 004859
My Commission Expires: 9/22/19

(SEAL)
VICKI C. SUBER
MY COMMISSION EXPIRES SEPTEMBER 22, 2019
#GG 004859
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG3-1B	205	803	Maple Lane	2594179	25/33
2	OBG3-1B	228	852	Silver Oak Avenue	2575042	25/33
3	OBG3-1B	293	812	Beechwood Avenue	2787104	25/33
4	OBG3-1B	294	810	Beechwood Avenue	2706236	25/33
5	OBG4	436	943	Tarrson Blvd.	2722029	26/55-56

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500
Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800
Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300
Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400
Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600
Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

INSTRUMENT#: 2016064084 OR BK 4796 PG 1217 PAGES: 1 6/21/2016 1:18:50 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09225

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Warranty Deed

This Warranty Deed made this **14th** day of **June, 2016** between **Edgar J. Hurd and Patsy R. Hurd, husband and wife**, whose post office address is **17733 SE 95th Circle, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-20500

Lot 205, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233S, Florida Title 20125705 bearing Real Property Decal # R078614 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: Norman Barber

Edgar J. Hurd

Edgar J. Hurd

Patsy R Hurd

Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016064051 OR BK 4796 PG 1148 PAGES: 1 6/21/2016 1:00:26 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

80,000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08928

Exh 10
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Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between **Roy Keith Campbell, a married man**, whose post office address is **2406 Rolling Acres Drive, Conyers, GA 30094**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.
This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Roy Keith Campbell
Roy Keith Campbell

Jennifer Gravesteen
Witness Name: Jennifer Gravesteen

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016073245 OR BK 4807 PG 1528 PAGES: 1 7/18/2016 10:06:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

RETURN

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Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between **Linda A. Pflug, a single woman,** whose post office address is **185-01 50th Avenue, Flushing, NY 11365**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee;

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GD0CFL27839921 A & B thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JUDITH DEVINE

Witness Name: Kathryn Hagan

Linda A. Pflug

State of New York
County of SUFFOLK

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Linda A. Pflug, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VINCENT D MCVEETY
Notary Public, State of New York
No. 01MC6012042
Qualified in Suffolk County
Commission Expires June 15, 19
October 20, 2019

Notary Public

Printed Name: Vincent D McVeety

My Commission Expires: October 20, 2019

INSTRUMENT#: 2016064057 OR BK 4796 PG 1161 PAGES: 1 6/21/2016 1:03:03 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$546.00

78000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09035

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Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between **Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003**, whose post office address is **5301 Saddleback Court, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: JANICE SCHOENFELDT

Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 207224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016071960 OR BK 4806 PG 214 PAGES: 1 7/13/2016 2:46:04 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$525.00

75000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09275

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Warranty Deed

This Warranty Deed made this 1st day of July, 2016 between RSM Reports, LLC, a Florida Limited Liability Company, whose post office address is 3559 Cluster Court, The Villages, FL 32163, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Luke E. Mauhe

Witness Name: SHERRY L JONES

RSM Reports, LLC, a Florida Limited Liability Company

By: Kent Campbell, Manager

State of Wisconsin
County of Vernon

The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

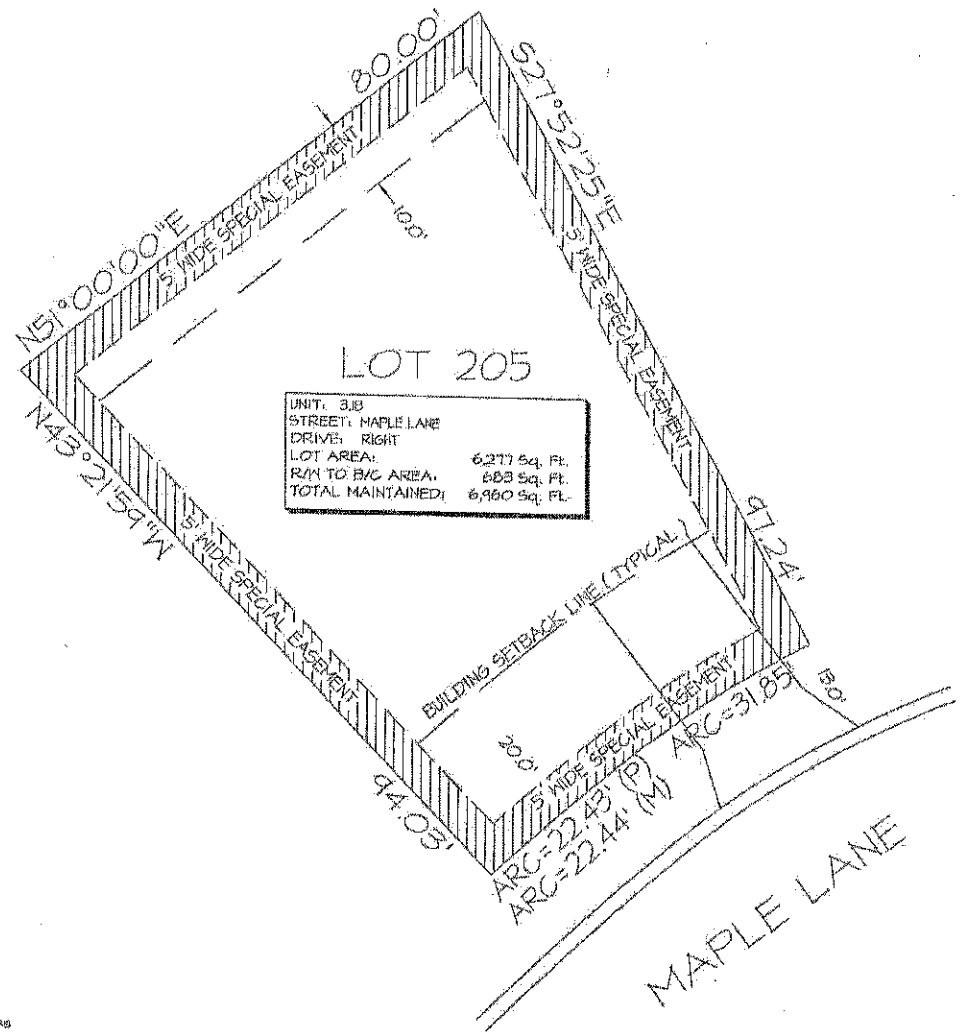
PATRICIA D. MAITREJEAN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

Printed Name: PATRICIA D. MAITREJEAN

My Commission Expires: January 31, 2020

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 30X30 PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X26"X58"
- BOARD / STOCKADE / PVC FENCE

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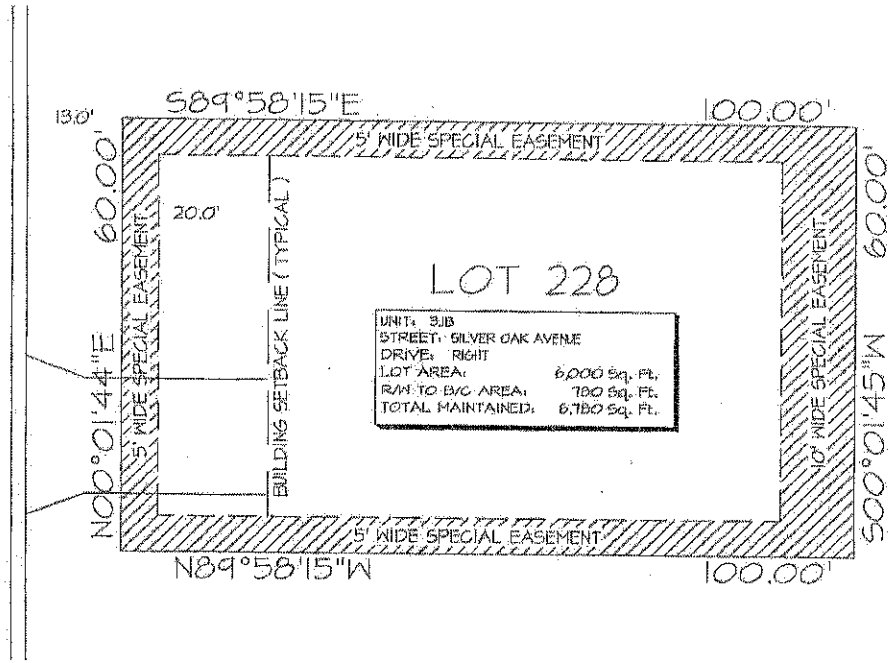
The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



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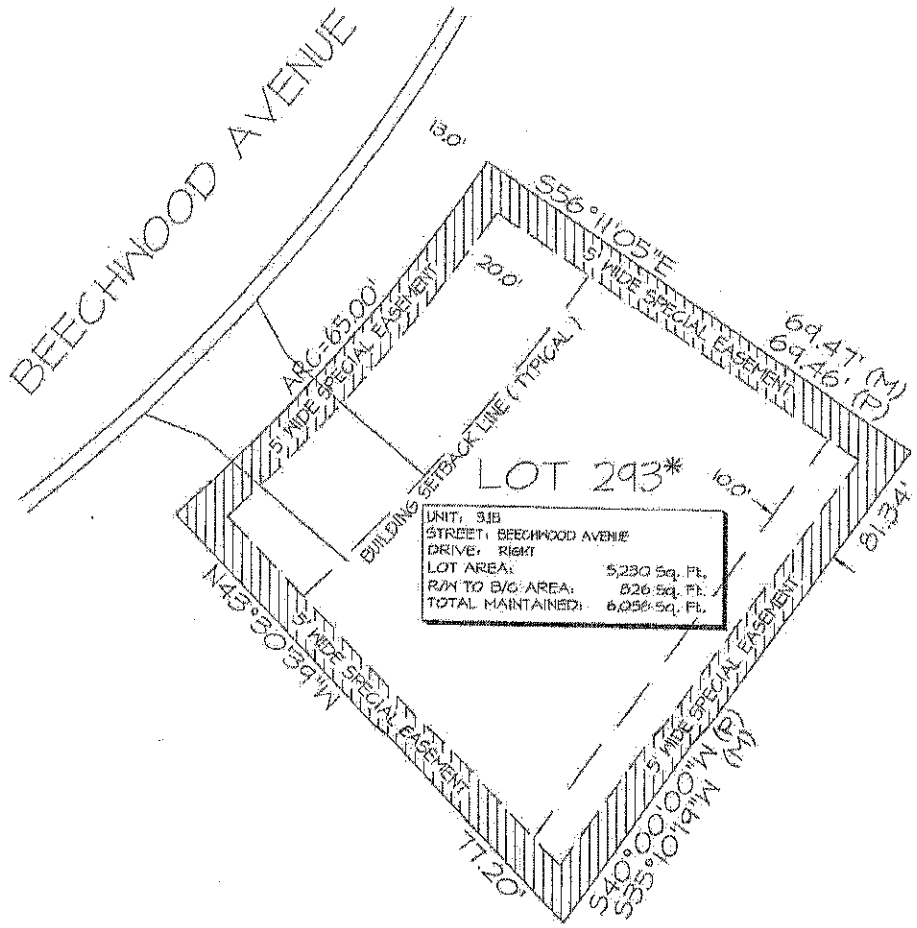

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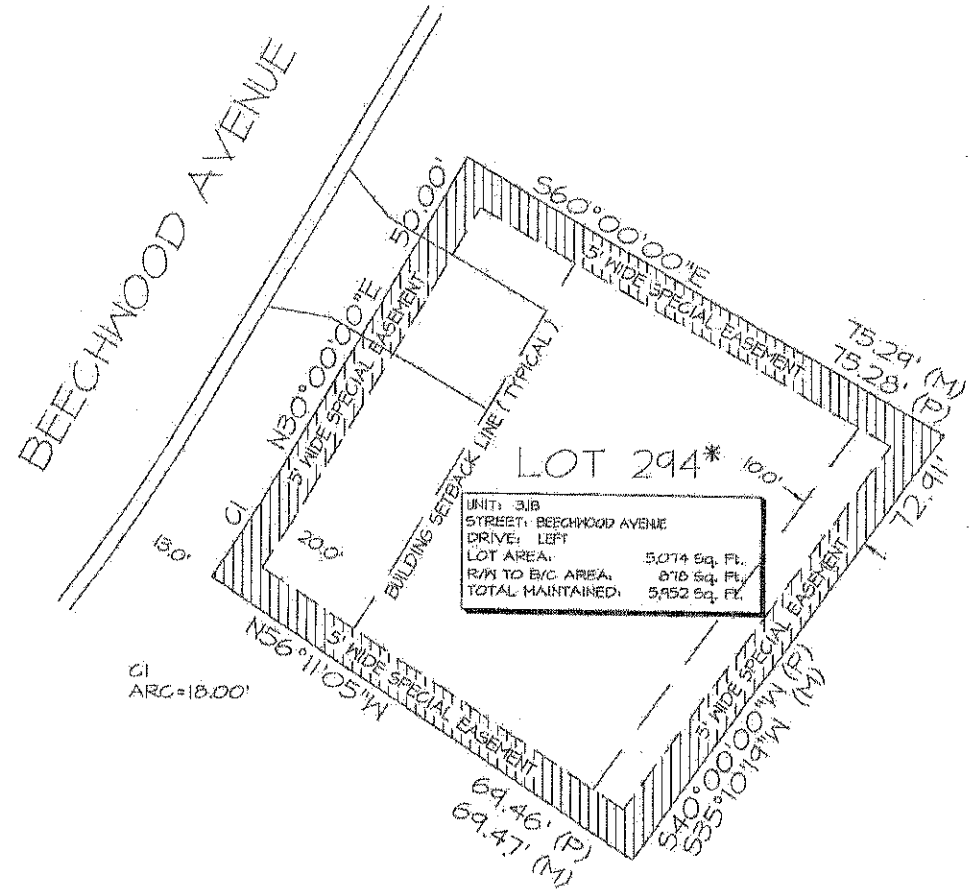

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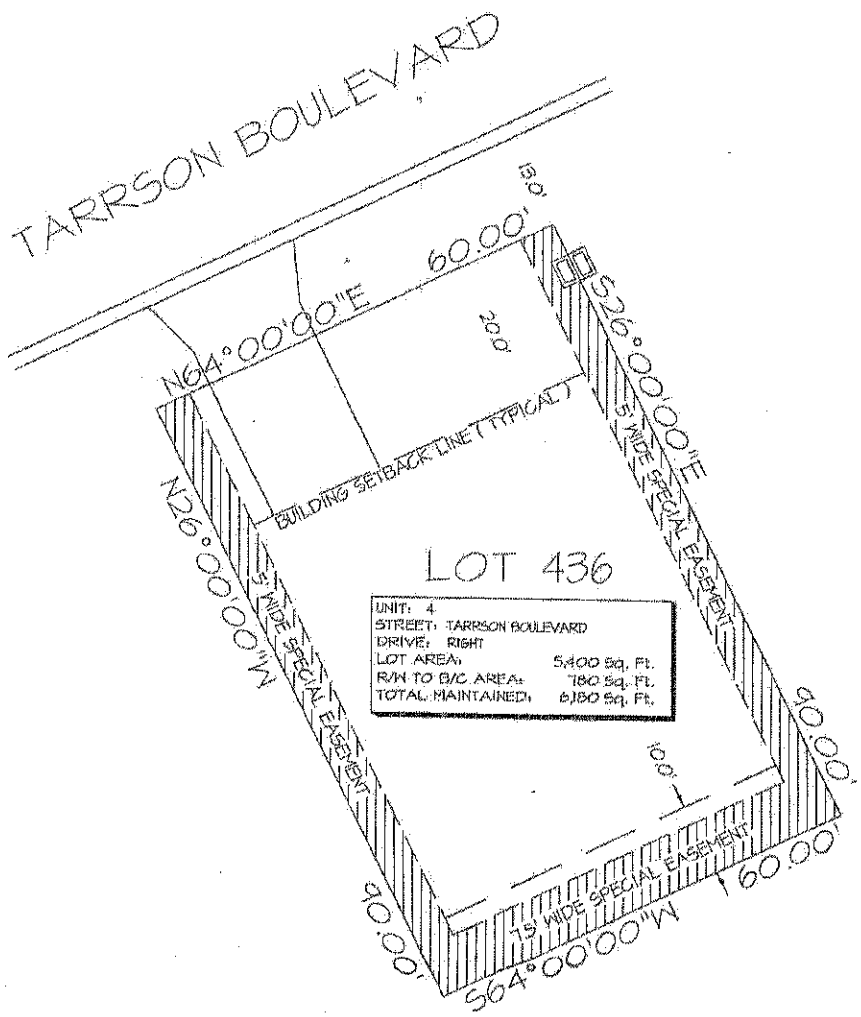

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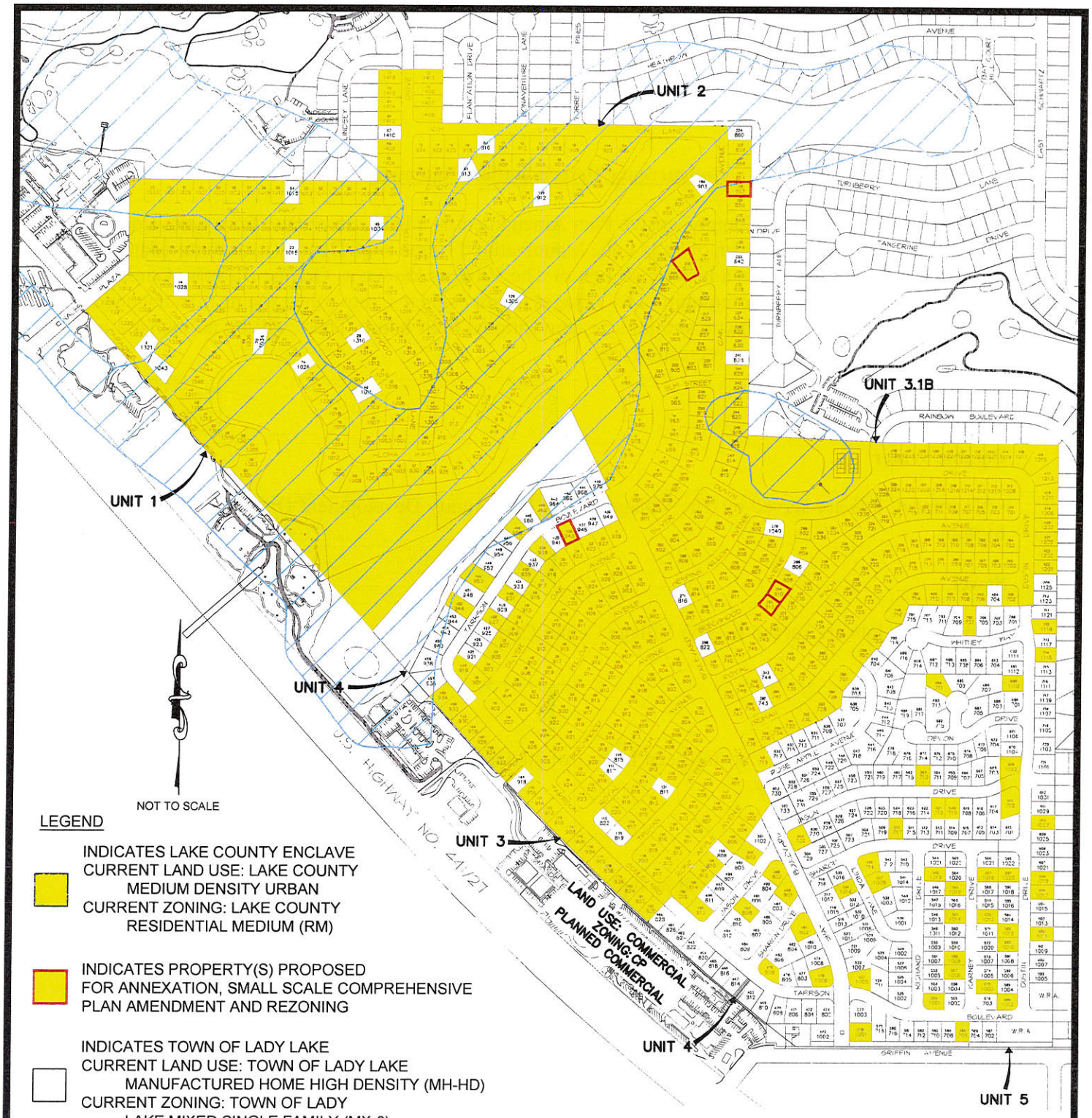


LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

JULY 25, 2016

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27495

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of five (5) lots in a historic section of The Villages known as Orange Blossom Gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

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 homes will be replaced with new homes. There will be no change in average daily trip generation.

Parks and 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 any applicable SJR WMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Print Form

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   X **Comprehensive Plan Land Use Amendment** — X **Rezoning**
   ____ **Preliminary/Final Subdivision Approval** — ____ **Site Plan Approval**
   ____ **Other**

2. **Applicant:** Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
   Address: 1045 Lake Sumter Landing, The Villages, FL 32162
   Telephone: (352) 753-6262 **E-Mail:** marty.dzuro@thevillages.com

3. **Owner:** The Villages of Lake-Sumter Inc
   Address: 1020 Lake Sumter Ldg, The Villages,FL 32162
   Telephone: See above. **E-Mail:** See above.

4. **Property Address:** See attached list.

5. **Alt. Key #:** See attached list. 6. **Total Acreage:** Approx. 0.64 acres

7. **Existing Zoning:** RM - Residential Medium 8. **Proposed Zoning:** MX-8 Mixed SF

9. **Existing Land Use:** Med. Density Urban 10. **Proposed Land Use:** MH-HD

11. **Residential Lots/Units:** ____ lots 12. **Non-Resident, Gross Sq. Ft.:** _____

13. **Method of Wastewater Treatment:** N/A See attached sheet.
    a. **Septic Tank:** _____ b. **Central Sewer:** _____ c. **Other:** _____
    County Permit: _____ **County #:** _____

14. **Wastewater Flow Rates:*** N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** _____ **GPD**

15. **Water Usage:*** N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** _____ **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** N/A See attached sheet. **Pounds**

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
    N/A See attached sheet.

18. **Population (residential only) 1.86 persons per household:** N/A See attached sheet. **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A See attached sheet. **Acres**

Signature of Engineer: _____ **Date:** _____

*** If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.**

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG3-1B	205	803	Maple Lane	2594179	25/33
2	OBG3-1B	228	852	Silver Oak Avenue	2575042	25/33
3	OBG3-1B	293	812	Beechwood Avenue	2787104	25/33
4	OBG3-1B	294	810	Beechwood Avenue	2706236	25/33
5	OBG4	436	943	Tarrson Blvd.	2722029	26/55-56

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500
Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800
Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300
Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400
Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600
Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: **Ordinance 2016-26 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.64+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

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 five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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. The Villages has removed existing manufactured homes on five (5) lots in a section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

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 small scale future land use amendment 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. 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
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-26, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-26 on Monday, October 3, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] 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** 9/6/16 **Date**

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

9-6-16

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

TOWN MANAGER **Approved Agenda Item for:** 9/12/16 **Date**

BOARD ACTION: **[✓] Approved as Recommended** **[ ] Disapproved**
SUB/CON 4-0

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

[ ] Approved with Modification

cc: THAD - L.M.

~~Martin L. Dzuro stated with each building permit application that is submitted, the property is reviewed. If a tree is on the list of historic trees, it must be protected. He stated that he must comply with the Lady Lake Tree Ordinance.~~

~~***Upon a motion by Member Sigurdson and a second by Member Conlin, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-25 to the Town Commission for consideration by the following roll call vote:***~~

~~*CHIASSON*~~	~~*YES*~~
~~*GAUDER*~~	~~*YES*~~
~~*SIGURDSON*~~	~~*YES*~~
~~*CONLIN*~~	~~*YES*~~

3. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Five Lots Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She 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 five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150 feet of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement: 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. The Villages has removed existing manufactured homes on five lots in a section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

DRAFT

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 small scale future land use amendment 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. 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
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

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.

DRAFT

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-26 on Monday, October 3, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Upon a motion by Member Sigurdson and a second by Member Conlin the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-26 to the Town Commission for consideration by the following roll call vote:

CHIASSON	***YES***
GAUDER	***YES***
SIGURDSON	***YES***
CONLIN	***YES***

~~**4. Ordinance No. 2016-27 – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Five Lots Located within Orange Blossom Gardens Unit 3-1. B and 4, within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)**~~

~~Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to rezone properties consisting of five lots located within Orange Blossom Gardens Units 3-1. B and 4. Ms. Then emphasized that any property being annexed into the Town must have a zoning designation that allows permitted uses within that zoning classification. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). 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 proposed properties are as follows:~~

- ~~803 Maple Lane~~
- ~~852 Silver Oak Avenue~~
- ~~812 Beechwood Avenue~~
- ~~810 Beechwood Avenue~~
- ~~943 Tarrson Boulevard~~

~~The Rezoning application was received on Monday, July 25, 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.~~

~~Notices to inform the surrounding property owners (89) within 150 feet of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support from the surrounding property owners. Ms. Then stated this could be because the residents are now familiar with the annexation and rezoning process, as there have been 39 lots thus far annexed into the Town.~~

L-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

---

SUBJECT: **Ordinance 2016-27 - Rezoning of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-27, Rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of five (5) lots located Within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). 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 proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150' of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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)/ Lady Lake 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)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-27, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-27 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-27 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] 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 9/26/16 Date

LL 09-26-2016

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 10/3/16 Date 9/27/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-27

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.64 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC.; REFERENCED BY ALTERNATE KEYS 2594179, 2575042, 2787104, 2706236, AND 2722029, FIVE (5) LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 3-1.B AND 4, WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Mixed Residential Medium Density" (MX-8). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lake County Residential Medium" (RM) to Lady Lake "Mixed Residential Medium Density" (MX-8).

Section 2. **Severability.** The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. **Effective Date.** This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this **17th** day of **October, 2016**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____

Derek Schroth, Town Attorney

DRAFT

EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

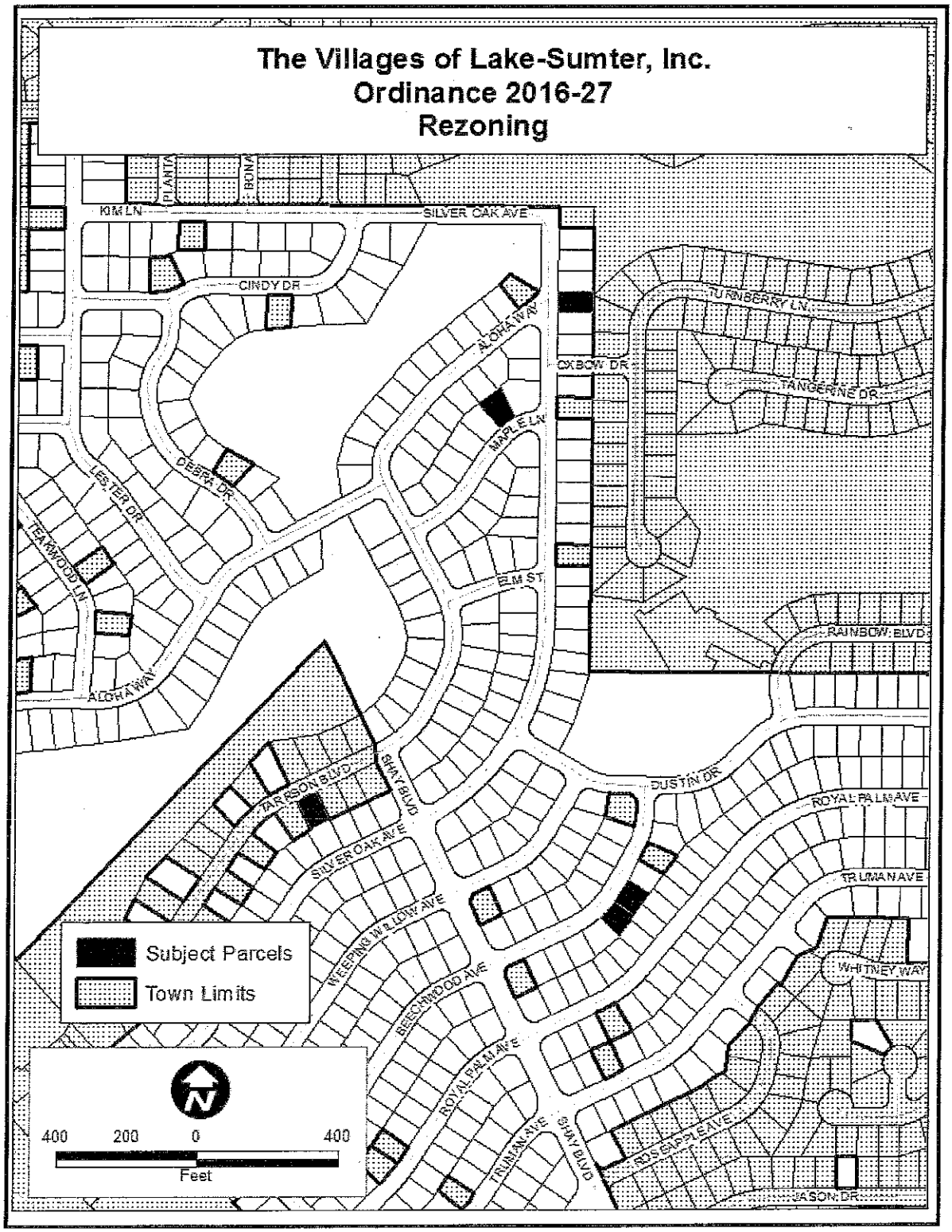
Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24.0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND

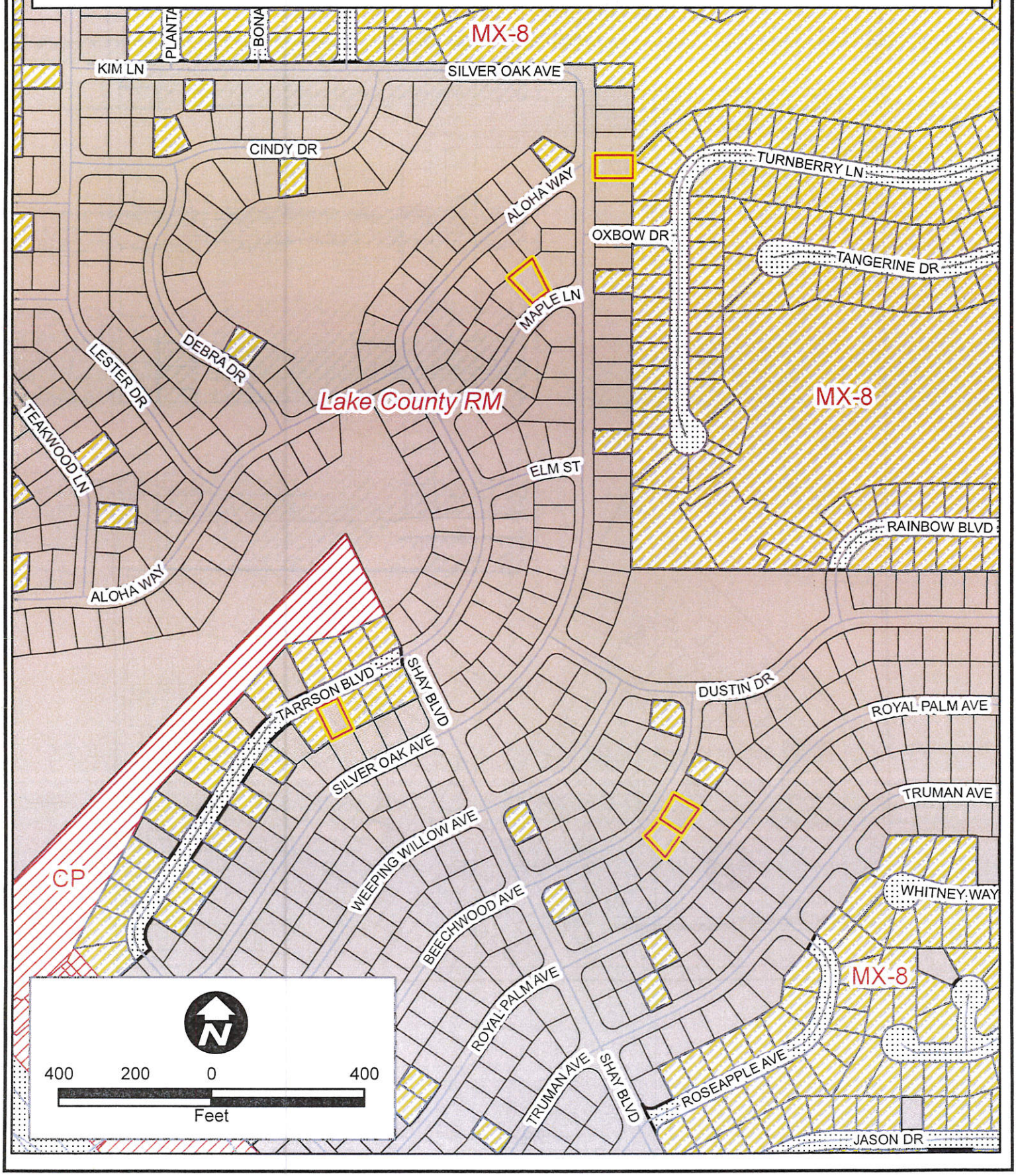
Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-27
Rezoning
PLANTA
BONA
KIM LN
SILVER OAK AVE
CINDY DR
ALOHA WAY
OXBOW DR
TURNBERRY LN
TANGERINE DR
MAPLE LN
DEBRA DR
LESTER DR
TEAKWOOD LN
ELM ST
RAINBOW BLVD
ALOHA WAY
DUSTIN DR
PARSON BLVD
SHAY BLVD
ROYAL PALM AVE
SILVER OAK AVE
TRUMAN AVE
WEEPING WILLOW AVE
WHITNEY WAY
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
SHAY BLVD
ROSEAPPLE AVE
JASON DR
Subject Parcels
Town Limits
N
400 200 0 400
Feet

1

The Villages of Lake-Sumter, Inc.
Ordinance 2016-27
Rezoning



TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

3. Applicant is: Owner X Agent ___ Purchaser ___ Lessee ___ Optionee ___

4. Property Address/Location: See attached list.

5. Legal Description of Property to be rezoned: See attached list.

6. The property is located in the vicinity of the following streets:
   Northeast of US 441, North of Griffin Ave.

7. Area of Property: 27,981 Square feet _____ Acres 0.64

8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank ____

9. Existing zoning of property: Lake County: RM - Residential Medium

10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: X Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    None.

12. Proposed use the property: Residential

13. Has any land use application been file within last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request and the date when it was done:

_____

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property. Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: ✓

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

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 7/25/16 Received by: T. Carroll

Fees Paid: $2500.00 (Bundle)

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG3-1B	205	803	Maple Lane	2594179	25/33
2	OBG3-1B	228	852	Silver Oak Avenue	2575042	25/33
3	OBG3-1B	293	812	Beechwood Avenue	2787104	25/33
4	OBG3-1B	294	810	Beechwood Avenue	2706236	25/33
5	OBG4	436	943	Tarrson Blvd.	2722029	26/55-56

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500
Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800
Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300
Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400
Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600
Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

INSTRUMENT#: 2016064084 OR BK 4796 PG 1217 PAGES: 1 6/21/2016 1:18:50 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchsjig
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09225

Doc A
Rec
Doc
Int
Total

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RETURN

Warranty Deed

This Warranty Deed made this 14th day of June, 2016 between **Edgar J. Hurd and Patsy R. Hurd, husband and wife**, whose post office address is **17733 SE 95th Circle, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc.**, a **Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-20500

Lot 206, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233S, Florida Title 20125705 bearing Real Property Decal # R078614 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: Norman Barber

Edgar J. Hurd

Edgar J. Hurd

Patsy R Hurd

Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 107224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016064051 OR BK 4796 PG 1148 PAGES: 1 6/21/2016 1:00:26 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

80,000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08928

Exhibit 10
Rec
Doc
Int
Total

RETURN

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Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between Roy Keith Campbell, a married man, whose post office address is 2406 Rolling Acres Drive, Conyers, GA 30094, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0618240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Roy Keith Campbell
Roy Keith Campbell

Jennifer Graveleen
Witness Name: Jennifer Graveleen

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016073245 OR BK 4807 PG 1528 PAGES: 1 7/18/2016 10:06:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchsfig
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

RETURN

Exd
Rec
Doc
Int
Total

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Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Linda A. Pflug, a single woman, whose post office address is 185-01 50th Avenue, Flushing, NY 11365, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

PARCEL ID #: 0518240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GD0CFL27839921 A & B thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JUDITH DEVINE

Witness Name: Kathryn Hagan

Linda A. Pflug

State of New York
County of SUFFOLK

The foregoing instrument was acknowledged before me this 6TH day of July, 2016 by Linda A. Pflug, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VINCENT D MCVEETY
Notary Public, State of New York
No. 01MC5012342
Qualified in Suffolk County
Commission Expires June 15, 19
October 20, 2019

Notary Public

Printed Name: VINCENT D MCVEETY

My Commission Expires: October 20, 2019

INSTRUMENT#: 2016064057 OR BK 4796 PG 1161 PAGES: 1 6/21/2016 1:03:03 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$546.00

78000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09035

Exd ____
Rec ____
Doc ____
Int ____
Total ____

RETURN TO

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between **Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003**, whose post office address is **5301 Saddleback Court, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: JANICE SCHOENFELDT

Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal] JENNIFER GROVESTEEN MY COMMISSION # FF 007224 EXPIRES: December 5, 2019 Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

INSTRUMENT#: 2016071960 OR BK 4806 PG 214 PAGES: 1 7/13/2016 2:46:04 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$525.00

75000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09275

Ex'd
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of July, 2016 between **RSM Reports, LLC, a Florida Limited Liability Company**, whose post office address is **3559 Cluster Court, The Villages, FL 32163**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RSM Reports, LLC, a Florida Limited Liability Company

By: _____
Kent Campbell, Manager

Witness Name: Luke E. Manke

Witness Name: SHERRY L. JONES

State of Wisconsin
County of Vernon

The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

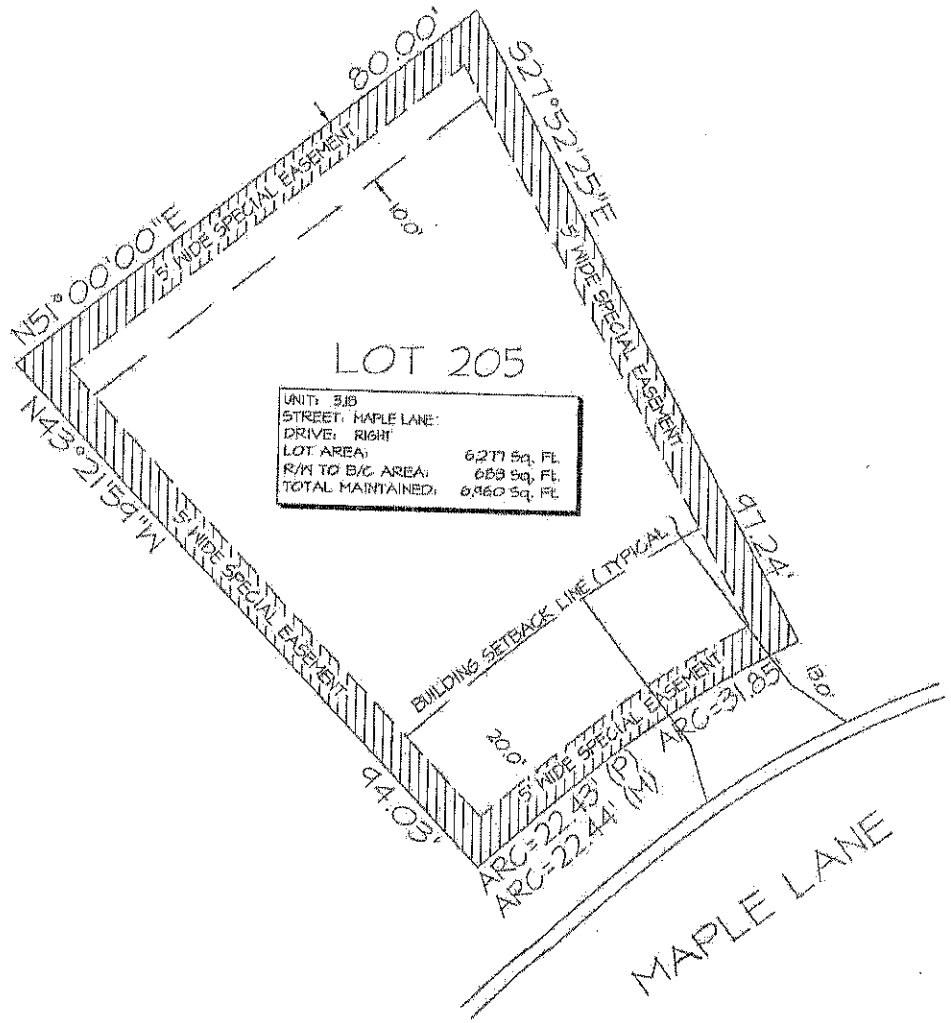
PATRICIA D. MAITREJEAN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

Printed Name: PATRICIA D. MAITREJEAN

My Commission Expires: January 31, 2020

SCALE: 1/16"=1'



LEGEND

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X5' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X84"
- TRUNK AMP PEDESTAL / 17"X30"X84"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THESE UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

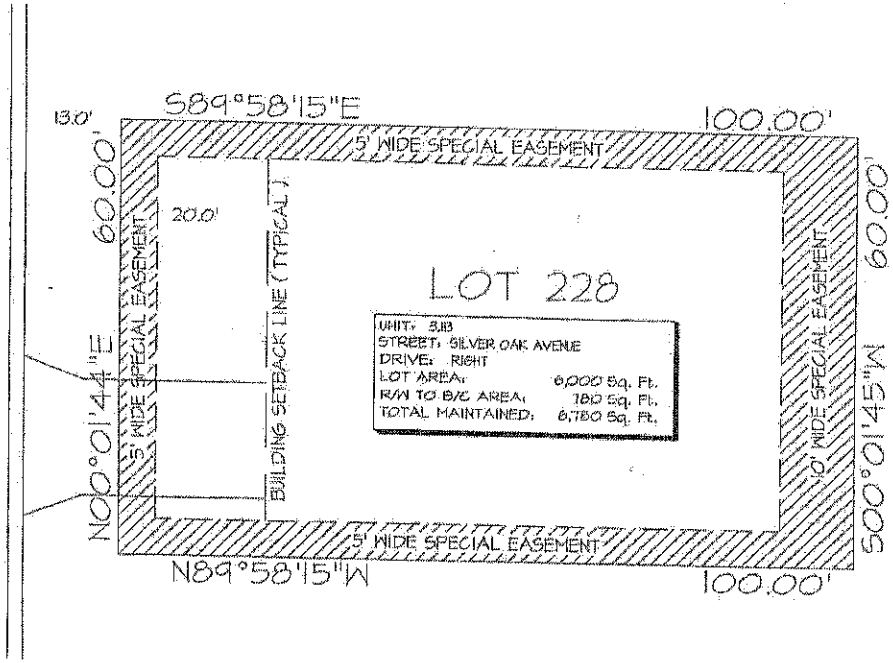
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 9" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X20"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, CABLE VISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE DEBIS DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

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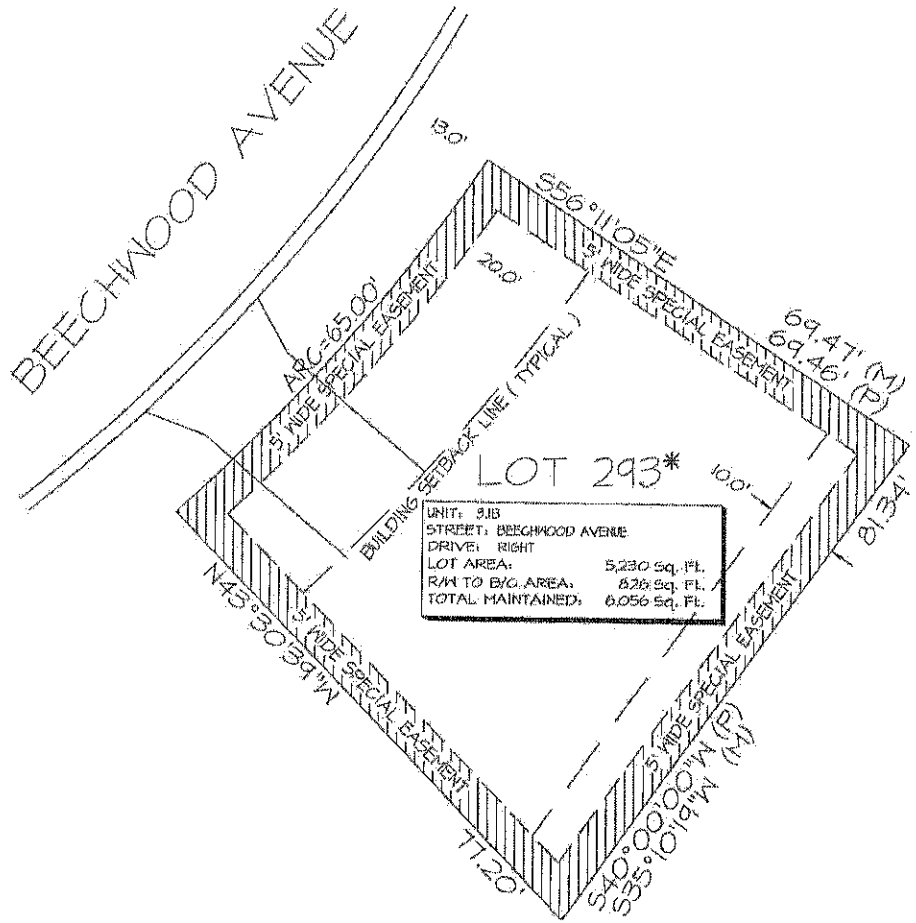
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 8'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

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* SPECIAL FLOOR PLAN HOME SITE

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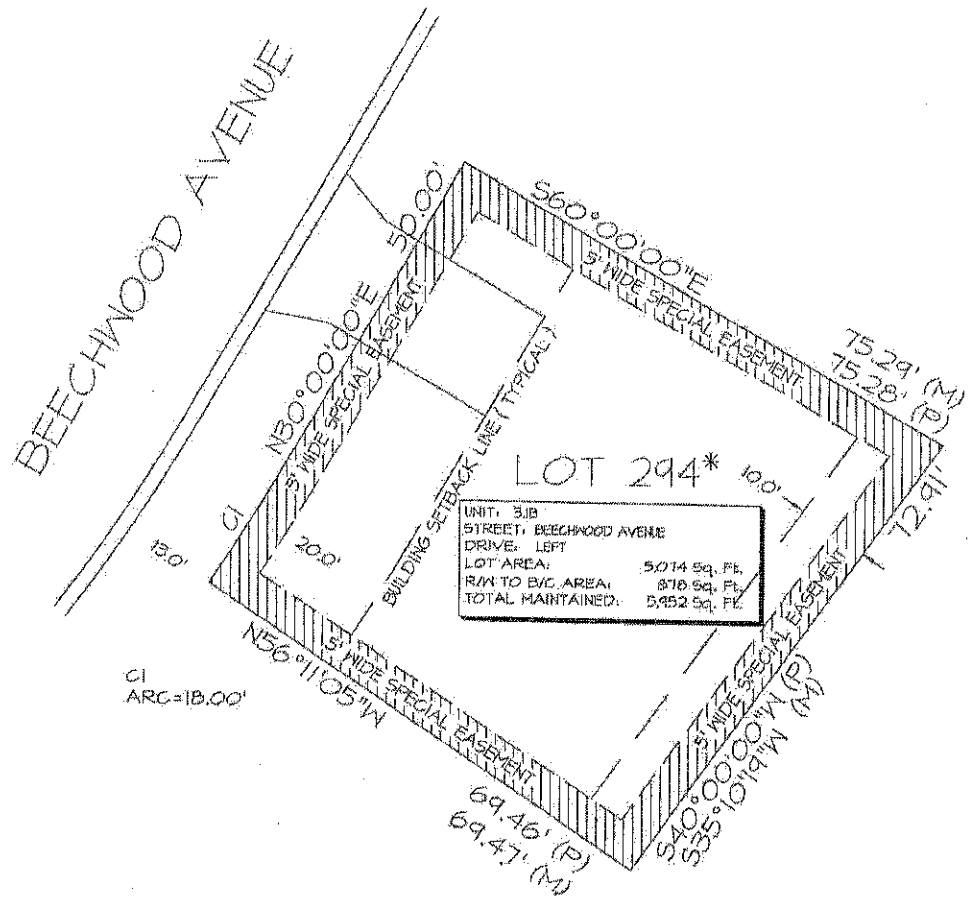
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE TV PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 13"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

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* SPECIAL FLOOR PLAN HOME SITE

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THE VILLAGES OF LAKE SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR AND AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

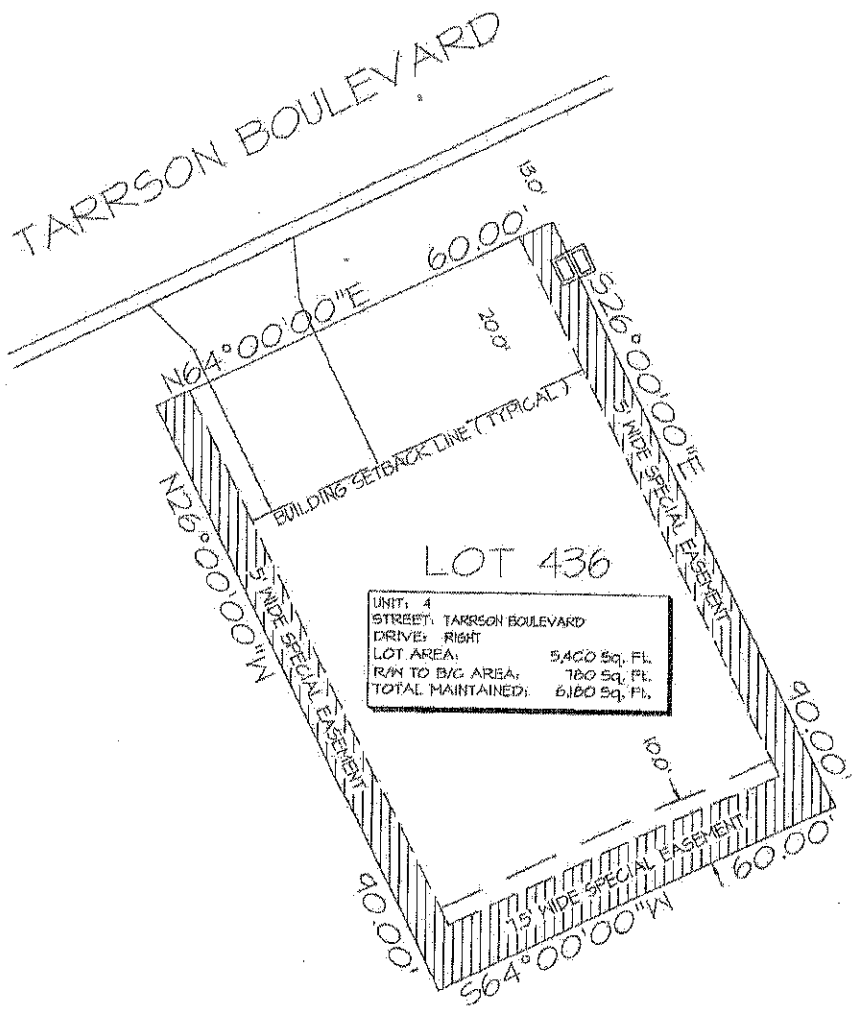
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 30"x20" PAD
- ELECTRIC TRANSFORMER / 5'x3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"x30"x14"
- TRUNK-AMP PEDESTAL / 17"x30"x14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x38"
- BOARD / STOCKADE / PVC FENCE

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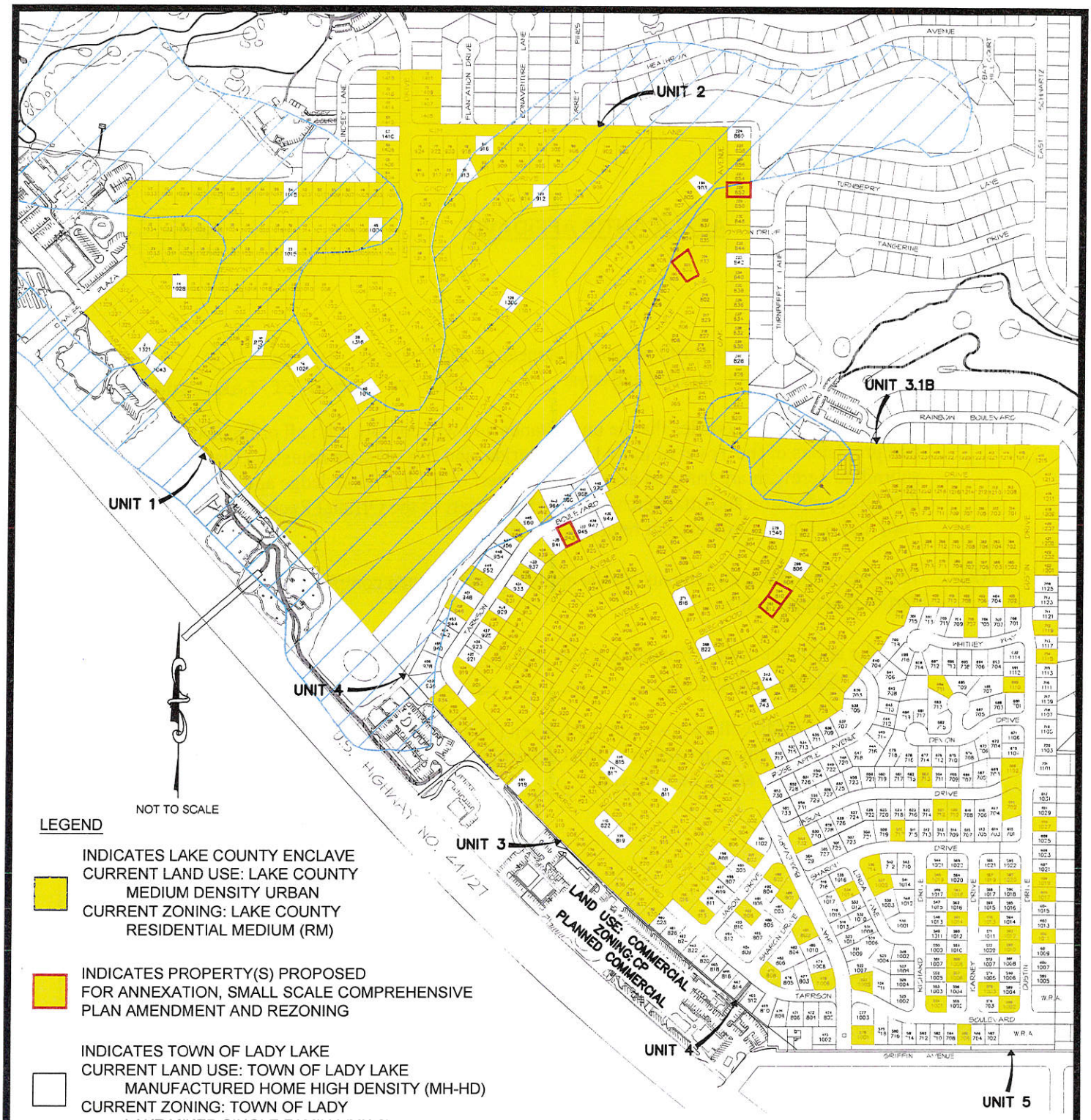
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL, AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED FOR ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

JULY 25, 2016

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27495

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc, who being by me first duly sworn on oath, deposes and says:

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

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

(3) That the applicant desires Rezoning to the MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28 day of July, 20 16, by _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Vicki C. Suber

VICKI C. SUBER
MY COMMISSION EXPIRES SEPTEMBER 22, 2019
#GG 004659
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

PLANNING AND ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: **Ordinance 2016-27 - Rezoning of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-27, Rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-27, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of five (5) lots located Within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). 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 proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue

- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150' of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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)/ Lady Lake 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)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-27, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-27 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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DEPARTMENT HEAD **Submitted** 9/6/16 **Date**

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

DH 6-16

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

TOWN MANAGER **Approved Agenda Item for:** 9/12/16 **Date**

BOARD ACTION: **[✓] Approved as Recommended** CHAS/DON 4-0 **[ ] Disapproved**

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

[ ] Approved with Modification

CC: THAD - G.M.

~~The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-26 on Monday, October 3, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.~~

~~***Upon a motion by Member Sigurdson and a second by Member Conlin the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-26 to the Town Commission for consideration by the following roll call vote:***~~

~~***CHIASSON***~~	~~***YES***~~
~~***GAUDER***~~	~~***YES***~~
~~***SIGURDSON***~~	~~***YES***~~
~~***CONLIN***~~	~~***YES***~~

4. Ordinance No. 2016-27 - Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Five Lots Located within Orange Blossom Gardens Unit 3-1. B and 4, within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to rezone properties consisting of five lots located within Orange Blossom Gardens Units 3-1. B and 4. Ms. Then emphasized that any property being annexed into the Town must have a zoning designation that allows permitted uses within that zoning classification. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). 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 proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150 feet of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support from the surrounding property owners. Ms. Then stated this could be because the residents are now familiar with the annexation and rezoning process, as there have been 39 lots thus far annexed into the Town.

DRAFT

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)/ Lady Lake 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)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-27 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Upon a motion by Member Chiasson and a second by Member Conlin, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-27 to the Town Commission for consideration by the following roll call vote:

CHIASSON	***YES***
GAUDER	***YES***
SIGURDSON	***YES***
CONLIN	***YES***

~~**CHAIRPERSON/MEMBERS' REPORT**: Chairperson Gauder welcomed new member Bob Conlin to the Board.~~

~~**ADJOURN**: *With nothing further to discuss, the meeting was adjourned at 5:53 p.m.*~~

~~Carol Osborne, Staff Assistant to the Town Clerk~~ ~~John Gauder, Chairperson~~

~~Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk~~

L-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Monday, Oct. 3, 2016 Second/Final Reading

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SUBJECT: **Ordinance 2016-29 - Basics: Range & Gun, LLC, requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification; Granting A Special Exception Use On Certain Property Being 11.12 +/- Acres Located at 315 S. Highway 27/441 (Alternate Key #1124956).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends Approval of Ordinance 2016-29 - Basics: Range & Gun, LLC, A Special Exception Use Application requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification on Certain Property Being 11.12 +/- Acres Located at 315 S. Highway 27/441 (Alternate Key #1124956).

SUMMARY:

Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an Indoor Gun Range on property located at 315 South Highway 27/441, being 11.12 +/- acres in the Town of Lady Lake, Florida.

Mr. Dickinson, has operated an indoor gun range in Orange Park, Florida for approximately 2 ½ years and would like to develop a multi-phase, multi-tenant development to include a 24,150 square foot building for Phase I, featuring a 10,350 square feet of area to include a 20-lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and an additional 10,200 square feet of Retail, Sales and Services.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned "HC" Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). g).15). to allow for the establishment of the Indoor Gun Range. The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

The proposed project will be built following elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration as part of the site plan application process.

Note: It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Basics: Range and Gun, LLC as presented, by a 4-1 vote at the June 20, 2016 Conceptual Workshop Meeting.

The Future Land Use and Zoning of the Subject Parcel and Adjacent Properties are as follows:

Future Land Use

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake – Commercial General – Retail Sales and Services (RET)
East	Lady Lake Manufactured Homes High Density (MH-HD)
North	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
South	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)

Zoning

Subject Property	Lady Lake– Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	ROW/ Lady Lake– Heavy Commercial (HC)
East	Lady Lake– Manufactured Homes High Density (MH-9)
North	ROW/Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)

Should the Special Exception Use application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, Traffic Study, Noise Study, Environmental Assessments, Geotechnical and Drainage Reports, etc. Town Staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Tuesday, September 6, 2016. The property was also posted Tuesday, September 13, 2016.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-29 and determined the application to be complete and ready for transmittal to the ~~P&Z Board~~. Town Commission. TC

The **Planning and Zoning Board** does not review Special Exception Use applications.

At First Reading on Wednesday, September 21, 2016, the **Town Commission** voted 4-1 for approval of Ordinance 2016-29.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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DEPARTMENT HEAD		**Submitted** 9/26/16	**Date**
9-26-2016 **FINANCE DEPARTMENT**		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 10/3/16	**Date** 9/27/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

ORDINANCE NO. 2016-29

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; WITH PROVISIONS AS HERINAFTER SET FORTH; GRANTING A SPECIAL EXCEPTION USE ON CERTAIN PROPERTY LOCATED AT 315 S. HIGHWAY 27/441 (ALTERNATE KEY #1124956) IN THE TOWN OF LADY LAKE, FLORIDA, UPON APPLICATION BY BASICS: RANGE & GUN, LLC, REQUESTING TO INCORPORATE THE GUN RANGE LAND USE WITHIN HEAVY COMMERCIAL (HC) ZONING CLASSIFICATION; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

Section 1. Based upon the petition of Basics Range & Gun, LLC for property located in the town limits of the Town of Lady Lake, Florida, the Town grants a Special Exception Use for the property described in the attached Exhibit "A", zoned HC (Heavy Commercial), to be developed in accordance with the conceptual plan in the attached Exhibit "B". Said property is hereinafter referenced as the "Property."

Section 2. The Special Exception use for the Property is governed by the following:

A. Proposed gun range shall be located indoors; archery (if incorporated at a later date) shall be conducted indoors as well; outdoor archery is strictly prohibited.

B. Hours of operation shall be no earlier than 7:30 a.m. and no later than 9:30 p.m. Normal operating hours for the public shall be from 9 a.m. to 7 p.m.

C. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2 of the Town of Lady Lake Land Development Regulations.

D. The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

E. All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility, as well as to prevent car headlights from shining into adjacent residential areas form the parking lot and internal drive aisles.

F. All proposed signage must be in compliance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances, and approved by the Town of Lady Lake.

G. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances.

DRAFT

H. Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. That this Ordinance shall become effective upon its adoption by the Lady Lake Town Commission.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the Special Exception Use is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this **3rd** day of **October**, **2016**.

TOWN OF LADY LAKE

ATTEST:

Ruth Kussard, Mayor

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

ACKNOWLEDGED:

THE UNDERSIGNED LAND OWNER BY THE EXECUTION HEREOF AGREES TO COMPLY WITH THE CONDITIONS OF THE SPECIAL EXCEPTION USE AS ESTABLISHED HEREIN:

Printed Name: Franklin Dickinson
Title: Registered Agent, Basics: Range and Gun, LLC

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EXHIBIT "A"
Legal Description and Map

That part of Lots 1, 2, 3, 4, and 5; the East half of Lots 6 and 7; the Easterly 75 feet of Lots 10, 13, and 29; Lots 14 to 28 inclusive; Lots 31 to 52 inclusive; Lots 53, 54, 55, 56, 57, 58, and 59; and Lots 61 to 68 inclusive, all according to the Plat of Oak Crest Subdivision, Plat Book 6, Page 9, Town of Lady Lake, Section 21, Township 18 South, Range 24 East, as recorded in the Public Records of Lake County, Florida, described as:

From a five (5) inch round concrete monument, witl1 no surveyor's identification, marking the southwest corner of the Northwest ¼ of Section 21, Township 18 South, Range 24 East, run S89°44'35"E, along the southerly boundary of the Northwest ¼ of said Section 21, a distance of 801.02 feet, to a point on the centerline of survey for State Road 500, as shown on Florida Department of Transportation Right of Way Map Section 11040., Financial Project No. 238395 5, for State Road 25 & 500; thence run N25°44'24" W, along said centerline, a distance of 999.90 feet; thence departing said centerline run S87°57'30" E, a distance of 146.94 feet, to a point on the easterly right of way line of said State Road 25 & 500 and the POINT OF BEGINNING of the following described parcel; from said Point of Beginning, run N25°44'24"W, a distance of 74.34 feet; thence S89°39'56"E, a distance of 117.00 feet; thence S25°32'48"E, a distance of 78.14 feet; thence S87°57'30"E, a distance of 353.97 feet; thence N09°39'25"W, a distance of 424.37 feet, to a point on the platted south right-of-way of Lake View Street, as shown on the aforesaid map of Oak Crest Subdivision; thence run S89°41'26"E, along said south right-of-way, a distance of 44.21 feet, to point as shown on the aforesaid Florida Department of Transportation Right-of-Way Map; thence S71 °47'35"E, a distance of 138.42 feet; thence S71 °02'28"E, a distance of 84.43 feet; thence S67°16'28"E, a distance of 86.54 feet; thence S68°50'08"E, a distance of 87.56 feet, to a point on the east boundary of Oak Crest Subdivision same being the east boundary of the Southwest ¼ of the Northwest ¼ of the aforesaid Section 21; thence S00°21'36"W, along said east boundary, a distance of 773.85 feet; thence N89°44'35"W, a distance of 569.32 feet, to a point on the aforesaid east right-of-way of State Road 25 & 500; thence N25°44'24"W, along said east right-of-way, a distance of 274.22 feet; thence N00°27'46"E, a distance of 28.01 feet; thence N89°32'14"W, a distance of 13.78 feet; thence N25°44'24"W, a distance of 255.99 feet, to the Point of Beginning, and end of this description; area described contains 11.12 Acres.

DRAFT

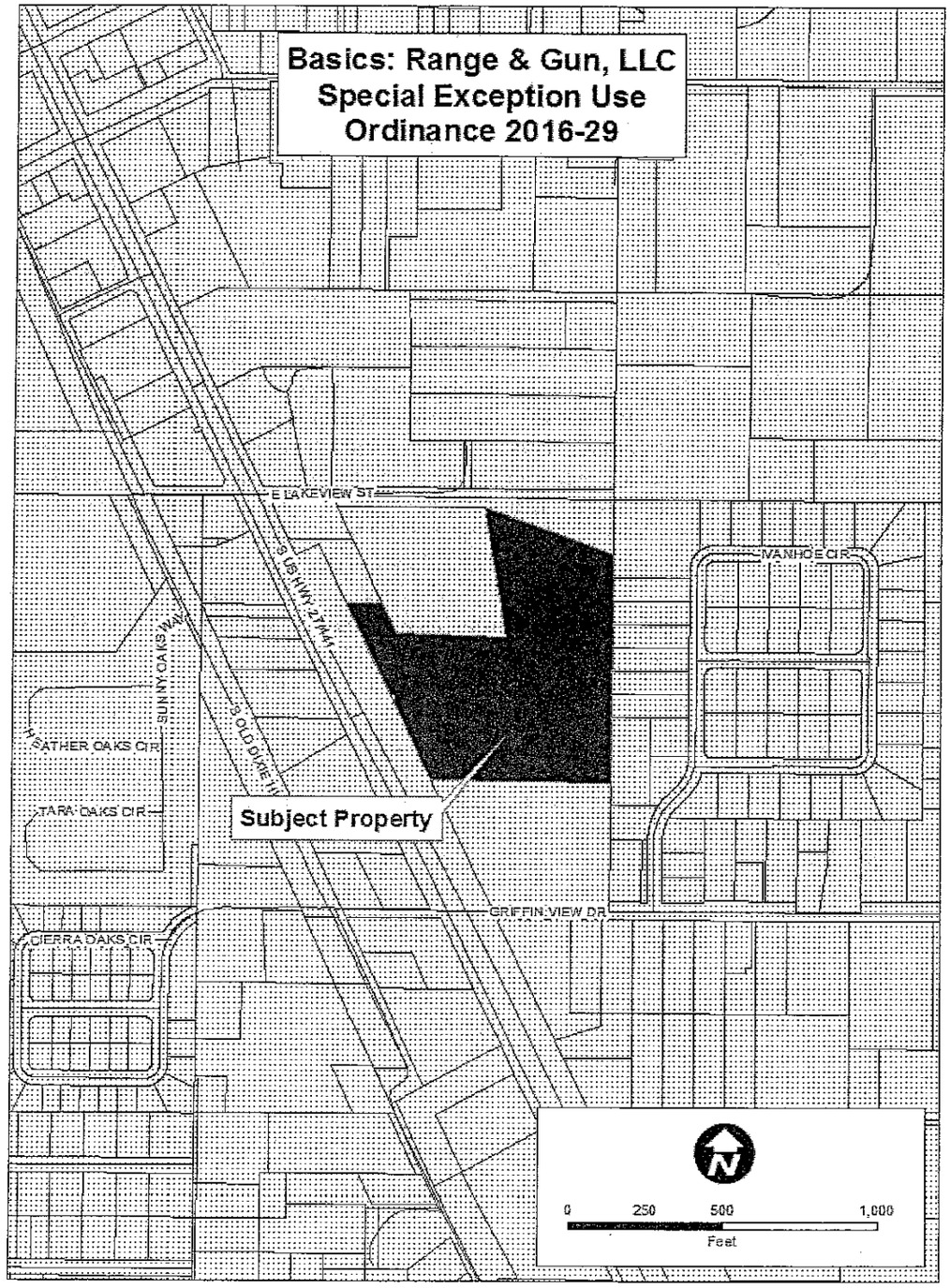
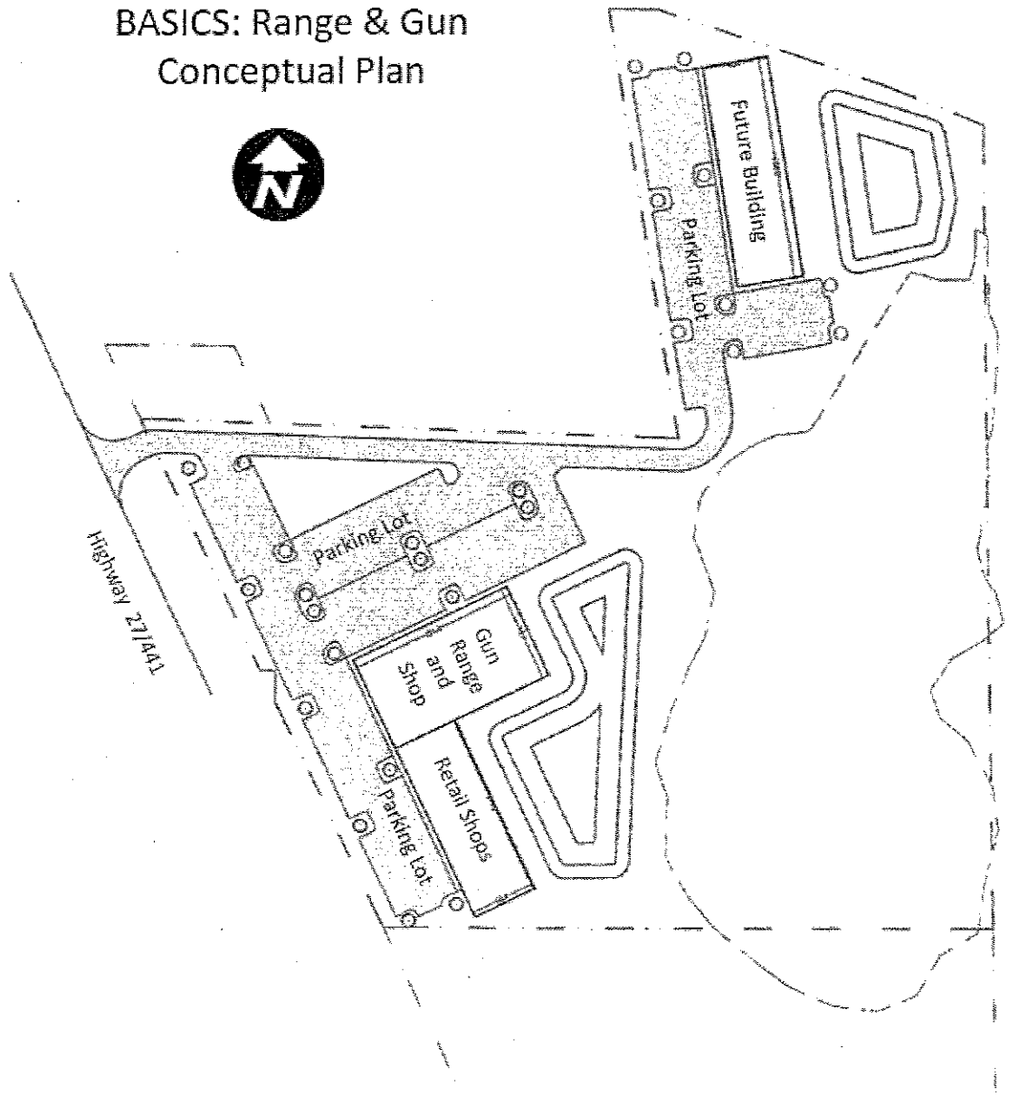
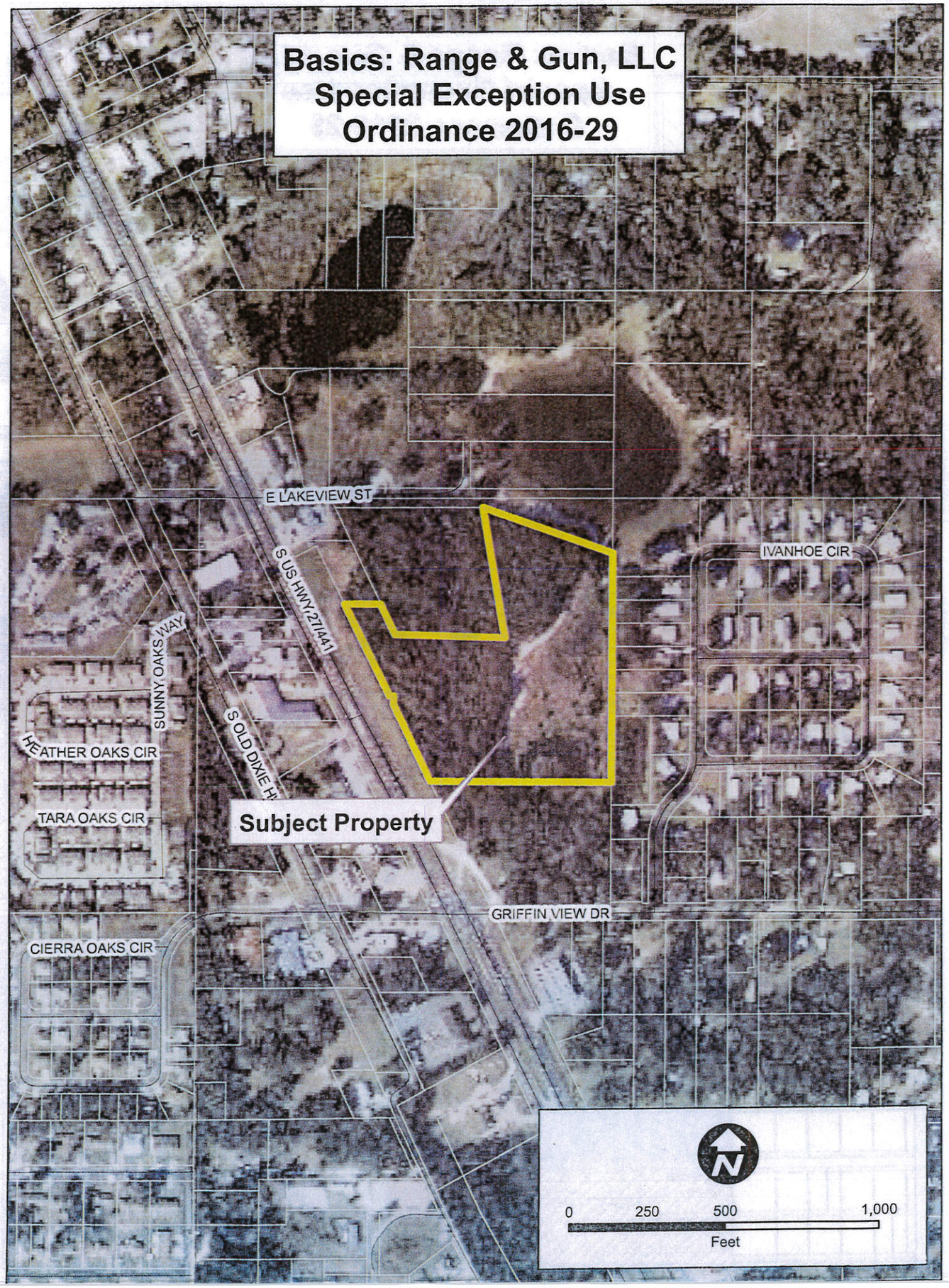

Basics: Range & Gun, LLC
Special Exception Use
Ordinance 2016-29
E LAKEVIEW ST
S US HWY 27/441
IVANHOE CIR
SUNNY OAKS WAY
S OLD DIXIE HI
HEATHER OAKS CIR
TARA OAKS CIR
Subject Property
GRIFFIN VIEW DR
SIERRA OAKS CIR
N
0
250
500
1,000
Feet

EXHIBIT "B"


BASICS: Range & Gun
Conceptual Plan
N
Highway 27/441
Parking Lot
Gun Range and Shop
Retail Shops
Parking Lot
Parking Lot
Future Building


Basics: Range & Gun, LLC
Special Exception Use
Ordinance 2016-29
E LAKEVIEW ST
S US HWY 27/441
IVANHOE CIR
SUNNY OAKS WAY
S OLD DIXIE HY
HEATHER OAKS CIR
TARA OAKS CIR
Subject Property
GRIFFIN VIEW DR
CIERRA OAKS CIR
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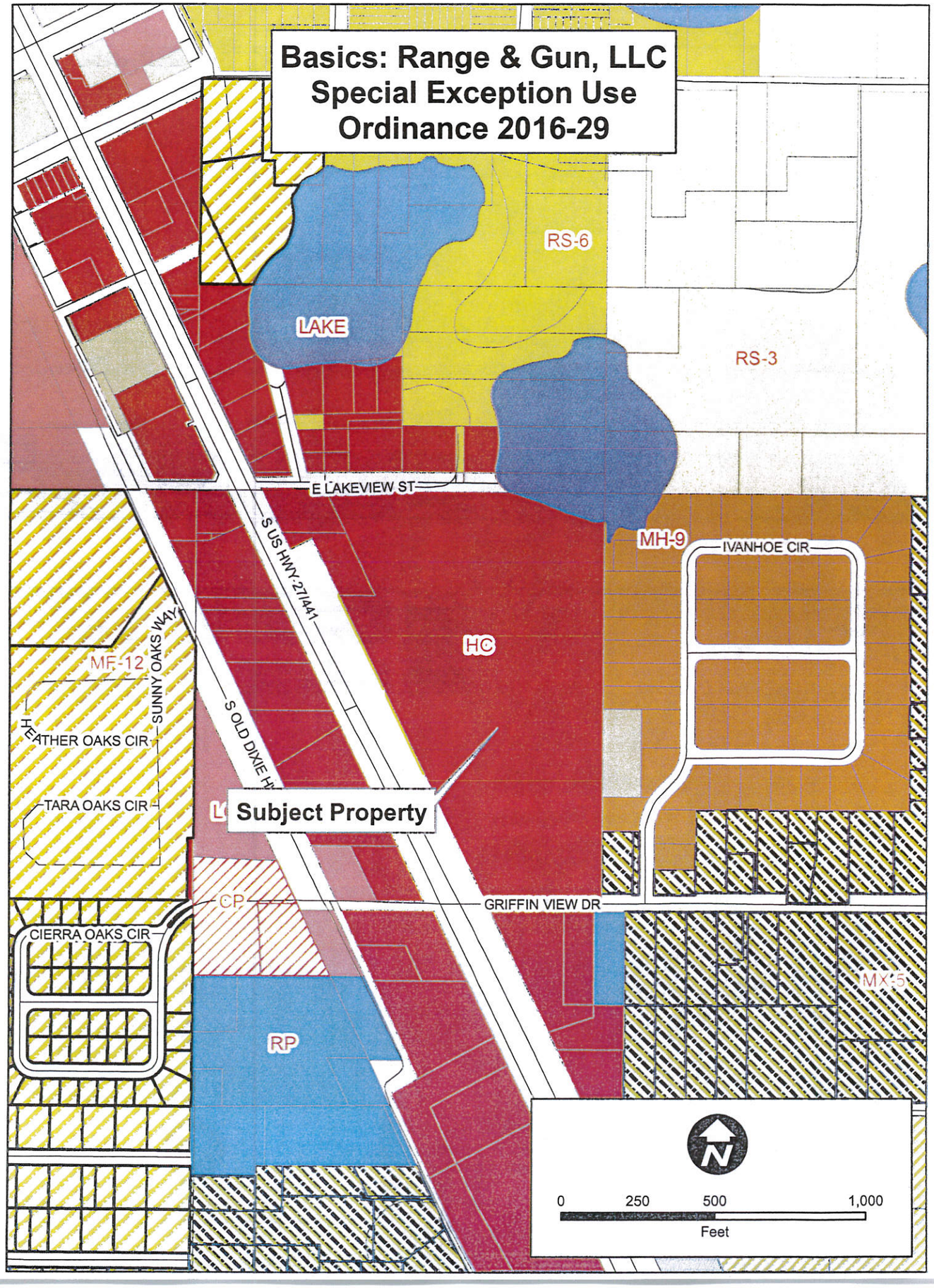
Feet


Basics: Range & Gun, LLC
Special Exception Use
Ordinance 2016-29
RS-6
LAKE
RS-3
E LAKEVIEW ST
S US HWY 27/441
MH-9
IVANHOE CIR
HC
MF-12
SUNNY OAKS WAY
HEATHER OAKS CIR
S OLD DIXIE HY
TARA OAKS CIR
Subject Property
CP
GRIFFIN VIEW DR
CIERRA OAKS CIR
MX-5
RP
N
0
250
500
1,000
Feet

PM

TOWN OF LADY LAKE
APPLICATION FOR SPECIAL EXCEPTION USE

1. Applicant's Name: FRANKLIN DICKINSON

   Address: 179 COLLEGE DRIVE, SUITE 5 O.P., FL. 32065

   Telephone Number: 904 962 3909 E-mail address INFO@BASICSRANGEANDGUNCO

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

2. Owner's Name: DANIEL R BRUSH, SUCCESSOR TRUSTEE

   Address: P.O. BOX 1209, LADY LAKE, FL 32158

   Telephone Number: 352-750-3917 E-mail address ___

3. Project Name: BASICS; RANGE & GUN

   Physical Location/Address: VACANT LAND, SEE ATTACHED PLOT PLAN

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: HC

6. Briefly describe the proposed special exception use: INDOOR GUN RANGE,

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

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

8. List existing structure(s) located on the site and its/their use VACANT LAND

9. Area of Property: ___ Sq. Ft. Acres: 11.7 ACRES

10. Does property have ✓ Central Water ___ Well ✓ Sewer ___ Septic

11. Provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other pertinent information.

12. Provide a written statement addressing the Review Criteria listed in Chapter 6, Section 2, e), 2) and addressing any specific requirement for the requested use as described in Chapter 6, Secion 2, g) of the Land Development Regulations.

13. If the project is to be developed in phases, give a brief description of how it will be phased and attach a legible descriptive document: SEE ATTACHED

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TEN (10) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION and one (1) 11" x 17" copy AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 8/22/16 Received by: T. Carroll

Present Zoning of Property: Hwy Commercial

Future Land Use Designation: RET

Fees Paid: Special Exception Use (Zoning Fees (BZ)) $1,100.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Clay

Before me, the undersigned authority personally appeared FRANKLIN DICKINSON, 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:
SPECIAL EXCEPTION USE

(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 27 day of May, 2016, by Franklin Dickinson, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

Notary Public

ANDREW WYNTER
Commission # FF 230446
Expires May 13, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared DANIEL R. BRUSH SUCCESSOR TRUSTEE DATE 06/01/1972 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: special exception use

(3) That he has appointed FRANKLIN DICKINSON 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.

Daniel R. Brush
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 1 day of JUNE, 2016, by DANIEL R. BRUSH, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who did (did not) take an oath.

Susan D Soltysiak
Notary Public

SUSAN D SOLTYSIAK
Commission # FF 10712
My Commission Expires 05-22-2017
Bonded Through State Farm Fire & Casualty Company

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.

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	BRUSH BEATRICE E TRUSTEE	**Alternate Key:**	1124956
Mailing Address:	C/O DANIEL R BRUSH PO BOX 1209 LADY LAKE, FL 32158-1209 *Update Mailing Address*	**Parcel Number:**	21-18-24-000200023400
		Millage Group and City:	00LL (LADY LAKE)
		Total Certified Millage Rate:	18.7041
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	353 SOUTH HWY 27/441 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	BEG AT NE COR OF W 1/2 OF LOT 6 OAK CREST SUB PB 6 PG 9, RUN| E TO WATERS EDGE OF LAKE IVANHOE & PT A, RETURN TO POB, RUN | S'LY TO SE COR OF W 1/2 OF LOT 29 OAK CREST SUB, W TO NE'LY | R/W LINE OF SR 500, SE'LY ALONG SAID NE'LY R/W LINE OF SR | 500 TO N R/W LINE OF GRIFFIN VIEW DR, E ALONG SAID N R/W | LINE OF GRIFFIN VIEW DR TO E LINE OF SW 1/4 OF NW 1/4, N | ALONG SAID E LINE OF SW 1/4 OF NW 1/4 TO WATERS EDGE OF LAKE| IVANHOE, NW'LY ALONG WATERS EDGE OF LAKE TO PT A--LESS FROM | W 1/4 COR OF SEC RUN S 89-44-35 E ALONG N'LY LINE OF SW 1/4 | A DIST OF 801.02 FT, N 25-44-24 W 999.90 FT, S 87-57-30 E | 146.94 FT TO A POINT LYING E'LY R/W LINE OF SR 500, CONT S | 87-57-30 E 118.48 FT FOR POB, RUN N 25-32-48 W 78.14 FT, N | 25-44-35 W 224.97 FT, N 25-16-16 W 149.49 FT, S 89-41-26 E | 477.79 FT, S 09-39-25 E 424.37 FT, N 87-57-30 W 353.97 FT TO| POB-- | ORB 516 PG 80, ORB 785 PG 358, ORB 1111 PG 1200 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		43560	SF	$0.00	$60,984.00
2	VACANT COMMERCIAL (1000)	0	0		9.53	AC	$0.00	$571,800.00

3	WETLAND (9600)	0	0	6	AC	$0.00	$270.00

Commercial Building(s)

Building 1

Commercial Building Value: $7,724.00

Summary

Year Built:	1962
Total Square Footage:	1230
Full Bathrooms:	0
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Wood or Steel Open Stud Frame
Exterior Walls:	02 : 100.00 %

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	8	1	1230	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17C)	100.00 %	No	No

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	3750	SF	1962	$3,038.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1111 / 1200	7/1/1991	Misc Deed/Document	Unqualified	Improved	$0.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$643,816	$603,368	$603,368	5.11800	$3,088.04
LAKE COUNTY MSTU AMBULANCE	$643,816	$603,368	$603,368	0.46290	$279.30
LAKE COUNTY MSTU FIRE	$643,816	$603,368	$603,368	0.47040	$283.82
SCHOOL BOARD STATE	$643,816	$643,816	$643,816	4.62700	$2,978.94
SCHOOL BOARD LOCAL	$643,816	$643,816	$643,816	2.24800	$1,447.30
TOWN OF LADY LAKE	$643,816	$603,368	$603,368	3.39620	$2,049.16
ST JOHNS RIVER FL WATER MGMT DIST	$643,816	$603,368	$603,368	0.28850	$174.07
LAKE COUNTY VOTED DEBT SERVICE	$643,816	$603,368	$603,368	0.15240	$91.95
LAKE COUNTY WATER AUTHORITY	$643,816	$603,368	$603,368	0.25540	$154.10
NORTH LAKE HOSPITAL DIST	$643,816	$603,368	$603,368	1.00000	$603.37
				Total: 18.0188	**Total:** $11,150.05

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

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Property data last updated on 21 August 2016.
Site Notice

Detail by Entity Name

Florida Limited Liability Company

BASICS: RANGE & GUN, LLC

Filing Information

Document Number	L12000039979
FEI/EIN Number	32-0374740
Date Filed	03/21/2012
State	FL
Status	ACTIVE

Principal Address

179 COLLEGE DRIVE, SUITE 5
ORANGE PARK, FL 32065

Mailing Address

60 NORTH ROSCOE BLVD
PONTE VEDRA, FL 32082

Registered Agent Name & Address

DICKINSON, FRANKLIN
60 NORTH ROSCOE BLVD.
PONTE VEDRA, FL 32082

Name Changed: 04/10/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

DICKINSON, FRANKLIN
60 NORTH ROSCOE BLVD.
PONTE VEDRA, FL 32082

Annual Reports

Report Year	Filed Date
2014	04/30/2014
2015	03/23/2015
2016	03/30/2016

Document Images

03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format

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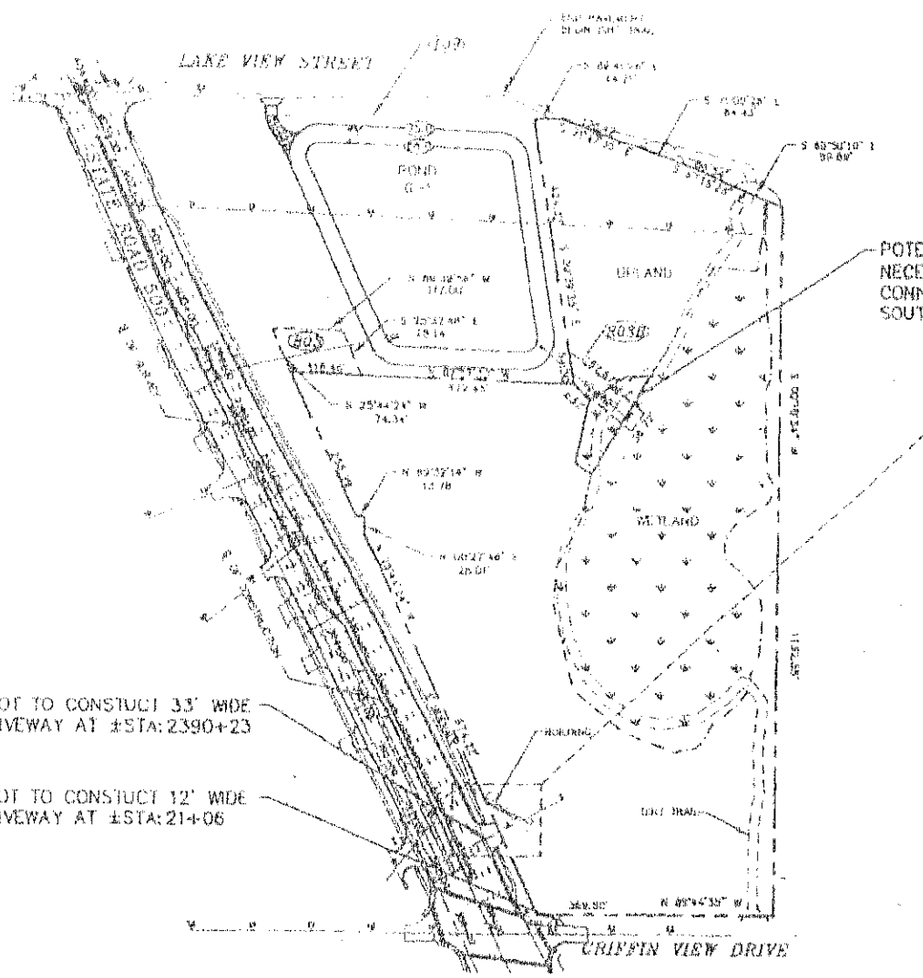
State of Florida, Department of State

NOTES:

1. THIS DRAWING IS BASED UPON SOY SKETCH INFORMATION PROVIDED BY CORNERSTONE LAND SURVEYORS, INC.
2. ROADWAY DIGITAL CONSTRUCTION PLANS PROVIDED BY METRO ENGINEERING.
3. WETLAND INFORMATION IS PROVIDED BY LOUNSBURY AND ASSOCIATES, INC.



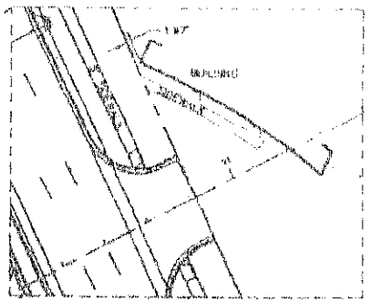
POTENTIAL WETLAND IMPACT. NECESSARY TO PROVIDE VEHICULAR CONNECTION BETWEEN NORTH AND SOUTH REMAINDER UPLAND AREAS.

FDOT TO CONSTUCT 33' WIDE DRIVEWAY AT ±STA: 2390+23

FDOT TO CONSTUCT 12' WIDE DRIVEWAY AT ±STA: 21+06

0 100 200

SCALE: 1" = 200'



DETAIL: BUILDING SET BACK

SCALE: 1" = 50'

AREA SUMMARY		UPLAND	WETLAND	TOTAL
PARENT TRACT	=	14.584 AC	4.500 AC	19.084 AC
AREA OF TAKING 109	=	3.925 AC	0.000 AC	3.925 AC
EASEMENT 803	=	8009 SF	0.000 SF	8009 SF
EASEMENT 803B	=	±2,395 SF	±2,843 SF	5,238 SF
REMAINDER		10.659 AC	4.500 AC	15.159 AC

KCG KELLY, COLLINS & GENTRY, INC.
ENGINEERING / PLANNING

AFTER CONDITION

PARCEL 109/803

BEATRICE E. BRUSH, TRUSTE

Prepared for: FDOT DIST. V

PROJECT:	S.R. 500
COUNTY:	LAKE
FPID NO.:	238395-5-52-01
KCG JOB NO.:	774.109
DRAWN BY: CMP	CHECKED BY: RHC DATE: 08/24

LAST DEED OF RECORD

$135,000.00

83 26564

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

Rec 5.00

Doc 607.50

O.R. BOOK 785 PAGE 358

This instrument was prepared by:

RANDALL N. THORNTON
Attorney at Law
Post Office Box 58
LAKE PANASOFFKEE, FLORIDA 33538

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 22ND day of August 1983, **Between**

JO ANN AITKEN, a single person

of the County of Alachua, State of Florida, grantor*, and

WILLIAM L. BRUSH, as Trustee under the provisions of that certain Land Trust Agreement dated June 1, 1972

whose post office address is Rt. 2 Box 613 Bushnell, Florida 33513

of the County of Sumter, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of ---------- $135,000.00 ----------

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Lots 1, 2, 3, 4, and 5, the East half of Lots 6, and 8; Easterly 75 feet of lots 10, 13, and 29; Lots 14 to 28 inclusive; Lots 31 to 52 inclusive; Lots 53, 54, 55, 56, 57, 58, and 59; and Lots 61 to 66 inclusive; Lots 60 to 68 inclusive. All according to the Plat of Oak Crest Subdivision in the Town of Lady Lake, Lake County, Florida. Section 21, Township 18 South, Rande 24 East.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 607.50

AUG 23 11 27 AM '83

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Witness

Jo Ann Aitken (Seal)

(Seal)

(Seal)

(Seal)

STATE OF Florida
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JO ANN AITKEN

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that She executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of August 1983.

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND.
MY COMMISSION EXPIRES JULY 13 1986

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING A PART OF LOT 2, SANDHILL COMMONS, UNIT II, AS RECORDED IN PLAT BOOK 58, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF CURVE ON THE EAST RIGHT-OF-WAY LINE OF SANDHILL VIEW BOULEVARD (A 100 FOOT RIGHT-OF-WAY), AS SHOWN ON SAID PLAT BEING AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID CURVE BEING CONCAVE TO THE SOUTHEAST; SAID CURVE BEING THE NORTH LINE OF SAID LOT 2 AND HAVING A CENTRAL ANGLE OF 89 DEGREES 51 MINUTES 11 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45 DEGREES 27 MINUTES 40 SECONDS EAST AND A CHORD DISTANCE OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SANDY GROVE AVENUE (A 60 FOOT PRIVATE ROAD); THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 494.44 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 40 DEGREES 11 MINUTES 30 SECONDS, A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 31 MINUTES 27 SECONDS EAST AND A CHORD DISTANCE OF 151.18 FEET; THENCE CONTINUE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 154.32 FEET; THENCE SOUTH 49 DEGREES 25 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 371.23 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGREES 02 MINUTES 32 SECONDS, A RADIUS OF 130.00 FEET, A CHORD BEARING OF SOUTH 68 DEGREES 57 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 86.88 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 88.58 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 43.09 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS WEST DEPARTING THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY GROVE AVENUE FOR A DISTANCE OF 553.02 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 26 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 753.88 FEET; THENCE NORTH 74 DEGREES 56 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 51.42 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 243.70 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 88 DEGREES 59 MINUTES 05 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 43 DEGREES 56 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 35.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.83 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF AFORESAID SANDHILL VIEW ROAD; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 749.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SANDHILL COMMONS UNIT I AS RECORDED IN PLAT BOOK 53, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 43.07 FEET TO THE POINT OF BEGINNING.

Dear Thad and Wendy

We propose to buy property at Griffin Road and U.S. 441 to build a shopping center and gun range. The property is currently zoned HC and can be used for an indoor gun range with an exception.

We built an indoor gun range in Orange Park, Florida two and one half years ago. We studied different ranges around the southeast for two years before we built our range.

Our existing range and proposed range in Lady Lake.

1. The new range will be very quit and you will only hear a soft muffled pop. Our existing range was built inside of an existing building and was harder to sound proof. That said, it is very quiet. The surrounding tenants view the range as an asset and are delighted we are here. We are surrounded by a subdivision and we have never had a complaint. We are a good neighbor!
2. The existing range and our new range in Lady Lake will be state of the art; something we will all be proud of. The existing range is a ten lane tactical indoor range. There are only about ten of these in the state open to the public. The new range in Lady Lake will be a twenty lane range; ten bull's eye and ten tactical; two different ranges in the same space.
3. Our hours of operation in both ranges are: Monday through Friday: 10:00 AM-7:00 PM, Saturday: 9:00 AM-7:00 PM, Sunday: 1:00 PM-7:00 PM.
4. Our existing range has a parking ratio of five spaces per 1,000 sqft. of leasable space. Our new range in Lady Lake will have a similar parking ratio.
5. The exterior design of our new range in Lady Lake and its surrounding retail/office space will be Mission Style (Alamo).

Included in this package is a PowerPoint presentation talking about the existing range, video from inside while shooting and outside while shooting, explanation of the range, interview of a Clay County Detective whose officers use the range, Chapter president of the Well Armed Woman, two of the closest (proximity) tenants to the range, a copy of the preliminary site layout and a photo of the type of design we are going to use.

Thank you for your consideration

Best Regards

Franklin Dickinson
BASICS: Range & Gun, LLC

Thad Carroll

From: kimer2880@aol.com
Sent: Monday, September 12, 2016 12:55 PM
To: Thad Carroll
Subject: Gun Range Property

Mr. Carroll,

I received your letter concerning the Special Exception Use for the Gun Range. I cannot attend the meeting, but as an adjacent property owner, I really oppose this. The last thing Lady Lake needs is a tacky gun range right along the main drive. I feel this would be better suited to an outlying area. I am not opposed to guns in any way, I just don't like a gun range located there. Please pass this on and keep me informed.

Kim Cline

Thad Carroll

From: Jim Mayfield <jaymayf@aol.com>
Sent: Tuesday, September 13, 2016 2:25 PM
To: Thad Carroll
Subject: gun range

I wish to be on record as opposing the gun range because of the noise involved. Thanka,

Jim Mayfield

~~MINUTES OF THE SPECIAL MEETING~~
~~OF THE LADY LAKE TOWN COMMISSION~~
~~LADY LAKE, FLORIDA~~
~~June 20, 2016~~

~~The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 5:30 p.m.~~

~~**1. CALL TO ORDER:** Mayor Ruth Kussard~~

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

~~**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Julia Harris, Administrative Assistant to Town Manager; and Nancy Slaton, Deputy Town Clerk~~

~~**3. OPEN FORUM**~~

~~Mayor Kussard stated that the time for discussion on today's agenda item is normally at the site plan phase of the project. She asked for a show of hands in the audience for those in favor of the project. There were approximately 50 hands raised in favor of the proposed gun range. She then asked for those opposed. There were approximately six hands raised in opposition.~~

~~Mayor Kussard asked if anyone in the audience had any comments or questions.~~

- ~~Richard Rodgers of 354 Ivanhoe Circle stated he lives in the Oak Grove Subdivision which is directly behind the proposed gun range. He passed out copies of six questions he had prepared regarding this project.~~

~~Mayor Kussard asked Growth Management Director Thad Carroll if these questions would be answered during the presentation.~~

~~Mr. Carroll replied that many of them should be answered during the course of the presentation.~~

~~Town Manager Kris Kollgaard suggested that staff go ahead with the presentation and then address any remaining questions afterward.~~

4. Conceptual Presentation for Basics: Range and Gun, LLC – Proposal for a Multi-Phase, Multi-Tenant Development to Include a 24,150 Sq. Ft. Building for Phase I Featuring a 10,350 Sq. Ft. Area to Include a 20-Lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and 10,200 Sq. Ft. of Retail, Sales and Services on a +/-12-Acre Parcel – Located Just North of the Lady Lake Realty

Site, North of Griffin View Dr. and East of South Highway 27/441 (AK #1124956) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that Franklin Dickinson is the owner and operator of Basics: Range & Gun, LLC, an indoor gun range built in Orange Park, Florida, that has been in operation approximately two and a half years and exhibits a ten-lane tactical indoor range. Mr. Dickinson would like to bring his business concept to Lady Lake, and is proposing a multi-phase, multi-tenant development. It is proposed to include a 24,150 sq. ft. building for Phase I, featuring a 10,350 sq. ft. area to include a 20-lane tactical and bull's eye indoor gun range area, 3,600 sq. ft. for gun shop and educational area, and 10,200 sq. ft. of retail sales and services on a +/-12-acre parcel located just north of the Lady Lake Realty site, north of Griffin View Drive and east of South Highway 27/441, identified by Alternate Key #1124956.

Mr. Carroll stated that the developer is securing negotiations with the current land owner representative, Daniel Brush, to acquire approximately +/-12 acres of the 16.56-acre parcel and develop it into the proposed multi-tenant development. The subject property lies in Section 21, Township 18 South, Range 24 East, Lady Lake, Florida. The property is zoned "HC" Heavy Commercial, and a Special Exception Use application is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2).g).15). to allow for the establishment of the Gun Range. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services); which is compatible and consistent with the proposed land uses.

Aerial views of the site showing the zoning of the property and adjacent parcels were shown, as was a conceptual site plan, and an aerial view showing the proximity of the site to the Oak Grove Subdivision (approximately 450 ft.).

Commissioner Richards pointed out that the drawing of the conceptual site plan shows the area of wetlands, which was one of the questions by Mr. Rodgers; where the wetlands are in relation to the property.

Prior to submitting the Special Exception Use and Site Plan applications, the applicant would like to provide some background on his business project, present the site, and proposed conceptual elevations to get feedback from the Town Commission. The following information was included in the packet:

- Business Introduction/ Background
- Conceptual/Preliminary Site Plan
- Exterior Building Elevations

After the process of the Special Exception Use application is completed, if approved, then the site plan process would be next, and the applicant will be required to submit a full site plan application, traffic study, noise study, environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

Mr. Carroll stated that the proposed project will be built using elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. He stated this design is

prevalent within the Town and other areas. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration.

Photos of the property in its existing condition were shown.

Mr. Carroll switched to a video presentation provided by Mr. Dickinson which showed the owner's Orange Park Basics: Range and Gun, LLC business, and the noise level generated by the gun range and the safety measures put in place such as thick walls with heavy insulation. In the video, Mr. Dickinson states that he has never received any complaints from neighbors, and tenants nearby see the business as an asset. He stated they allow many law enforcement agencies to either use their range for free or at cost. A video tour of the interior portion of the facility was shown.

Mr. Carroll read the questions presented by Mr. Rodgers, and attempted to answer them as follows:

1) Where is the proposed access road to the property? - This is not certain at this time, but should be just south of the retention pond area and does not appear to be aligned with the median; this could change.

    a) If the access road is south of the Orange Barn entrance, what is the measurement in square feet between the Orange Barn and proposed gun range building? - Unknown, but can be provided at a later date.

2) What is the parking area setback measurement from the highway? - The site plan is not to scale at this time, although it will have to be set back at least 10 to 20 feet from the roadway.

    a) During the winter months, traffic is heavy on US Highway 27/441 and this will escalate the congestion in front of the proposed building; how do you propose to handle this? - Traffic will be heavier during the winter, although the proposed highway widening project in 2019 should alleviate any traffic impacts.

3) What is the incursion into the wetland as shown needed for and will this require filling in this area? - Once the site plan is received, it will be circulated to the Department of Environmental Protection and St. Johns Water Management District and any regulatory permits will have to be sought and gained by the developer.

4) What is the "outside shooting area" as mentioned? - There will be no outside shooting; it is an indoor range only. Outside shooting is not permitted at this location.

5) What kind of safety barrier protection will be used to protect the residents behind the gun range in the Oak Grove Subdivision? - As seen in the video, thick concrete walls and other insulating measures will be used.

6) Are there any future plans concerning the present Orange Barn or the Lakeside Realty properties? - Town staff has no knowledge of any plans for these two locations.

Mr. Carroll reported that the developer is present if there are any other questions.

Commissioner Holden stated that the area between this property and the Oak Grove Subdivision is subject to periodic flooding, with the last being about 10 to 12 years ago. He stated the water comes from the intersection off the main highway and the 30" culvert on Griffin View Drive and the whole area off Ivanhoe Drive was flooded with water up to one foot deep. He stated he was told by the state engineer that they would be putting in a retention pond in the area when the highway was widened; he asked if this project would prevent this.

Mr. Carroll replied the parcel Commissioner Holden is referring to is the Alt. Key #3878627 parcel which has been secured by the Florida Department of Transportation and can be used for the retention pond just northwest of this parcel. He stated he has not seen the storm water plans for the widening project in its final form, but it may alleviate some of the flooding this area is subject to. He also stated this project would have to comply with the Town's floodplain ordinance.

Mayor Kussard commented that she reviewed the Basics: Range and Gun LLC on the internet to see what kind of operation it was, and although she is not a gun person, she liked the idea of being given a 30-day free membership with any gun purchase, the opportunity for extensive training opportunities, self-defense classes and free classes to patrons. She stated she also liked that someone could use the gun range without becoming a member. Mayor Kussard stated that the video showed there was very heavy insulation. She asked if the same measures will be used at the Lady Lake site if the Commission approves.

Franklin Dickinson of Ponte Vedra, Florida, stated he has developed many properties and will not intrude into the wetlands. He stated they will adhere to the regulations by St. Johns Water Management and DEP, and FDOT is slated to put in a large retention pond. He stated they will build this building using the same insulating measures to mitigate noise and for safety, and look forward to building here.

Mayor Kussard commented that according to the earlier show of hands, there appears to be a definite need for this type of business in Lady Lake.

Mr. Dickinson stated there are over 1.5 million concealed license holders in the state, and as a contractor, his business plan was to make it accessible to everyone at discounted prices.

- Mr. Rodgers stated that most of his questions were answered, but he is still questioning the incursion into the wetlands.

Mr. Dickinson stated he will hire an environmentalist who will flag the wetlands, and then St. Johns River Water Management District will inspect the area, and the project will stay out of the wetland area.

Commissioner Holden asked if this property was the only one the developer considered. He commented that he thought there were better places this could be put.

Mr. Dickinson stated he looked at several properties, but thought this was the best one. He stated he is under contract now for this property.

Commissioner Hannan commented that in the video, the traffic was louder than the gun noise. He stated he is in favor of the project.

Commissioner Richards stated he is in favor of this project in this commercial area, and the traffic situation is being dealt with already.

Commissioner Holden stated he is not in favor of this project in this location as he feels there are better locations around for it.

Commissioner Vincent and Mayor Kussard stated they were in favor of the project.

Mr. Carroll stated this project will come back to the Commission for formal site plan approval at a later date.

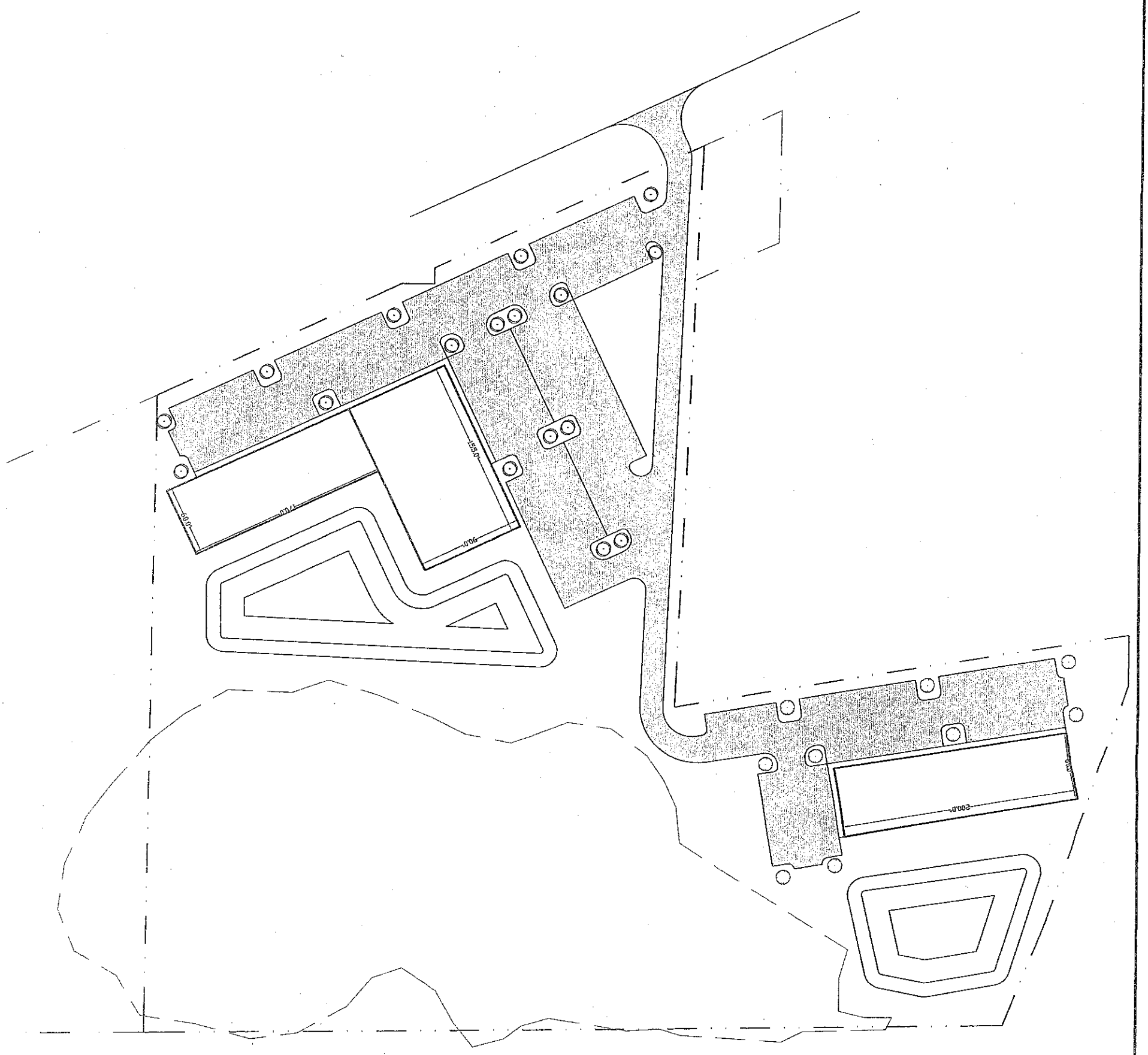
- David Hodgkins of 314 Ivanhoe Circle stated this project will be in his backyard, and commented on the previous flooding as mentioned by Commissioner Holden. He stated there is an empty parcel near the Esso station.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Basics: Range and Gun, LLC as presented, by a 4-1 vote (Holden).

~~**5. ADJOURN:** There being no further discussion; the meeting was adjourned at 5:59 p.m.~~

~~Kristen Kollgaard, Town Clerk~~ ~~Ruth Kussard, Mayor~~

~~Minutes transcribed by Nancy Slaton, Deputy Town Clerk~~



THE DESIGNED EVADDECO X DESCRIBES THE CONCEPT PLAN OF THIS DRAWING IN STRICT ACCORDANCE WITH THE PROJECT AS NOTED ON THIS DRAWING

PLAN & DESIGNS ARE NOT TO BE REPRODUCED PROJECT AS USED IN ANY MANNER NOR

SHEET 1	JOB NO. : 15-001	BASICS, LADY LAKE
	DATE: 6/1/2016	LADY LAKE, FLORIDA
	DRAWN BY : CdG	BASICS, INC.
	CHECKED BY : CdG	
	APPROVED BY : CdG	CONCEPT PLAN
	SCALE : 1"=100'	

BLACK CREEK ENGINEERING, INC.
1735 HAGANS RIDGE COURT
GREEN COVE SPRINGS, FLORIDA 32043
PHONE (904) 759-8930
AUTHORIZATION NO. 27946

NO.	REVISIONS	BY	DATE

COLIN D. GROFF, P.E.
REG. NO. 47609

NOT ISSUED FOR CONSTRUCTION

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Wednesday, September 21, 2016

SUBJECT: **Ordinance 2016-29 - Basics: Range & Gun, LLC, requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification; Granting A Special Exception Use On Certain Property Being 11.12 +/- Acres Located at 315 S. Highway 27/441 (Alternate Key #1124956).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends Approval of Ordinance 2016-29 - Basics: Range & Gun, LLC, A Special Exception Use Application requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification on Certain Property Being 11.12 +/- Acres Located at 315 S. Highway 27/441 (Alternate Key #1124956).

SUMMARY:

Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an Indoor Gun Range on property located at 315 South Highway 27/441, being 11.12 +/- acres in the Town of Lady Lake, Florida.

Mr. Dickinson, has operated an indoor gun range in Orange Park, Florida for approximately 2 ½ years and would like to develop a multi-phase, multi-tenant development to include a 24,150 square foot building for Phase I, featuring a 10,350 square feet of area to include a 20-lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and an additional 10,200 square feet of Retail, Sales and Services.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned "HC" Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). g).15). to allow for the establishment of the Indoor Gun Range. The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

The proposed project will be built following elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration as part of the site plan application process.

Note: It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Basics: Range and Gun, LLC as presented, by a 4-1 vote at the June 20, 2016 Conceptual Workshop Meeting.

The Future Land Use and Zoning of the Subject Parcel and Adjacent Properties are as follows:

Future Land Use

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake – Commercial General – Retail Sales and Services (RET)
East	Lady Lake Manufactured Homes High Density (MH-HD)
North	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
South	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)

Zoning

Subject Property	Lady Lake– Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	ROW/ Lady Lake– Heavy Commercial (HC)
East	Lady Lake– Manufactured Homes High Density (MH-9)
North	ROW/Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)

Should the Special Exception Use application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, Traffic Study, Noise Study, Environmental Assessments, Geotechnical and Drainage Reports, etc. Town Staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Tuesday, September 6, 2016. The property was also posted Tuesday, September 13, 2016.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-29 and determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** does not review Special Exception Use applications.

Public Hearing Dates:

The **Town Commission** is scheduled to consider Ordinance 2016-29 for second and final reading on Monday, October 3, 2016, at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

---

WD 1-13-2016	DEPARTMENT HEAD	Submitted 9/12/16	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 9/21/16	Date 9/12/16

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved
RICHAN 4-1 (HOL)

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

CC: THAD - G.M. ✓

~~The Town Attorney, Finance Director, and Human Resources Director have reviewed the contract as proposed and has approved to form for the Town Commission's consideration.~~

~~***Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Contract with M.T. Causley, Inc. for Building Official, Plan Review, Inspections, and Related Support Services by a vote of 5 to 0.***~~

~~Town Attorney Derek Schroth noted that the Commission was provided with a copy of the language from the recent statute that requires all contracts between the Town and the contractor to retain certain public records, and it has been incorporated into the agreement.~~

~~Mr. Carroll thanked Mr. Schroth for mentioning this, and stated that the language has been added since the packets were distributed.~~

L. TOWN ATTORNEY'S REPORT:

18. Ordinance No. 2016-29 – First Reading – Special Exception Use – Basics: Range & Gun, LLC – Requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification – Located on Property Being 11.12 +/- Acres at 315 S. Highway 27/441 (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 Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an indoor gun range on property located at 315 South Highway 27/441, being 11.12 +/- acres, in the Town of Lady Lake, Florida. Mr. Carroll stated the property owner is Beatrice E. Brush, Trustee, and the property is currently vacant.

Mr. Carroll reported that this proposal includes a 24,150 sq. ft. building for Phase I, featuring a 10,350 sq. ft. area to include a 20-lane tactical and bull's eye indoor gun range area, 3,600 sq. ft. for gun shop and educational area, and an additional 10,200 sq. ft. of retail sales and services. Mr. Dickinson has operated an indoor gun range in Orange Park, Florida for approximately two and a half years and would like to develop a multi-phase, multi-tenant development.

A zoning map of the parcel and adjacent properties, a detailed drawing of the proposed development, a conceptual plan drawing, and an aerial view of the area with the buildings depicted on it were shown. Mr. Carroll noted that proposed development lies in front of the Oak Grove Subdivision, however, the building proposed to house the gun range is approximately 440 feet from the closest real property line of the subdivision, and the separation distance from the Orange Barn (closest building to proposed development) is 650 feet.

The proposed project will be built following elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. A drawing depicting the proposed building was shown. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration as part of the site plan application process.

DRAFT

Photos of the property in its current condition were shown, which included a photo of the posting of the property. Mr. Carroll noted that businesses in close proximity include Car Guys Collision Repair Center across the street, as well as a plumbing operation, the Orange Barn to the north, and Lady Lake Realty and Sunoco to the south. A photo from Ivanhoe Circle in the Oak Grove Subdivision demonstrated the distance between the subdivision and the property, with a wetland area in between.

Mr. Carroll reviewed Section 2 of the ordinance as follows:

The Special Exception Use for the property is governed by the following:

A. Proposed gun range shall be located indoors; archery (if incorporated at a later date) shall be conducted indoors as well; outdoor archery is strictly prohibited.

B. Hours of operation shall be no earlier than 7:30 a.m. and no later than 9:30 p.m. Normal operating hours for the public shall be from 9 a.m. to 7 p.m.

C. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2 of the Town of Lady Lake Land Development Regulations.

D. The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

E. All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility, as well as to prevent car headlights from shining into adjacent residential areas form the parking lot and internal drive aisles.

F. All proposed signage must be in compliance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances, and approved by the Town of Lady Lake.

G. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances.

H. Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned "HC" Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). g).15). to allow for the establishment of the indoor gun range. The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

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

DRAFT

Future Land Use

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake – Commercial General – Retail Sales and Services (RET)
East	Lady Lake Manufactured Homes High Density (MH-HD)
North	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
South	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)

Zoning

Subject Property	Lady Lake– Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	ROW/ Lady Lake– Heavy Commercial (HC)
East	Lady Lake– Manufactured Homes High Density (MH-9)
North	ROW/Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)

Should the Special Exception Use application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, traffic study, noise study, environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll stated the application was received on August 29, 2016. Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Tuesday, September 6, 2016, and the property was also posted this same date. He stated two emails in opposition to the project have been received along with one office inquiry. He stated the project will have to be reviewed by the Department of Environmental Protection and the St. Johns Water Management District to be sure that adherence to all regulatory guidelines is being followed.

Mr. Carroll noted that the consensus of the Commission was that they were in favor of the conceptual presentation for Basics: Range and Gun, LLC as presented at the June 20, 2016 Conceptual Workshop meeting, by a 4-1 vote. He stated some concerns were voiced at that time.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-29 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board does not review Special Exception Use applications. The Town Commission is scheduled to consider Ordinance No. 2016-29 for second/final reading on Monday, October 3, 2016, at 6:00 p.m.

Mr. Carroll stated Mr. Dickinson is present if there are any questions.

Mayor Kussard asked if anyone had any questions or comments.

DRAFT

Commissioner Richards confirmed that when the plans are seen in the future, the St. Johns River Water Management District will cover compliance if any portion of the 100-year flood zone will be affected by the project.

Mr. Carroll confirmed that the project will have to comply with all regulatory agencies, which includes St. Johns River Water Management District.

Commissioner Holden commented that there has been flooding in this area before, and this property comes within two feet of the canal. He stated that the canal and retention pond need to remain accessible for cleaning, so if a fence is proposed, it should not be allowed.

Mr. Carroll stated a fence is not shown on the proposed plan at this time, and this will be reviewed as part of the site plan process in the future so as not to affect drainage, etc.

- Darryl Smothers of 306 Ivanhoe Circle asked if the homeowners in Oak Grove Subdivision can meet with the Town or developer regarding this project to have their questions answered since their property backs up to this property.

Franklin Dickinson, developer, stated that the wetlands have been delineated and have been approved by the St. Johns River Water Management District. He stated that the range they currently operate also backs up to a subdivision and there have been no complaints; it is quiet. Mr. Dickinson commented also that they would like to hold a free open shoot once a week at 7:30 a.m. to allow active law enforcement to have the range to themselves. He stated they would also occasionally remain open a little later for classes that might also involve active law enforcement.

Ms. Kollgaard confirmed with Mr. Dickinson that he would be open to meeting with the residents and Commissioner Holden prior to site plan approval.

- David Hodgkins of 314 Ivanhoe Circle voiced his concerns regarding the affect this project may have on the retention pond and canal for overflow from the subdivision, and the wetlands. He also voiced concern if any fences are proposed.

Ms. Kollgaard commented that no fences are proposed at this time, but it will be addressed by the Commission at site plan approval.

- Kenneth Smith of 303 Sherwood asked if there would be any access from the shooting range to Oak Grove Subdivision.

Mr. Carroll replied that there will be no access to Oak Grove Subdivision from this property.

There was a brief discussion regarding tabling this ordinance, and then it was agreed to move forward with the Special Exception Use as most questions had to do with the future site plan process.

Commissioner Holden asked if there is a timeframe for working with the St. Johns River Water Management District on the output for the recharge area.

Mr. Carroll replied that he will need to meet with the developer to see where he is with the engineering for his application as this is involved with the site plan process. He stated the meeting with Oak Grove residents will occur before bringing the site plan to the Commission for approval.

DRAFT

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-29, by the following roll call vote:

HOLDEN	***NO***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

~~**19. Resolution No. 2016-107 – First/Final Reading – Variance Request – Daniel O'Neill – Requesting a Minimum 10-Foot Front-Yard Setback to Replace an Existing Manufactured Home with a Single Family Residence – Located at 1016 Aloha Way (Thad Carroll)**~~

~~Town Attorney Derek Schroth read the resolution 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, Daniel O'Neil, has submitted an application for a variance from Chapter 5, Section 5-4. f). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) which requires that the front yard setback be a distance of a 20 feet minimum within the MX-8 Zoning District. The applicant is proposing to construct a new single-family residence at 1016 Aloha Way (referenced by Alternate Key No. 1482496), and the variance request is to allow a minimum ten foot front yard setback along Aloha Way for the new proposed home. A map of the area and photos of the posting, the subject property and adjacent properties were shown.~~

~~Mr. Carroll reviewed the survey showing the current front yard setback of 5.74 and the rear setback of 35 feet. He stated that the applicant is proposing a ten-foot setback for the new home which will be further away from the right-of-way and edge of pavement. He noted that the 35-foot rear setback remains the same due to the body of water.~~

~~The applicant just recently annexed this parcel into the jurisdiction of Town of Lady Lake on March 21, 2016 to replace an existing manufactured home with a single family residence. As result of the Town's Land Development Regulations, Chapter 12, Article II, Section 12-52).a).1)., any part of the proposed habitable structure is required to adhere to a 35-foot setback from the ordinary high water line from bodies of water. The parcel abuts Lake Paradise on the rear yard and it is located within a Special Flood Hazard Area (SFHA) Flood Zone A; which requires that re-development adheres to the National Flood Insurance Program (NFIP) and the Town's Floodplain Management Ordinance.~~

~~Mr. Carroll stated that as part of the variance application, a *Justification Statement* is required and has been provided. The applicant states that:~~

- ~~The ten (10) feet encroachment into the front yard setback along Aloha Way will not present an adverse impact to the general safety or well-being to adjacent properties in that the current manufactured home sits at a 5.74-foot front yard setback; therefore, the new single family residence proposal would be more in compliance with the current zoning regulations than the existing structure.~~

- ~~The property will not suffer diminution of value, but rather enable the property owners to rebuild to the square footage desired. By replacing the existing late model manufactured home, the applicant must adhere to all new Florida Building Code and Life Safety Code inspections,~~

SUPPLEMENTAL STUDIES FOR ITEM L-7 SOIL REPORT AND TRAFFIC ANALYSIS

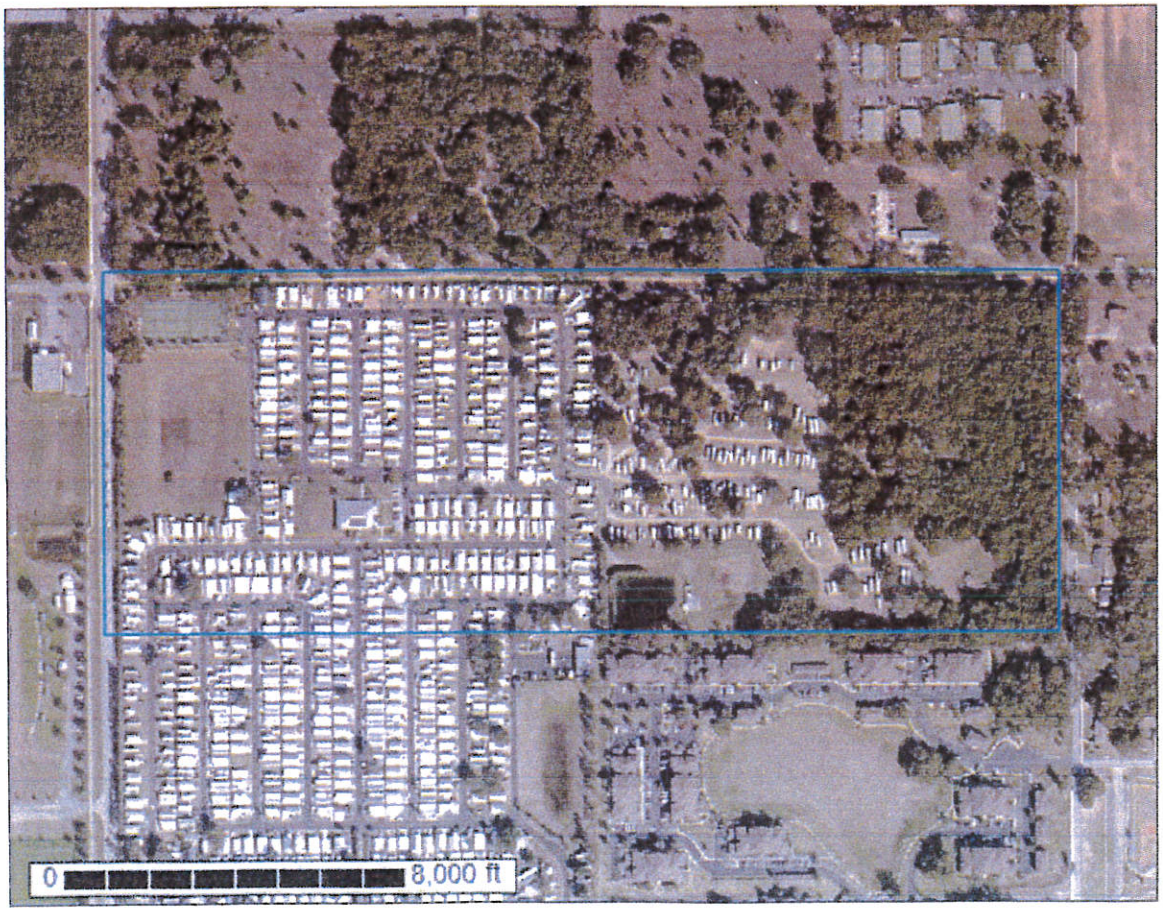
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County Area, Florida



March 10, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 14, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2015—Feb 18, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Lake County Area, Florida (FL607)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	40.0	67.8%
9	Candler sand, 5 to 12 percent slopes	19.0	32.2%
Totals for Area of Interest		**58.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1
Elevation: 10 to 260 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 280 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 63 inches: sand
E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Minor Components

Tavares

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave, convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)

Millhopper

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)

9—Candler sand, 5 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2w0q4
Elevation: 30 to 160 feet
Mean annual precipitation: 44 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 290 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 67 inches: sand

E and Bt - 67 to 80 inches: sand

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sand Pine Scrub (R154XY001FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL)

Minor Components

Apopka

Percent of map unit: 6 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL)

Kendrick

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy over loamy soils on knolls and ridges of mesic uplands (G154XB211FL)

Adamsville

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)

Pompano

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)

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Glossary

Many of the terms relating to landforms, geology, and geomorphology are defined in more detail in the "National Soil Survey Handbook."

ABC soil

A soil having an A, a B, and a C horizon.

Ablation till

Loose, relatively permeable earthy material deposited during the downwasting of nearly static glacial ice, either contained within or accumulated on the surface of the glacier.

AC soil

A soil having only an A and a C horizon. Commonly, such soil formed in recent alluvium or on steep, rocky slopes.

Aeration, soil

The exchange of air in soil with air from the atmosphere. The air in a well aerated soil is similar to that in the atmosphere; the air in a poorly aerated soil is considerably higher in carbon dioxide and lower in oxygen.

Aggregate, soil

Many fine particles held in a single mass or cluster. Natural soil aggregates, such as granules, blocks, or prisms, are called peds. Clods are aggregates produced by tillage or logging.

Alkali (sodic) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Alluvial cone

A semiconical type of alluvial fan having very steep slopes. It is higher, narrower, and steeper than a fan and is composed of coarser and thicker layers of material deposited by a combination of alluvial episodes and (to a much lesser degree) landslides (debris flow). The coarsest materials tend to be concentrated at the apex of the cone.

Alluvial fan

A low, outspread mass of loose materials and/or rock material, commonly with gentle slopes. It is shaped like an open fan or a segment of a cone. The material was deposited by a stream at the place where it issues from a narrow mountain valley or upland valley or where a tributary stream is near or at its junction with the main stream. The fan is steepest near its apex, which points upstream, and slopes gently and convexly outward (downstream) with a gradual decrease in gradient.

Alluvium

Unconsolidated material, such as gravel, sand, silt, clay, and various mixtures of these, deposited on land by running water.

Alpha,alpha-dipyridyl

A compound that when dissolved in ammonium acetate is used to detect the presence of reduced iron (Fe II) in the soil. A positive reaction implies reducing conditions and the likely presence of redoximorphic features.

Animal unit month (AUM)

The amount of forage required by one mature cow of approximately 1,000 pounds weight, with or without a calf, for 1 month.

Aquic conditions

Current soil wetness characterized by saturation, reduction, and redoximorphic features.

Argillic horizon

A subsoil horizon characterized by an accumulation of illuvial clay.

Arroyo

The flat-floored channel of an ephemeral stream, commonly with very steep to vertical banks cut in unconsolidated material. It is usually dry but can be transformed into a temporary watercourse or short-lived torrent after heavy rain within the watershed.

Aspect

The direction toward which a slope faces. Also called slope aspect.

Association, soil

A group of soils or miscellaneous areas geographically associated in a characteristic repeating pattern and defined and delineated as a single map unit.

Available water capacity (available moisture capacity)

The capacity of soils to hold water available for use by most plants. It is commonly defined as the difference between the amount of soil water at field moisture capacity and the amount at wilting point. It is commonly expressed as inches of water per inch of soil. The capacity, in inches, in a 60-inch profile or to a limiting layer is expressed as:

Very low: 0 to 3
Low: 3 to 6
Moderate: 6 to 9
High: 9 to 12
Very high: More than 12

Backslope

The position that forms the steepest and generally linear, middle portion of a hillslope. In profile, backslopes are commonly bounded by a convex shoulder above and a concave footslope below.

Backswamp

A flood-plain landform. Extensive, marshy or swampy, depressed areas of flood plains between natural levees and valley sides or terraces.

Badland

A landscape that is intricately dissected and characterized by a very fine drainage network with high drainage densities and short, steep slopes and narrow interfluves. Badlands develop on surfaces that have little or no vegetative cover overlying unconsolidated or poorly cemented materials (clays, silts, or sandstones) with, in some cases, soluble minerals, such as gypsum or halite.

Bajada

A broad, gently inclined alluvial piedmont slope extending from the base of a mountain range out into a basin and formed by the lateral coalescence of a series of alluvial fans. Typically, it has a broadly undulating transverse profile, parallel to the mountain front, resulting from the convexities of component fans. The term is generally restricted to constructional slopes of intermontane basins.

Basal area

The area of a cross section of a tree, generally referring to the section at breast height and measured outside the bark. It is a measure of stand density, commonly expressed in square feet.

Base saturation

The degree to which material having cation-exchange properties is saturated with exchangeable bases (sum of Ca, Mg, Na, and K), expressed as a percentage of the total cation-exchange capacity.

Base slope (geomorphology)

A geomorphic component of hills consisting of the concave to linear (perpendicular to the contour) slope that, regardless of the lateral shape, forms an apron or wedge at the bottom of a hillside dominated by colluvium and slope-wash sediments (for example, slope alluvium).

Bedding plane

A planar or nearly planar bedding surface that visibly separates each successive layer of stratified sediment or rock (of the same or different lithology) from the preceding or following layer; a plane of deposition. It commonly marks a change

in the circumstances of deposition and may show a parting, a color difference, a change in particle size, or various combinations of these. The term is commonly applied to any bedding surface, even one that is conspicuously bent or deformed by folding.

Bedding system

A drainage system made by plowing, grading, or otherwise shaping the surface of a flat field. It consists of a series of low ridges separated by shallow, parallel dead furrows.

Bedrock

The solid rock that underlies the soil and other unconsolidated material or that is exposed at the surface.

Bedrock-controlled topography

A landscape where the configuration and relief of the landforms are determined or strongly influenced by the underlying bedrock.

Bench terrace

A raised, level or nearly level strip of earth constructed on or nearly on a contour, supported by a barrier of rocks or similar material, and designed to make the soil suitable for tillage and to prevent accelerated erosion.

Bisequum

Two sequences of soil horizons, each of which consists of an illuvial horizon and the overlying eluvial horizons.

Blowout (map symbol)

A saucer-, cup-, or trough-shaped depression formed by wind erosion on a preexisting dune or other sand deposit, especially in an area of shifting sand or loose soil or where protective vegetation is disturbed or destroyed. The adjoining accumulation of sand derived from the depression, where recognizable, is commonly included. Blowouts are commonly small.

Borrow pit (map symbol)

An open excavation from which soil and underlying material have been removed, usually for construction purposes.

Bottom land

An informal term loosely applied to various portions of a flood plain.

Boulders

Rock fragments larger than 2 feet (60 centimeters) in diameter.

Breaks

A landscape or tract of steep, rough or broken land dissected by ravines and gullies and marking a sudden change in topography.

Breast height

An average height of 4.5 feet above the ground surface; the point on a tree where diameter measurements are ordinarily taken.

Brush management

Use of mechanical, chemical, or biological methods to make conditions favorable for reseeding or to reduce or eliminate competition from woody vegetation and thus allow understory grasses and forbs to recover. Brush management increases forage production and thus reduces the hazard of erosion. It can improve the habitat for some species of wildlife.

Butte

An isolated, generally flat-topped hill or mountain with relatively steep slopes and talus or precipitous cliffs and characterized by summit width that is less than the height of bounding escarpments; commonly topped by a caprock of resistant material and representing an erosion remnant carved from flat-lying rocks.

Cable yarding

A method of moving felled trees to a nearby central area for transport to a processing facility. Most cable yarding systems involve use of a drum, a pole, and wire cables in an arrangement similar to that of a rod and reel used for fishing. To reduce friction and soil disturbance, felled trees generally are reeled in while one end is lifted or the entire log is suspended.

Calcareous soil

A soil containing enough calcium carbonate (commonly combined with magnesium carbonate) to effervesce visibly when treated with cold, dilute hydrochloric acid.

Caliche

A general term for a prominent zone of secondary carbonate accumulation in surficial materials in warm, subhumid to arid areas. Caliche is formed by both geologic and pedologic processes. Finely crystalline calcium carbonate forms a nearly continuous surface-coating and void-filling medium in geologic (parent) materials. Cementation ranges from weak in nonindurated forms to very strong in indurated forms. Other minerals (e.g., carbonates, silicate, and sulfate) may occur as accessory cements. Most petrocalcic horizons and some calcic horizons are caliche.

California bearing ratio (CBR)

The load-supporting capacity of a soil as compared to that of standard crushed limestone, expressed as a ratio. First standardized in California. A soil having a CBR of 16 supports 16 percent of the load that would be supported by standard crushed limestone, per unit area, with the same degree of distortion.

Canopy

The leafy crown of trees or shrubs. (See Crown.)

Canyon

A long, deep, narrow valley with high, precipitous walls in an area of high local relief.

Capillary water

Water held as a film around soil particles and in tiny spaces between particles. Surface tension is the adhesive force that holds capillary water in the soil.

Catena

A sequence, or "chain," of soils on a landscape that formed in similar kinds of parent material and under similar climatic conditions but that have different characteristics as a result of differences in relief and drainage.

Cation

An ion carrying a positive charge of electricity. The common soil cations are calcium, potassium, magnesium, sodium, and hydrogen.

Cation-exchange capacity

The total amount of exchangeable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. The term, as applied to soils, is synonymous with base-exchange capacity but is more precise in meaning.

Catsteps

See Terracettes.

Cement rock

Shaly limestone used in the manufacture of cement.

Channery soil material

Soil material that has, by volume, 15 to 35 percent thin, flat fragments of sandstone, shale, slate, limestone, or schist as much as 6 inches (15 centimeters) along the longest axis. A single piece is called a channer.

Chemical treatment

Control of unwanted vegetation through the use of chemicals.

Chiseling

Tillage with an implement having one or more soil-penetrating points that shatter or loosen hard, compacted layers to a depth below normal plow depth.

Cirque

A steep-walled, semicircular or crescent-shaped, half-bowl-like recess or hollow, commonly situated at the head of a glaciated mountain valley or high on the side of a mountain. It was produced by the erosive activity of a mountain glacier. It commonly contains a small round lake (tarn).

Clay

As a soil separate, the mineral soil particles less than 0.002 millimeter in diameter. As a soil textural class, soil material that is 40 percent or more clay, less than 45 percent sand, and less than 40 percent silt.

Clay depletions

See Redoximorphic features.

Clay film

A thin coating of oriented clay on the surface of a soil aggregate or lining pores or root channels. Synonyms: clay coating, clay skin.

Clay spot (map symbol)

A spot where the surface texture is silty clay or clay in areas where the surface layer of the soils in the surrounding map unit is sandy loam, loam, silt loam, or coarser.

Claypan

A dense, compact subsoil layer that contains much more clay than the overlying materials, from which it is separated by a sharply defined boundary. The layer restricts the downward movement of water through the soil. A claypan is commonly hard when dry and plastic and sticky when wet.

Climax plant community

The stabilized plant community on a particular site. The plant cover reproduces itself and does not change so long as the environment remains the same.

Coarse textured soil

Sand or loamy sand.

Cobble (or cobblestone)

A rounded or partly rounded fragment of rock 3 to 10 inches (7.6 to 25 centimeters) in diameter.

Cobbly soil material

Material that has 15 to 35 percent, by volume, rounded or partially rounded rock fragments 3 to 10 inches (7.6 to 25 centimeters) in diameter. Very cobbly soil material has 35 to 60 percent of these rock fragments, and extremely cobbly soil material has more than 60 percent.

COLE (coefficient of linear extensibility)

See Linear extensibility.

Colluvium

Unconsolidated, unsorted earth material being transported or deposited on side slopes and/or at the base of slopes by mass movement (e.g., direct gravitational action) and by local, unconcentrated runoff.

Complex slope

Irregular or variable slope. Planning or establishing terraces, diversions, and other water-control structures on a complex slope is difficult.

Complex, soil

A map unit of two or more kinds of soil or miscellaneous areas in such an intricate pattern or so small in area that it is not practical to map them separately at the selected scale of mapping. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas.

Concretions

See Redoximorphic features.

Conglomerate

A coarse grained, clastic sedimentary rock composed of rounded or subangular rock fragments more than 2 millimeters in diameter. It commonly has a matrix of sand and finer textured material. Conglomerate is the consolidated equivalent of gravel.

Conservation cropping system

Growing crops in combination with needed cultural and management practices. In a good conservation cropping system, the soil-improving crops and practices more than offset the effects of the soil-depleting crops and practices. Cropping systems are needed on all tilled soils. Soil-improving practices in a conservation cropping system include the use of rotations that contain grasses and legumes and the return of crop residue to the soil. Other practices include the use of green manure crops of grasses and legumes, proper tillage, adequate fertilization, and weed and pest control.

Conservation tillage

A tillage system that does not invert the soil and that leaves a protective amount of crop residue on the surface throughout the year.

Consistence, soil

Refers to the degree of cohesion and adhesion of soil material and its resistance to deformation when ruptured. Consistence includes resistance of soil material to rupture and to penetration; plasticity, toughness, and stickiness of puddled soil material; and the manner in which the soil material behaves when subject to compression. Terms describing consistence are defined in the "Soil Survey Manual."

Contour stripcropping

Growing crops in strips that follow the contour. Strips of grass or close-growing crops are alternated with strips of clean-tilled crops or summer fallow.

Control section

The part of the soil on which classification is based. The thickness varies among different kinds of soil, but for many it is that part of the soil profile between depths of 10 inches and 40 or 80 inches.

Coprogenous earth (sedimentary peat)

A type of limnic layer composed predominantly of fecal material derived from aquatic animals.

Corrosion (geomorphology)

A process of erosion whereby rocks and soil are removed or worn away by natural chemical processes, especially by the solvent action of running water, but also by other reactions, such as hydrolysis, hydration, carbonation, and oxidation.

Corrosion (soil survey interpretations)

Soil-induced electrochemical or chemical action that dissolves or weakens concrete or uncoated steel.

Cover crop

A close-growing crop grown primarily to improve and protect the soil between periods of regular crop production, or a crop grown between trees and vines in orchards and vineyards.

Crop residue management

Returning crop residue to the soil, which helps to maintain soil structure, organic matter content, and fertility and helps to control erosion.

Cropping system

Growing crops according to a planned system of rotation and management practices.

Cross-slope farming

Deliberately conducting farming operations on sloping farmland in such a way that tillage is across the general slope.

Crown

The upper part of a tree or shrub, including the living branches and their foliage.

Cryoturbate

A mass of soil or other unconsolidated earthy material moved or disturbed by frost action. It is typically coarser than the underlying material.

Cuesta

An asymmetric ridge capped by resistant rock layers of slight or moderate dip (commonly less than 15 percent slopes); a type of homocline produced by differential erosion of interbedded resistant and weak rocks. A cuesta has a long, gentle slope on one side (dip slope) that roughly parallels the inclined beds; on the other side, it has a relatively short and steep or clifflike slope (scarp) that cuts through the tilted rocks.

Culmination of the mean annual increment (CMAI)

The average annual increase per acre in the volume of a stand. Computed by dividing the total volume of the stand by its age. As the stand increases in age,

the mean annual increment continues to increase until mortality begins to reduce the rate of increase. The point where the stand reaches its maximum annual rate of growth is called the culmination of the mean annual increment.

Cutbanks cave

The walls of excavations tend to cave in or slough.

Decreasers

The most heavily grazed climax range plants. Because they are the most palatable, they are the first to be destroyed by overgrazing.

Deferred grazing

Postponing grazing or resting grazing land for a prescribed period.

Delta

A body of alluvium having a surface that is fan shaped and nearly flat; deposited at or near the mouth of a river or stream where it enters a body of relatively quiet water, generally a sea or lake.

Dense layer

A very firm, massive layer that has a bulk density of more than 1.8 grams per cubic centimeter. Such a layer affects the ease of digging and can affect filling and compacting.

Depression, closed (map symbol)

A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage.

Depth, soil

Generally, the thickness of the soil over bedrock. Very deep soils are more than 60 inches deep over bedrock; deep soils, 40 to 60 inches; moderately deep, 20 to 40 inches; shallow, 10 to 20 inches; and very shallow, less than 10 inches.

Desert pavement

A natural, residual concentration or layer of wind-polished, closely packed gravel, boulders, and other rock fragments mantling a desert surface. It forms where wind action and sheetwash have removed all smaller particles or where rock fragments have migrated upward through sediments to the surface. It typically protects the finer grained underlying material from further erosion.

Diatomaceous earth

A geologic deposit of fine, grayish siliceous material composed chiefly or entirely of the remains of diatoms.

Dip slope

A slope of the land surface, roughly determined by and approximately conforming to the dip of the underlying bedrock.

Diversion (or diversion terrace)

A ridge of earth, generally a terrace, built to protect downslope areas by diverting runoff from its natural course.

Divided-slope farming

A form of field stripcropping in which crops are grown in a systematic arrangement of two strips, or bands, across the slope to reduce the hazard of water erosion. One strip is in a close-growing crop that provides protection from erosion, and the other strip is in a crop that provides less protection from erosion. This practice is used where slopes are not long enough to permit a full stripcropping pattern to be used.

Drainage class (natural)

Refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—*excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained,* and *very poorly drained.* These classes are defined in the "Soil Survey Manual."

Drainage, surface

Runoff, or surface flow of water, from an area.

Drainageway

A general term for a course or channel along which water moves in draining an area. A term restricted to relatively small, linear depressions that at some time move concentrated water and either do not have a defined channel or have only a small defined channel.

Draw

A small stream valley that generally is shallower and more open than a ravine or gulch and that has a broader bottom. The present stream channel may appear inadequate to have cut the drainageway that it occupies.

Drift

A general term applied to all mineral material (clay, silt, sand, gravel, and boulders) transported by a glacier and deposited directly by or from the ice or transported by running water emanating from a glacier. Drift includes unstratified material (till) that forms moraines and stratified deposits that form outwash plains, eskers, kames, varves, and glaciofluvial sediments. The term is generally applied to Pleistocene glacial deposits in areas that no longer contain glaciers.

Drumlin

A low, smooth, elongated oval hill, mound, or ridge of compact till that has a core of bedrock or drift. It commonly has a blunt nose facing the direction from which the ice approached and a gentler slope tapering in the other direction. The longer axis is parallel to the general direction of glacier flow. Drumlins are products of

streamline (laminar) flow of glaciers, which molded the subglacial floor through a combination of erosion and deposition.

Duff

A generally firm organic layer on the surface of mineral soils. It consists of fallen plant material that is in the process of decomposition and includes everything from the litter on the surface to underlying pure humus.

Dune

A low mound, ridge, bank, or hill of loose, windblown granular material (generally sand), either barren and capable of movement from place to place or covered and stabilized with vegetation but retaining its characteristic shape.

Earthy fill

See Mine spoil.

Ecological site

An area where climate, soil, and relief are sufficiently uniform to produce a distinct natural plant community. An ecological site is the product of all the environmental factors responsible for its development. It is typified by an association of species that differ from those on other ecological sites in kind and/or proportion of species or in total production.

Eluviation

The movement of material in true solution or colloidal suspension from one place to another within the soil. Soil horizons that have lost material through eluviation are eluvial; those that have received material are illuvial.

Endosaturation

A type of saturation of the soil in which all horizons between the upper boundary of saturation and a depth of 2 meters are saturated.

Eolian deposit

Sand-, silt-, or clay-sized clastic material transported and deposited primarily by wind, commonly in the form of a dune or a sheet of sand or loess.

Ephemeral stream

A stream, or reach of a stream, that flows only in direct response to precipitation. It receives no long-continued supply from melting snow or other source, and its channel is above the water table at all times.

Episaturation

A type of saturation indicating a perched water table in a soil in which saturated layers are underlain by one or more unsaturated layers within 2 meters of the surface.

Erosion

The wearing away of the land surface by water, wind, ice, or other geologic agents and by such processes as gravitational creep.

Erosion (accelerated)

Erosion much more rapid than geologic erosion, mainly as a result of human or animal activities or of a catastrophe in nature, such as a fire, that exposes the surface.

Erosion (geologic)

Erosion caused by geologic processes acting over long geologic periods and resulting in the wearing away of mountains and the building up of such landscape features as flood plains and coastal plains. Synonym: natural erosion.

Erosion pavement

A surficial lag concentration or layer of gravel and other rock fragments that remains on the soil surface after sheet or rill erosion or wind has removed the finer soil particles and that tends to protect the underlying soil from further erosion.

Erosion surface

A land surface shaped by the action of erosion, especially by running water.

Escarpment

A relatively continuous and steep slope or cliff breaking the general continuity of more gently sloping land surfaces and resulting from erosion or faulting. Most commonly applied to cliffs produced by differential erosion. Synonym: scarp.

Escarpment, bedrock (map symbol)

A relatively continuous and steep slope or cliff, produced by erosion or faulting, that breaks the general continuity of more gently sloping land surfaces. Exposed material is hard or soft bedrock.

Escarpment, nonbedrock (map symbol)

A relatively continuous and steep slope or cliff, generally produced by erosion but in some places produced by faulting, that breaks the continuity of more gently sloping land surfaces. Exposed earthy material is nonsoil or very shallow soil.

Esker

A long, narrow, sinuous, steep-sided ridge of stratified sand and gravel deposited as the bed of a stream flowing in an ice tunnel within or below the ice (subglacial) or between ice walls on top of the ice of a wasting glacier and left behind as high ground when the ice melted. Eskers range in length from less than a kilometer to more than 160 kilometers and in height from 3 to 30 meters.

Extrusive rock

Igneous rock derived from deep-seated molten matter (magma) deposited and cooled on the earth's surface.

Fallow

Cropland left idle in order to restore productivity through accumulation of moisture. Summer fallow is common in regions of limited rainfall where cereal grain is grown.

The soil is tilled for at least one growing season for weed control and decomposition of plant residue.

Fan remnant

A general term for landforms that are the remaining parts of older fan landforms, such as alluvial fans, that have been either dissected or partially buried.

Fertility, soil

The quality that enables a soil to provide plant nutrients, in adequate amounts and in proper balance, for the growth of specified plants when light, moisture, temperature, tilth, and other growth factors are favorable.

Fibric soil material (peat)

The least decomposed of all organic soil material. Peat contains a large amount of well preserved fiber that is readily identifiable according to botanical origin. Peat has the lowest bulk density and the highest water content at saturation of all organic soil material.

Field moisture capacity

The moisture content of a soil, expressed as a percentage of the ovendry weight, after the gravitational, or free, water has drained away; the field moisture content 2 or 3 days after a soaking rain; also called *normal field capacity, normal moisture capacity,* or *capillary capacity.*

Fill slope

A sloping surface consisting of excavated soil material from a road cut. It commonly is on the downhill side of the road.

Fine textured soil

Sandy clay, silty clay, or clay.

Firebreak

An area cleared of flammable material to stop or help control creeping or running fires. It also serves as a line from which to work and to facilitate the movement of firefighters and equipment. Designated roads also serve as firebreaks.

First bottom

An obsolete, informal term loosely applied to the lowest flood-plain steps that are subject to regular flooding.

Flaggy soil material

Material that has, by volume, 15 to 35 percent flagstones. Very flaggy soil material has 35 to 60 percent flagstones, and extremely flaggy soil material has more than 60 percent flagstones.

Flagstone

A thin fragment of sandstone, limestone, slate, shale, or (rarely) schist 6 to 15 inches (15 to 38 centimeters) long.

Flood plain

The nearly level plain that borders a stream and is subject to flooding unless protected artificially.

Flood-plain landforms

A variety of constructional and erosional features produced by stream channel migration and flooding. Examples include backswamps, flood-plain splays, meanders, meander belts, meander scrolls, oxbow lakes, and natural levees.

Flood-plain splay

A fan-shaped deposit or other outspread deposit formed where an overloaded stream breaks through a levee (natural or artificial) and deposits its material (commonly coarse grained) on the flood plain.

Flood-plain step

An essentially flat, terrace-like alluvial surface within a valley that is frequently covered by floodwater from the present stream; any approximately horizontal surface still actively modified by fluvial scour and/or deposition. May occur individually or as a series of steps.

Fluvial

Of or pertaining to rivers or streams; produced by stream or river action.

Foothills

A region of steeply sloping hills that fringes a mountain range or high-plateau escarpment. The hills have relief of as much as 1,000 feet (300 meters).

Footslope

The concave surface at the base of a hillslope. A footslope is a transition zone between upslope sites of erosion and transport (shoulders and backslopes) and downslope sites of deposition (toeslopes).

Forb

Any herbaceous plant not a grass or a sedge.

Forest cover

All trees and other woody plants (underbrush) covering the ground in a forest.

Forest type

A stand of trees similar in composition and development because of given physical and biological factors by which it may be differentiated from other stands.

Fragipan

A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

Genesis, soil

The mode of origin of the soil. Refers especially to the processes or soil-forming factors responsible for the formation of the solum, or true soil, from the unconsolidated parent material.

Gilgai

Commonly, a succession of microbasins and microknolls in nearly level areas or of microvalleys and microridges parallel with the slope. Typically, the microrelief of clayey soils that shrink and swell considerably with changes in moisture content.

Glaciofluvial deposits

Material moved by glaciers and subsequently sorted and deposited by streams flowing from the melting ice. The deposits are stratified and occur in the form of outwash plains, valley trains, deltas, kames, eskers, and kame terraces.

Glaciolacustrine deposits

Material ranging from fine clay to sand derived from glaciers and deposited in glacial lakes mainly by glacial meltwater. Many deposits are bedded or laminated.

Gleyed soil

Soil that formed under poor drainage, resulting in the reduction of iron and other elements in the profile and in gray colors.

Graded stripcropping

Growing crops in strips that grade toward a protected waterway.

Grassed waterway

A natural or constructed waterway, typically broad and shallow, seeded to grass as protection against erosion. Conducts surface water away from cropland.

Gravel

Rounded or angular fragments of rock as much as 3 inches (2 millimeters to 7.6 centimeters) in diameter. An individual piece is a pebble.

Gravel pit (map symbol)

An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel.

Gravelly soil material

Material that has 15 to 35 percent, by volume, rounded or angular rock fragments, not prominently flattened, as much as 3 inches (7.6 centimeters) in diameter.

Gravelly spot (map symbol)

A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments.

Green manure crop (agronomy)

A soil-improving crop grown to be plowed under in an early stage of maturity or soon after maturity.

Ground water

Water filling all the unblocked pores of the material below the water table.

Gully (map symbol)

A small, steep-sided channel caused by erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. The distinction between a gully and a rill is one of depth. A gully generally is an obstacle to farm machinery and is too deep to be obliterated by ordinary tillage whereas a rill is of lesser depth and can be smoothed over by ordinary tillage.

Hard bedrock

Bedrock that cannot be excavated except by blasting or by the use of special equipment that is not commonly used in construction.

Hard to reclaim

Reclamation is difficult after the removal of soil for construction and other uses. Revegetation and erosion control are extremely difficult.

Hardpan

A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

Head slope (geomorphology)

A geomorphic component of hills consisting of a laterally concave area of a hillside, especially at the head of a drainageway. The overland waterflow is converging.

Hemic soil material (mucky peat)

Organic soil material intermediate in degree of decomposition between the less decomposed fibric material and the more decomposed sapric material.

High-residue crops

Such crops as small grain and corn used for grain. If properly managed, residue from these crops can be used to control erosion until the next crop in the rotation is established. These crops return large amounts of organic matter to the soil.

Hill

A generic term for an elevated area of the land surface, rising as much as 1,000 feet above surrounding lowlands, commonly of limited summit area and having a well defined outline. Slopes are generally more than 15 percent. The distinction between a hill and a mountain is arbitrary and may depend on local usage.

Hillslope

A generic term for the steeper part of a hill between its summit and the drainage line, valley flat, or depression floor at the base of a hill.

Horizon, soil

A layer of soil, approximately parallel to the surface, having distinct characteristics produced by soil-forming processes. In the identification of soil horizons, an uppercase letter represents the major horizons. Numbers or lowercase letters that follow represent subdivisions of the major horizons. An explanation of the subdivisions is given in the "Soil Survey Manual." The major horizons of mineral soil are as follows:

O horizon: An organic layer of fresh and decaying plant residue.

L horizon: A layer of organic and mineral limnic materials, including coprogenous earth (sedimentary peat), diatomaceous earth, and marl.

A horizon: The mineral horizon at or near the surface in which an accumulation of humified organic matter is mixed with the mineral material. Also, a plowed surface horizon, most of which was originally part of a B horizon.

E horizon: The mineral horizon in which the main feature is loss of silicate clay, iron, aluminum, or some combination of these.

B horizon: The mineral horizon below an A horizon. The B horizon is in part a layer of transition from the overlying A to the underlying C horizon. The B horizon also has distinctive characteristics, such as (1) accumulation of clay, sesquioxides, humus, or a combination of these; (2) prismatic or blocky structure; (3) redder or browner colors than those in the A horizon; or (4) a combination of these.

C horizon: The mineral horizon or layer, excluding indurated bedrock, that is little affected by soil-forming processes and does not have the properties typical of the overlying soil material. The material of a C horizon may be either like or unlike that in which the solum formed. If the material is known to differ from that in the solum, an Arabic numeral, commonly a 2, precedes the letter C.

Cr horizon: Soft, consolidated bedrock beneath the soil.

R layer: Consolidated bedrock beneath the soil. The bedrock commonly underlies a C horizon, but it can be directly below an A or a B horizon.

M layer: A root-limiting subsoil layer consisting of nearly continuous, horizontally oriented, human-manufactured materials.

W layer: A layer of water within or beneath the soil.

Humus

The well decomposed, more or less stable part of the organic matter in mineral soils.

Hydrologic soil groups

Refers to soils grouped according to their runoff potential. The soil properties that influence this potential are those that affect the minimum rate of water infiltration on a bare soil during periods after prolonged wetting when the soil is not frozen. These properties include depth to a seasonal high water table, the infiltration rate, and depth to a layer that significantly restricts the downward movement of water. The slope and the kind of plant cover are not considered but are separate factors in predicting runoff.

Igneous rock

Rock that was formed by cooling and solidification of magma and that has not been changed appreciably by weathering since its formation. Major varieties include plutonic and volcanic rock (e.g., andesite, basalt, and granite).

Illuviation

The movement of soil material from one horizon to another in the soil profile. Generally, material is removed from an upper horizon and deposited in a lower horizon.

Impervious soil

A soil through which water, air, or roots penetrate slowly or not at all. No soil is absolutely impervious to air and water all the time.

Increasers

Species in the climax vegetation that increase in amount as the more desirable plants are reduced by close grazing. Increasers commonly are the shorter plants and the less palatable to livestock.

Infiltration

The downward entry of water into the immediate surface of soil or other material, as contrasted with percolation, which is movement of water through soil layers or material.

Infiltration capacity

The maximum rate at which water can infiltrate into a soil under a given set of conditions.

Infiltration rate

The rate at which water penetrates the surface of the soil at any given instant, usually expressed in inches per hour. The rate can be limited by the infiltration capacity of the soil or the rate at which water is applied at the surface.

Intake rate

The average rate of water entering the soil under irrigation. Most soils have a fast initial rate; the rate decreases with application time. Therefore, intake rate for design purposes is not a constant but is a variable depending on the net irrigation application. The rate of water intake, in inches per hour, is expressed as follows:

Very low: Less than 0.2

Low: 0.2 to 0.4

Moderately low: 0.4 to 0.75

Moderate: 0.75 to 1.25

Moderately high: 1.25 to 1.75

High: 1.75 to 2.5

Very high: More than 2.5

Interfluve

A landform composed of the relatively undissected upland or ridge between two adjacent valleys containing streams flowing in the same general direction. An elevated area between two drainageways that sheds water to those drainageways.

Interfluve (geomorphology)

A geomorphic component of hills consisting of the uppermost, comparatively level or gently sloping area of a hill; shoulders of backwearing hillslopes can narrow the upland or can merge, resulting in a strongly convex shape.

Intermittent stream

A stream, or reach of a stream, that does not flow year-round but that is commonly dry for 3 or more months out of 12 and whose channel is generally below the local water table. It flows only during wet periods or when it receives ground-water discharge or long, continued contributions from melting snow or other surface and shallow subsurface sources.

Invaders

On range, plants that encroach into an area and grow after the climax vegetation has been reduced by grazing. Generally, plants invade following disturbance of the surface.

Iron depletions

See Redoximorphic features.

Irrigation

Application of water to soils to assist in production of crops. Methods of irrigation are:

Basin: Water is applied rapidly to nearly level plains surrounded by levees or dikes.

Border: Water is applied at the upper end of a strip in which the lateral flow of water is controlled by small earth ridges called border dikes, or borders.

Controlled flooding: Water is released at intervals from closely spaced field ditches and distributed uniformly over the field.

Corrugation: Water is applied to small, closely spaced furrows or ditches in fields of close-growing crops or in orchards so that it flows in only one direction.

Drip (or trickle): Water is applied slowly and under low pressure to the surface of the soil or into the soil through such applicators as emitters, porous tubing, or perforated pipe.

Furrow: Water is applied in small ditches made by cultivation implements. Furrows are used for tree and row crops.

Sprinkler: Water is sprayed over the soil surface through pipes or nozzles from a pressure system.

Subirrigation: Water is applied in open ditches or tile lines until the water table is raised enough to wet the soil.

Wild flooding: Water, released at high points, is allowed to flow onto an area without controlled distribution.

Kame

A low mound, knob, hummock, or short irregular ridge composed of stratified sand and gravel deposited by a subglacial stream as a fan or delta at the margin of a melting glacier; by a supraglacial stream in a low place or hole on the surface of the glacier; or as a ponded deposit on the surface or at the margin of stagnant ice.

Karst (topography)

A kind of topography that formed in limestone, gypsum, or other soluble rocks by dissolution and that is characterized by closed depressions, sinkholes, caves, and underground drainage.

Knoll

A small, low, rounded hill rising above adjacent landforms.

Ksat

See Saturated hydraulic conductivity.

Lacustrine deposit

Material deposited in lake water and exposed when the water level is lowered or the elevation of the land is raised.

Lake plain

A nearly level surface marking the floor of an extinct lake filled by well sorted, generally fine textured, stratified deposits, commonly containing varves.

Lake terrace

A narrow shelf, partly cut and partly built, produced along a lakeshore in front of a scarp line of low cliffs and later exposed when the water level falls.

Landfill (map symbol)

An area of accumulated waste products of human habitation, either above or below natural ground level.

Landslide

A general, encompassing term for most types of mass movement landforms and processes involving the downslope transport and outward deposition of soil and rock materials caused by gravitational forces; the movement may or may not involve saturated materials. The speed and distance of movement, as well as the amount of soil and rock material, vary greatly.

Large stones

Rock fragments 3 inches (7.6 centimeters) or more across. Large stones adversely affect the specified use of the soil.

Lava flow (map symbol)

A solidified, commonly lobate body of rock formed through lateral, surface outpouring of molten lava from a vent or fissure.

Leaching

The removal of soluble material from soil or other material by percolating water.

Levee (map symbol)

An embankment that confines or controls water, especially one built along the banks of a river to prevent overflow onto lowlands.

Linear extensibility

Refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. Linear extensibility is used to determine the shrink-swell potential of soils. It is an expression of the volume change between the water content of the clod at $^{1}/_{3}$- or $^{1}/_{10}$-bar tension (33kPa or 10kPa tension) and oven dryness. Volume change is influenced by the amount and type of clay minerals in the soil. The volume change is the percent change for the whole soil. If it is expressed as a fraction, the resulting value is COLE, coefficient of linear extensibility.

Liquid limit

The moisture content at which the soil passes from a plastic to a liquid state.

Loam

Soil material that is 7 to 27 percent clay particles, 28 to 50 percent silt particles, and less than 52 percent sand particles.

Loess

Material transported and deposited by wind and consisting dominantly of silt-sized particles.

Low strength

The soil is not strong enough to support loads.

Low-residue crops

Such crops as corn used for silage, peas, beans, and potatoes. Residue from these crops is not adequate to control erosion until the next crop in the rotation is established. These crops return little organic matter to the soil.

Marl

An earthy, unconsolidated deposit consisting chiefly of calcium carbonate mixed with clay in approximately equal proportions; formed primarily under freshwater lacustrine conditions but also formed in more saline environments.

Marsh or swamp (map symbol)

A water-saturated, very poorly drained area that is intermittently or permanently covered by water. Sedges, cattails, and rushes are the dominant vegetation in marshes, and trees or shrubs are the dominant vegetation in swamps. Not used in map units where the named soils are poorly drained or very poorly drained.

Mass movement

A generic term for the dislodgment and downslope transport of soil and rock material as a unit under direct gravitational stress.

Masses

See Redoximorphic features.

Meander belt

The zone within which migration of a meandering channel occurs; the flood-plain area included between two imaginary lines drawn tangential to the outer bends of active channel loops.

Meander scar

A crescent-shaped, concave or linear mark on the face of a bluff or valley wall, produced by the lateral erosion of a meandering stream that impinged upon and undercut the bluff.

Meander scroll

One of a series of long, parallel, close-fitting, crescent-shaped ridges and troughs formed along the inner bank of a stream meander as the channel migrated laterally down-valley and toward the outer bank.

Mechanical treatment

Use of mechanical equipment for seeding, brush management, and other management practices.

Medium textured soil

Very fine sandy loam, loam, silt loam, or silt.

Mesa

A broad, nearly flat topped and commonly isolated landmass bounded by steep slopes or precipitous cliffs and capped by layers of resistant, nearly horizontal rocky material. The summit width is characteristically greater than the height of the bounding escarpments.

Metamorphic rock

Rock of any origin altered in mineralogical composition, chemical composition, or structure by heat, pressure, and movement at depth in the earth's crust. Nearly all such rocks are crystalline.

Mine or quarry (map symbol)

An open excavation from which soil and underlying material have been removed and in which bedrock is exposed. Also denotes surface openings to underground mines.

Mine spoil

An accumulation of displaced earthy material, rock, or other waste material removed during mining or excavation. Also called earthy fill.

Mineral soil

Soil that is mainly mineral material and low in organic material. Its bulk density is more than that of organic soil.

Minimum tillage

Only the tillage essential to crop production and prevention of soil damage.

Miscellaneous area

A kind of map unit that has little or no natural soil and supports little or no vegetation.

Miscellaneous water (map symbol)

Small, constructed bodies of water that are used for industrial, sanitary, or mining applications and that contain water most of the year.

Moderately coarse textured soil

Coarse sandy loam, sandy loam, or fine sandy loam.

Moderately fine textured soil

Clay loam, sandy clay loam, or silty clay loam.

Mollic epipedon

A thick, dark, humus-rich surface horizon (or horizons) that has high base saturation and pedogenic soil structure. It may include the upper part of the subsoil.

Moraine

In terms of glacial geology, a mound, ridge, or other topographically distinct accumulation of unsorted, unstratified drift, predominantly till, deposited primarily by the direct action of glacial ice in a variety of landforms. Also, a general term for a landform composed mainly of till (except for kame moraines, which are composed mainly of stratified outwash) that has been deposited by a glacier. Some types of moraines are disintegration, end, ground, kame, lateral, recessional, and terminal.

Morphology, soil

The physical makeup of the soil, including the texture, structure, porosity, consistence, color, and other physical, mineral, and biological properties of the various horizons, and the thickness and arrangement of those horizons in the soil profile.

Mottling, soil

Irregular spots of different colors that vary in number and size. Descriptive terms are as follows: abundance—*few, common,* and *many;* size—*fine, medium,* and *coarse;* and contrast—*faint, distinct,* and *prominent.* The size measurements are of the diameter along the greatest dimension. *Fine* indicates less than 5 millimeters (about 0.2 inch); *medium,* from 5 to 15 millimeters (about 0.2 to 0.6 inch); and *coarse,* more than 15 millimeters (about 0.6 inch).

Mountain

A generic term for an elevated area of the land surface, rising more than 1,000 feet (300 meters) above surrounding lowlands, commonly of restricted summit area (relative to a plateau) and generally having steep sides. A mountain can occur as a single, isolated mass or in a group forming a chain or range. Mountains are formed primarily by tectonic activity and/or volcanic action but can also be formed by differential erosion.

Muck

Dark, finely divided, well decomposed organic soil material. (See Sapric soil material.)

Mucky peat

See Hemic soil material.

Mudstone

A blocky or massive, fine grained sedimentary rock in which the proportions of clay and silt are approximately equal. Also, a general term for such material as clay, silt, claystone, siltstone, shale, and argillite and that should be used only when the amounts of clay and silt are not known or cannot be precisely identified.

Munsell notation

A designation of color by degrees of three simple variables—hue, value, and chroma. For example, a notation of 10YR 6/4 is a color with hue of 10YR, value of 6, and chroma of 4.

Natric horizon

A special kind of argillic horizon that contains enough exchangeable sodium to have an adverse effect on the physical condition of the subsoil.

Neutral soil

A soil having a pH value of 6.6 to 7.3. (See Reaction, soil.)

Nodules

See Redoximorphic features.

Nose slope (geomorphology)

A geomorphic component of hills consisting of the projecting end (laterally convex area) of a hillside. The overland waterflow is predominantly divergent. Nose slopes consist dominantly of colluvium and slope-wash sediments (for example, slope alluvium).

Nutrient, plant

Any element taken in by a plant essential to its growth. Plant nutrients are mainly nitrogen, phosphorus, potassium, calcium, magnesium, sulfur, iron, manganese, copper, boron, and zinc obtained from the soil and carbon, hydrogen, and oxygen obtained from the air and water.

Organic matter

Plant and animal residue in the soil in various stages of decomposition. The content of organic matter in the surface layer is described as follows:

Very low: Less than 0.5 percent
Low: 0.5 to 1.0 percent
Moderately low: 1.0 to 2.0 percent
Moderate: 2.0 to 4.0 percent
High: 4.0 to 8.0 percent
Very high: More than 8.0 percent

Outwash

Stratified and sorted sediments (chiefly sand and gravel) removed or "washed out" from a glacier by meltwater streams and deposited in front of or beyond the end moraine or the margin of a glacier. The coarser material is deposited nearer to the ice.

Outwash plain

An extensive lowland area of coarse textured glaciofluvial material. An outwash plain is commonly smooth; where pitted, it generally is low in relief.

Paleoterrace

An erosional remnant of a terrace that retains the surface form and alluvial deposits of its origin but was not emplaced by, and commonly does not grade to, a present-day stream or drainage network.

Pan

A compact, dense layer in a soil that impedes the movement of water and the growth of roots. For example, *hardpan, fragipan, claypan, plowpan,* and *traffic pan.*

Parent material

The unconsolidated organic and mineral material in which soil forms.

Peat

Unconsolidated material, largely undecomposed organic matter, that has accumulated under excess moisture. (See Fibric soil material.)

Ped

An individual natural soil aggregate, such as a granule, a prism, or a block.

Pedisediment

A layer of sediment, eroded from the shoulder and backslope of an erosional slope, that lies on and is being (or was) transported across a gently sloping erosional surface at the foot of a receding hill or mountain slope.

Pedon

The smallest volume that can be called "a soil." A pedon is three dimensional and large enough to permit study of all horizons. Its area ranges from about 10 to 100 square feet (1 square meter to 10 square meters), depending on the variability of the soil.

Percolation

The movement of water through the soil.

Perennial water (map symbol)

Small, natural or constructed lakes, ponds, or pits that contain water most of the year.

Permafrost

Ground, soil, or rock that remains at or below 0 degrees C for at least 2 years. It is defined on the basis of temperature and is not necessarily frozen.

pH value

A numerical designation of acidity and alkalinity in soil. (See Reaction, soil.)

Phase, soil

A subdivision of a soil series based on features that affect its use and management, such as slope, stoniness, and flooding.

Piping

Formation of subsurface tunnels or pipelike cavities by water moving through the soil.

Pitting

Pits caused by melting around ice. They form on the soil after plant cover is removed.

Plastic limit

The moisture content at which a soil changes from semisolid to plastic.

Plasticity index

The numerical difference between the liquid limit and the plastic limit; the range of moisture content within which the soil remains plastic.

Plateau (geomorphology)

A comparatively flat area of great extent and elevation; specifically, an extensive land region that is considerably elevated (more than 100 meters) above the adjacent lower lying terrain, is commonly limited on at least one side by an abrupt descent, and has a flat or nearly level surface. A comparatively large part of a plateau surface is near summit level.

Playa

The generally dry and nearly level lake plain that occupies the lowest parts of closed depressions, such as those on intermontane basin floors. Temporary flooding occurs primarily in response to precipitation and runoff. Playa deposits are fine grained and may or may not have a high water table and saline conditions.

Plinthite

The sesquioxide-rich, humus-poor, highly weathered mixture of clay with quartz and other diluents. It commonly appears as red mottles, usually in platy, polygonal, or reticulate patterns. Plinthite changes irreversibly to an ironstone hardpan or to irregular aggregates on repeated wetting and drying, especially if it is exposed also to heat from the sun. In a moist soil, plinthite can be cut with a spade. It is a form of laterite.

Plowpan

A compacted layer formed in the soil directly below the plowed layer.

Ponding

Standing water on soils in closed depressions. Unless the soils are artificially drained, the water can be removed only by percolation or evapotranspiration.

Poorly graded

Refers to a coarse grained soil or soil material consisting mainly of particles of nearly the same size. Because there is little difference in size of the particles, density can be increased only slightly by compaction.

Pore linings

See Redoximorphic features.

Potential native plant community

See Climax plant community.

Potential rooting depth (effective rooting depth)

Depth to which roots could penetrate if the content of moisture in the soil were adequate. The soil has no properties restricting the penetration of roots to this depth.

Prescribed burning

Deliberately burning an area for specific management purposes, under the appropriate conditions of weather and soil moisture and at the proper time of day.

Productivity, soil

The capability of a soil for producing a specified plant or sequence of plants under specific management.

Profile, soil

A vertical section of the soil extending through all its horizons and into the parent material.

Proper grazing use

Grazing at an intensity that maintains enough cover to protect the soil and maintain or improve the quantity and quality of the desirable vegetation. This practice increases the vigor and reproduction capacity of the key plants and promotes the accumulation of litter and mulch necessary to conserve soil and water.

Rangeland

Land on which the potential natural vegetation is predominantly grasses, grasslike plants, forbs, or shrubs suitable for grazing or browsing. It includes natural grasslands, savannas, many wetlands, some deserts, tundras, and areas that support certain forb and shrub communities.

Reaction, soil

A measure of acidity or alkalinity of a soil, expressed as pH values. A soil that tests to pH 7.0 is described as precisely neutral in reaction because it is neither acid nor alkaline. The degrees of acidity or alkalinity, expressed as pH values, are:

Ultra acid: Less than 3.5
Extremely acid: 3.5 to 4.4
Very strongly acid: 4.5 to 5.0
Strongly acid: 5.1 to 5.5
Moderately acid: 5.6 to 6.0
Slightly acid: 6.1 to 6.5
Neutral: 6.6 to 7.3
Slightly alkaline: 7.4 to 7.8
Moderately alkaline: 7.9 to 8.4
Strongly alkaline: 8.5 to 9.0
Very strongly alkaline: 9.1 and higher

Red beds

Sedimentary strata that are mainly red and are made up largely of sandstone and shale.

Redoximorphic concentrations

See Redoximorphic features.

Redoximorphic depletions

See Redoximorphic features.

Redoximorphic features

Redoximorphic features are associated with wetness and result from alternating periods of reduction and oxidation of iron and manganese compounds in the soil. Reduction occurs during saturation with water, and oxidation occurs when the soil is not saturated. Characteristic color patterns are created by these processes. The reduced iron and manganese ions may be removed from a soil if vertical or lateral fluxes of water occur, in which case there is no iron or manganese precipitation in that soil. Wherever the iron and manganese are oxidized and precipitated, they

form either soft masses or hard concretions or nodules. Movement of iron and manganese as a result of redoximorphic processes in a soil may result in redoximorphic features that are defined as follows:

1. Redoximorphic concentrations.—These are zones of apparent accumulation of iron-manganese oxides, including:
   A. Nodules and concretions, which are cemented bodies that can be removed from the soil intact. Concretions are distinguished from nodules on the basis of internal organization. A concretion typically has concentric layers that are visible to the naked eye. Nodules do not have visible organized internal structure; *and*
   B. Masses, which are noncemented concentrations of substances within the soil matrix; *and*
   C. Pore linings, i.e., zones of accumulation along pores that may be either coatings on pore surfaces or impregnations from the matrix adjacent to the pores.
2. Redoximorphic depletions.—These are zones of low chroma (chromas less than those in the matrix) where either iron-manganese oxides alone or both iron-manganese oxides and clay have been stripped out, including:
   A. Iron depletions, i.e., zones that contain low amounts of iron and manganese oxides but have a clay content similar to that of the adjacent matrix; *and*
   B. Clay depletions, i.e., zones that contain low amounts of iron, manganese, and clay (often referred to as silt coatings or skeletans).
3. Reduced matrix.—This is a soil matrix that has low chroma *in situ* but undergoes a change in hue or chroma within 30 minutes after the soil material has been exposed to air.

Reduced matrix

See Redoximorphic features.

Regolith

All unconsolidated earth materials above the solid bedrock. It includes material weathered in place from all kinds of bedrock and alluvial, glacial, eolian, lacustrine, and pyroclastic deposits.

Relief

The relative difference in elevation between the upland summits and the lowlands or valleys of a given region.

Residuum (residual soil material)

Unconsolidated, weathered or partly weathered mineral material that accumulated as bedrock disintegrated in place.

Rill

A very small, steep-sided channel resulting from erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. A rill generally is not an obstacle to wheeled vehicles and is shallow enough to be smoothed over by ordinary tillage.

Riser

The vertical or steep side slope (e.g., escarpment) of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural, steplike landforms, such as successive stream terraces.

Road cut

A sloping surface produced by mechanical means during road construction. It is commonly on the uphill side of the road.

Rock fragments

Rock or mineral fragments having a diameter of 2 millimeters or more; for example, pebbles, cobbles, stones, and boulders.

Rock outcrop (map symbol)

An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow over bedrock or where "Rock outcrop" is a named component of the map unit.

Root zone

The part of the soil that can be penetrated by plant roots.

Runoff

The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground-water runoff or seepage flow from ground water.

Saline soil

A soil containing soluble salts in an amount that impairs growth of plants. A saline soil does not contain excess exchangeable sodium.

Saline spot (map symbol)

An area where the surface layer has an electrical conductivity of 8 mmhos/cm more than the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has an electrical conductivity of 2 mmhos/cm or less.

Sand

As a soil separate, individual rock or mineral fragments from 0.05 millimeter to 2.0 millimeters in diameter. Most sand grains consist of quartz. As a soil textural class, a soil that is 85 percent or more sand and not more than 10 percent clay.

Sandstone

Sedimentary rock containing dominantly sand-sized particles.

Sandy spot (map symbol)

A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer.

Sapric soil material (muck)

The most highly decomposed of all organic soil material. Muck has the least amount of plant fiber, the highest bulk density, and the lowest water content at saturation of all organic soil material.

Saturated hydraulic conductivity (Ksat)

The ease with which pores of a saturated soil transmit water. Formally, the proportionality coefficient that expresses the relationship of the rate of water movement to hydraulic gradient in Darcy's Law, a law that describes the rate of water movement through porous media. Commonly abbreviated as "Ksat." Terms describing saturated hydraulic conductivity are:

Very high: 100 or more micrometers per second (14.17 or more inches per hour)

High: 10 to 100 micrometers per second (1.417 to 14.17 inches per hour)

Moderately high: 1 to 10 micrometers per second (0.1417 inch to 1.417 inches per hour)

Moderately low: 0.1 to 1 micrometer per second (0.01417 to 0.1417 inch per hour)

Low: 0.01 to 0.1 micrometer per second (0.001417 to 0.01417 inch per hour)

Very low: Less than 0.01 micrometer per second (less than 0.001417 inch per hour).

To convert inches per hour to micrometers per second, multiply inches per hour by 7.0572. To convert micrometers per second to inches per hour, multiply micrometers per second by 0.1417.

Saturation

Wetness characterized by zero or positive pressure of the soil water. Under conditions of saturation, the water will flow from the soil matrix into an unlined auger hole.

Scarification

The act of abrading, scratching, loosening, crushing, or modifying the surface to increase water absorption or to provide a more tillable soil.

Sedimentary rock

A consolidated deposit of clastic particles, chemical precipitates, or organic remains accumulated at or near the surface of the earth under normal low temperature and pressure conditions. Sedimentary rocks include consolidated equivalents of alluvium, colluvium, drift, and eolian, lacustrine, and marine deposits. Examples are sandstone, siltstone, mudstone, claystone, shale, conglomerate, limestone, dolomite, and coal.

Sequum

A sequence consisting of an illuvial horizon and the overlying eluvial horizon. (See Eluviation.)

Series, soil

A group of soils that have profiles that are almost alike, except for differences in texture of the surface layer. All the soils of a series have horizons that are similar in composition, thickness, and arrangement.

Severely eroded spot (map symbol)

An area where, on the average, 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units in which "severely eroded," "very severely eroded," or "gullied" is part of the map unit name.

Shale

Sedimentary rock that formed by the hardening of a deposit of clay, silty clay, or silty clay loam and that has a tendency to split into thin layers.

Sheet erosion

The removal of a fairly uniform layer of soil material from the land surface by the action of rainfall and surface runoff.

Short, steep slope (map symbol)

A narrow area of soil having slopes that are at least two slope classes steeper than the slope class of the surrounding map unit.

Shoulder

The convex, erosional surface near the top of a hillslope. A shoulder is a transition from summit to backslope.

Shrink-swell

The shrinking of soil when dry and the swelling when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. It can also damage plant roots.

Shrub-coppice dune

A small, streamlined dune that forms around brush and clump vegetation.

Side slope (geomorphology)

A geomorphic component of hills consisting of a laterally planar area of a hillside. The overland waterflow is predominantly parallel. Side slopes are dominantly colluvium and slope-wash sediments.

Silica

A combination of silicon and oxygen. The mineral form is called quartz.

Silica-sesquioxide ratio

The ratio of the number of molecules of silica to the number of molecules of alumina and iron oxide. The more highly weathered soils or their clay fractions in warm-temperate, humid regions, and especially those in the tropics, generally have a low ratio.

Silt

As a soil separate, individual mineral particles that range in diameter from the upper limit of clay (0.002 millimeter) to the lower limit of very fine sand (0.05 millimeter). As a soil textural class, soil that is 80 percent or more silt and less than 12 percent clay.

Siltstone

An indurated silt having the texture and composition of shale but lacking its fine lamination or fissility; a massive mudstone in which silt predominates over clay.

Similar soils

Soils that share limits of diagnostic criteria, behave and perform in a similar manner, and have similar conservation needs or management requirements for the major land uses in the survey area.

Sinkhole (map symbol)

A closed, circular or elliptical depression, commonly funnel shaped, characterized by subsurface drainage and formed either by dissolution of the surface of underlying bedrock (e.g., limestone, gypsum, or salt) or by collapse of underlying caves within bedrock. Complexes of sinkholes in carbonate-rock terrain are the main components of karst topography.

Site index

A designation of the quality of a forest site based on the height of the dominant stand at an arbitrarily chosen age. For example, if the average height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 75 feet, the site index is 75.

Slickensides (pedogenic)

Grooved, striated, and/or glossy (shiny) slip faces on structural peds, such as wedges; produced by shrink-swell processes, most commonly in soils that have a high content of expansive clays.

Slide or slip (map symbol)

A prominent landform scar or ridge caused by fairly recent mass movement or descent of earthy material resulting from failure of earth or rock under shear stress along one or several surfaces.

Slope

The inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by horizontal distance, then multiplied by 100. Thus, a slope of 20 percent is a drop of 20 feet in 100 feet of horizontal distance.

Slope alluvium

Sediment gradually transported down the slopes of mountains or hills primarily by nonchannel alluvial processes (i.e., slope-wash processes) and characterized by particle sorting. Lateral particle sorting is evident on long slopes. In a profile sequence, sediments may be distinguished by differences in size and/or specific gravity of rock fragments and may be separated by stone lines. Burnished peds

and sorting of rounded or subrounded pebbles or cobbles distinguish these materials from unsorted colluvial deposits.

Slow refill

The slow filling of ponds, resulting from restricted water transmission in the soil.

Slow water movement

Restricted downward movement of water through the soil. See Saturated hydraulic conductivity.

Sodic (alkali) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Sodic spot (map symbol)

An area where the surface layer has a sodium adsorption ratio that is at least 10 more than that of the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has a sodium adsorption ratio of 5 or less.

Sodicity

The degree to which a soil is affected by exchangeable sodium. Sodicity is expressed as a sodium adsorption ratio (SAR) of a saturation extract, or the ratio of Na^{+} to $Ca^{++} + Mg^{++}$. The degrees of sodicity and their respective ratios are:

Slight: Less than 13:1

Moderate: 13-30:1

Strong: More than 30:1

Sodium adsorption ratio (SAR)

A measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration.

Soft bedrock

Bedrock that can be excavated with trenching machines, backhoes, small rippers, and other equipment commonly used in construction.

Soil

A natural, three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief and by the passage of time.

Soil separates

Mineral particles less than 2 millimeters in equivalent diameter and ranging between specified size limits. The names and sizes, in millimeters, of separates recognized in the United States are as follows:

Very coarse sand: 2.0 to 1.0
Coarse sand: 1.0 to 0.5
Medium sand: 0.5 to 0.25
Fine sand: 0.25 to 0.10
Very fine sand: 0.10 to 0.05
Silt: 0.05 to 0.002
Clay: Less than 0.002

Solum

The upper part of a soil profile, above the C horizon, in which the processes of soil formation are active. The solum in soil consists of the A, E, and B horizons. Generally, the characteristics of the material in these horizons are unlike those of the material below the solum. The living roots and plant and animal activities are largely confined to the solum.

Spoil area (map symbol)

A pile of earthy materials, either smoothed or uneven, resulting from human activity.

Stone line

In a vertical cross section, a line formed by scattered fragments or a discrete layer of angular and subangular rock fragments (commonly a gravel- or cobble-sized lag concentration) that formerly was draped across a topographic surface and was later buried by additional sediments. A stone line generally caps material that was subject to weathering, soil formation, and erosion before burial. Many stone lines seem to be buried erosion pavements, originally formed by sheet and rill erosion across the land surface.

Stones

Rock fragments 10 to 24 inches (25 to 60 centimeters) in diameter if rounded or 15 to 24 inches (38 to 60 centimeters) in length if flat.

Stony

Refers to a soil containing stones in numbers that interfere with or prevent tillage.

Stony spot (map symbol)

A spot where 0.01 to 0.1 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surrounding soil has no surface stones.

Strath terrace

A type of stream terrace; formed as an erosional surface cut on bedrock and thinly mantled with stream deposits (alluvium).

Stream terrace

One of a series of platforms in a stream valley, flanking and more or less parallel to the stream channel, originally formed near the level of the stream; represents

the remnants of an abandoned flood plain, stream bed, or valley floor produced during a former state of fluvial erosion or deposition.

Stripcropping

Growing crops in a systematic arrangement of strips or bands that provide vegetative barriers to wind erosion and water erosion.

Structure, soil

The arrangement of primary soil particles into compound particles or aggregates. The principal forms of soil structure are:

Platy: Flat and laminated
Prismatic: Vertically elongated and having flat tops
Columnar: Vertically elongated and having rounded tops
Angular blocky: Having faces that intersect at sharp angles (planes)
Subangular blocky: Having subrounded and planar faces (no sharp angles)
Granular: Small structural units with curved or very irregular faces

Structureless soil horizons are defined as follows:

Single grained: Entirely noncoherent (each grain by itself), as in loose sand
Massive: Occurring as a coherent mass

Stubble mulch

Stubble or other crop residue left on the soil or partly worked into the soil. It protects the soil from wind erosion and water erosion after harvest, during preparation of a seedbed for the next crop, and during the early growing period of the new crop.

Subsoil

Technically, the B horizon; roughly, the part of the solum below plow depth.

Subsoiling

Tilling a soil below normal plow depth, ordinarily to shatter a hardpan or claypan.

Substratum

The part of the soil below the solum.

Subsurface layer

Any surface soil horizon (A, E, AB, or EB) below the surface layer.

Summer fallow

The tillage of uncropped land during the summer to control weeds and allow storage of moisture in the soil for the growth of a later crop. A practice common in semiarid regions, where annual precipitation is not enough to produce a crop every year. Summer fallow is frequently practiced before planting winter grain.

Summit

The topographically highest position of a hillslope. It has a nearly level (planar or only slightly convex) surface.

Surface layer

The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, ranging in depth from 4 to 10 inches (10 to 25 centimeters). Frequently designated as the "plow layer," or the "Ap horizon."

Surface soil

The A, E, AB, and EB horizons, considered collectively. It includes all subdivisions of these horizons.

Talus

Rock fragments of any size or shape (commonly coarse and angular) derived from and lying at the base of a cliff or very steep rock slope. The accumulated mass of such loose broken rock formed chiefly by falling, rolling, or sliding.

Taxadjuncts

Soils that cannot be classified in a series recognized in the classification system. Such soils are named for a series they strongly resemble and are designated as taxadjuncts to that series because they differ in ways too small to be of consequence in interpreting their use and behavior. Soils are recognized as taxadjuncts only when one or more of their characteristics are slightly outside the range defined for the family of the series for which the soils are named.

Terminal moraine

An end moraine that marks the farthest advance of a glacier. It typically has the form of a massive arcuate or concentric ridge, or complex of ridges, and is underlain by till and other types of drift.

Terrace (conservation)

An embankment, or ridge, constructed across sloping soils on the contour or at a slight angle to the contour. The terrace intercepts surface runoff so that water soaks into the soil or flows slowly to a prepared outlet. A terrace in a field generally is built so that the field can be farmed. A terrace intended mainly for drainage has a deep channel that is maintained in permanent sod.

Terrace (geomorphology)

A steplike surface, bordering a valley floor or shoreline, that represents the former position of a flood plain, lake, or seashore. The term is usually applied both to the relatively flat summit surface (tread) that was cut or built by stream or wave action and to the steeper descending slope (scarp or riser) that has graded to a lower base level of erosion.

Terracettes

Small, irregular steplike forms on steep hillslopes, especially in pasture, formed by creep or erosion of surficial materials that may be induced or enhanced by trampling of livestock, such as sheep or cattle.

Texture, soil

The relative proportions of sand, silt, and clay particles in a mass of soil. The basic textural classes, in order of increasing proportion of fine particles, are *sand, loamy sand, sandy loam, loam, silt loam, silt, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay,* and *clay*. The sand, loamy sand, and sandy loam classes may be further divided by specifying "coarse," "fine," or "very fine."

Thin layer

Otherwise suitable soil material that is too thin for the specified use.

Till

Dominantly unsorted and nonstratified drift, generally unconsolidated and deposited directly by a glacier without subsequent reworking by meltwater, and consisting of a heterogeneous mixture of clay, silt, sand, gravel, stones, and boulders; rock fragments of various lithologies are embedded within a finer matrix that can range from clay to sandy loam.

Till plain

An extensive area of level to gently undulating soils underlain predominantly by till and bounded at the distal end by subordinate recessional or end moraines.

Tilth, soil

The physical condition of the soil as related to tillage, seedbed preparation, seedling emergence, and root penetration.

Toeslope

The gently inclined surface at the base of a hillslope. Toeslopes in profile are commonly gentle and linear and are constructional surfaces forming the lower part of a hillslope continuum that grades to valley or closed-depression floors.

Topsoil

The upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to topdress roadbanks, lawns, and land affected by mining.

Trace elements

Chemical elements, for example, zinc, cobalt, manganese, copper, and iron, in soils in extremely small amounts. They are essential to plant growth.

Tread

The flat to gently sloping, topmost, laterally extensive slope of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural steplike landforms, such as successive stream terraces.

Tuff

A generic term for any consolidated or cemented deposit that is 50 percent or more volcanic ash.

Upland

An informal, general term for the higher ground of a region, in contrast with a low-lying adjacent area, such as a valley or plain, or for land at a higher elevation than the flood plain or low stream terrace; land above the footslope zone of the hillslope continuum.

Valley fill

The unconsolidated sediment deposited by any agent (water, wind, ice, or mass wasting) so as to fill or partly fill a valley.

Variegation

Refers to patterns of contrasting colors assumed to be inherited from the parent material rather than to be the result of poor drainage.

Varve

A sedimentary layer or a lamina or sequence of laminae deposited in a body of still water within a year. Specifically, a thin pair of graded glaciolacustrine layers seasonally deposited, usually by meltwater streams, in a glacial lake or other body of still water in front of a glacier.

Very stony spot (map symbol)

A spot where 0.1 to 3.0 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surface of the surrounding soil is covered by less than 0.01 percent stones.

Water bars

Smooth, shallow ditches or depressional areas that are excavated at an angle across a sloping road. They are used to reduce the downward velocity of water and divert it off and away from the road surface. Water bars can easily be driven over if constructed properly.

Weathering

All physical disintegration, chemical decomposition, and biologically induced changes in rocks or other deposits at or near the earth's surface by atmospheric or biologic agents or by circulating surface waters but involving essentially no transport of the altered material.

Well graded

Refers to soil material consisting of coarse grained particles that are well distributed over a wide range in size or diameter. Such soil normally can be easily increased in density and bearing properties by compaction. Contrasts with poorly graded soil.

Wet spot (map symbol)

A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit.

Wilting point (or permanent wilting point)

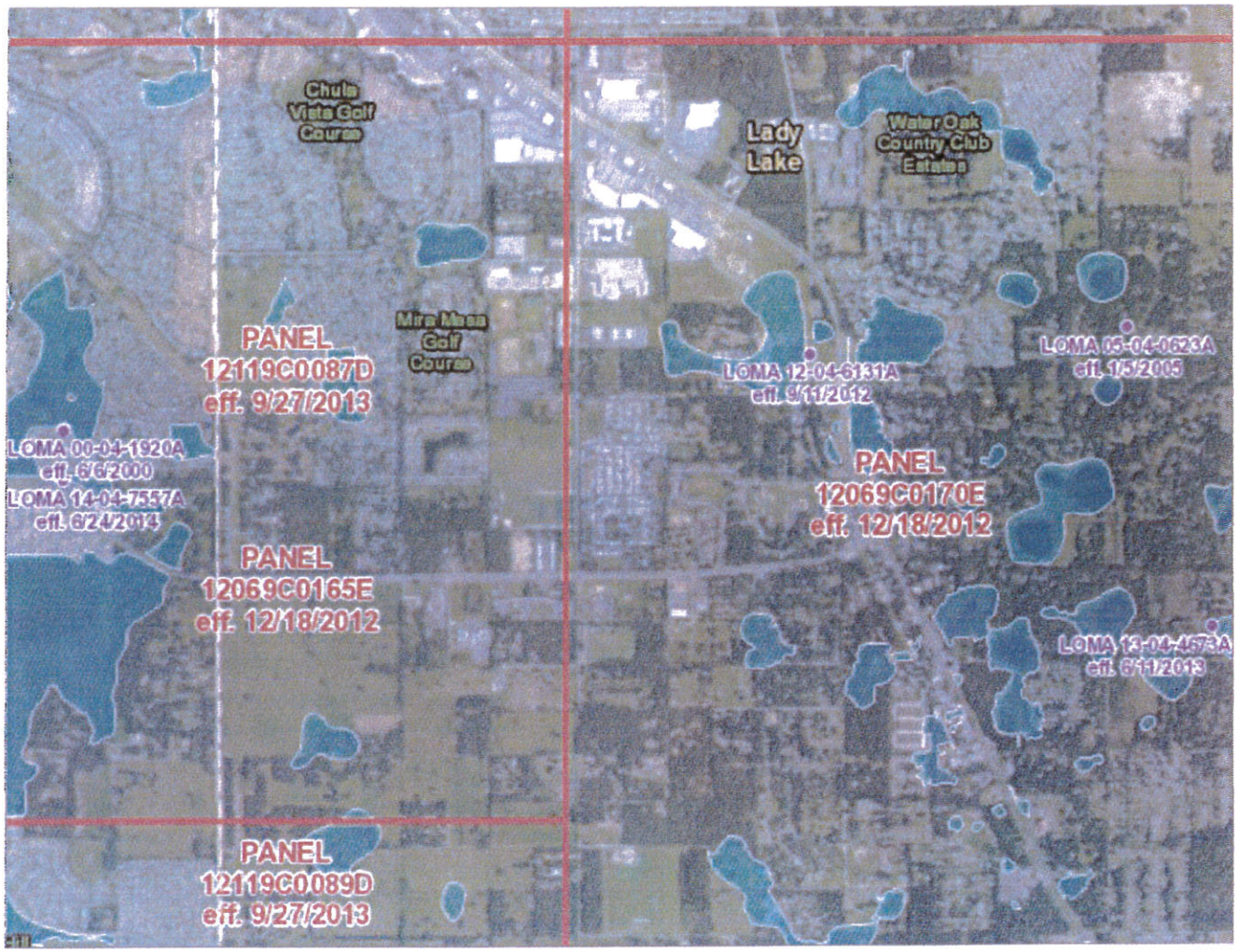
The moisture content of soil, on an ovendry basis, at which a plant (specifically a sunflower) wilts so much that it does not recover when placed in a humid, dark chamber.

Windthrow

The uprooting and tipping over of trees by the wind.

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try http://bit.ly/1bPpUjq (Unofficial) if this map is down



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov | USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Airbus DS | Esri, HERE, DeLorme, NGA, USGS

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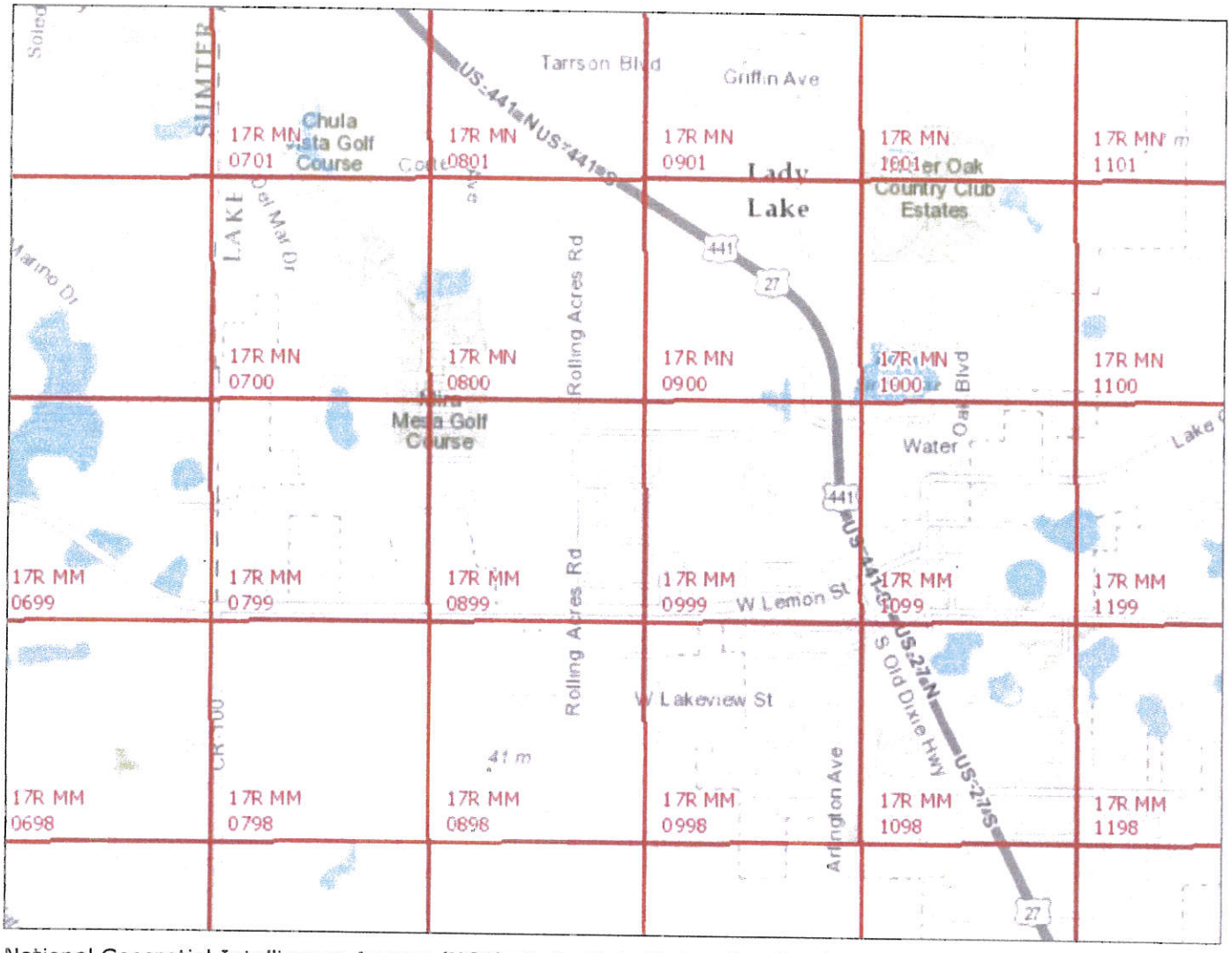
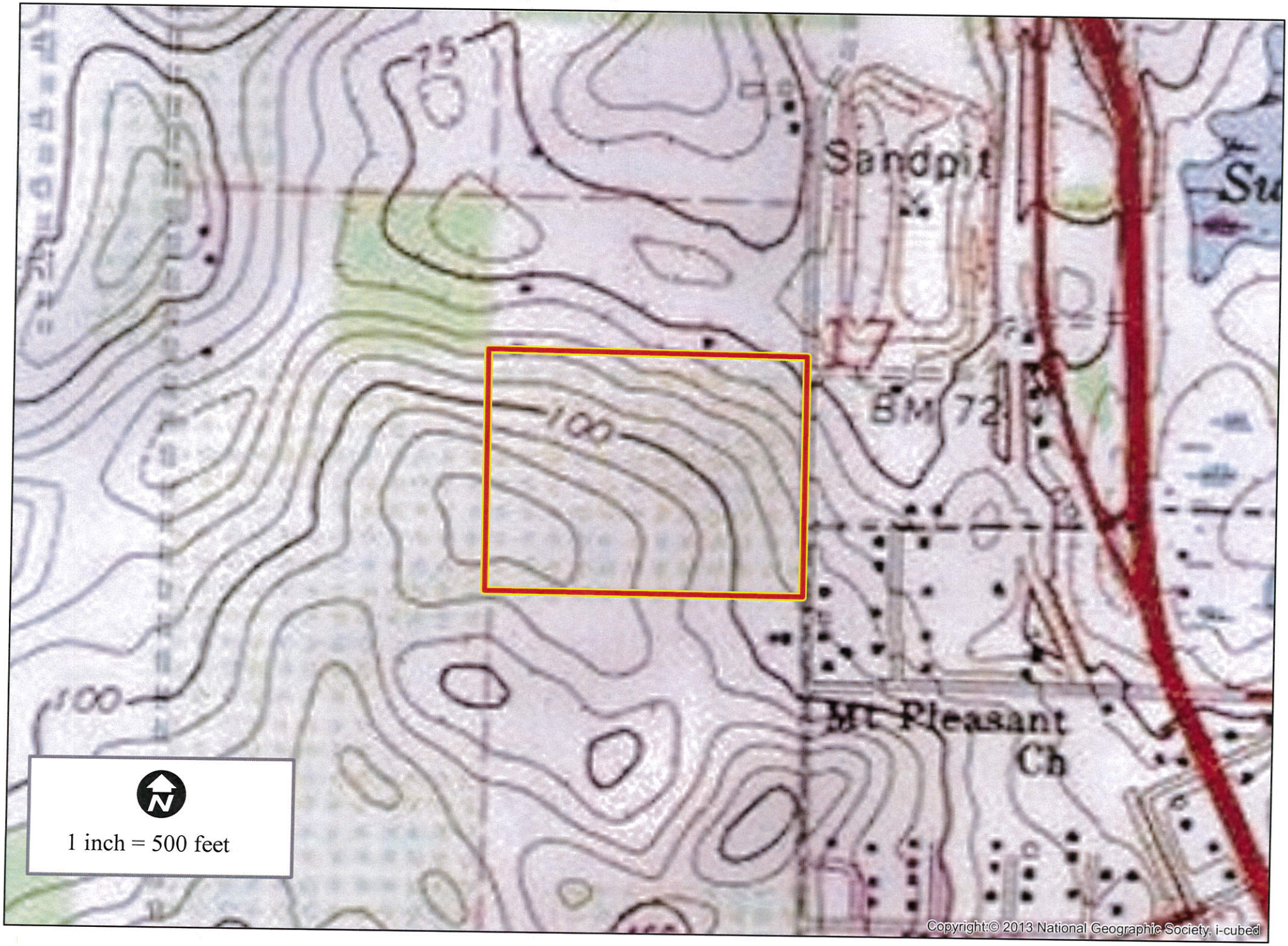


National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov | Esri, HERE, DeLorme, INCREMENT P, USGS, METI/NASA, EPA, USDA

Topographic Map - Recreation Plantation



Traffic Impact Study

Recreation Plantation

Lady Lake, Florida

16 November 2015

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Recreation Plantation - Lady Lake, Lake County

Project Number 15-5970-1

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Florida.

Scott P. Israelson, P.E., PTOE
License No. 54473

11/16/15

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I. Introduction

Recreation Plantation RV Resort is a recreational vehicle park in Lady Lake, Lake County, Florida. The owner proposes rezoning the undeveloped eastern portion of the property, and this traffic impact study examines the impacts of that rezoning. This part of the property is located on the southwest quadrant of Clay Avenue and Oak Street, north of CR 466.

The development is proposed to consist of 232 lots for recreational vehicles. The site will have amenities including a clubhouse, pickleball courts, and a pool. Access to the property will be via a full access driveway to Clay Avenue, and also a connection to Starlight Road within the existing RV park.

Figure 1 shows the most recent site plan. **Figure 2** shows the project vicinity map.

According to the Lake-Sumter Metropolitan Planning Organization (MPO) guidelines, the Radius of Development Influence for an RV Park is 3.25 miles. Since the development is estimated to generate fewer than 100 peak hour trips, this analysis will follow Tier 2 TIS requirements.

The study area included the following roadway segments and intersections:

Roadway Segments

- Clay Avenue - between Oak St and CR 466
- Oak Street - between Clay Ave and CR 25-US 27/441
- CR 466 - between Rolling Acres Rd and US 27/441

Intersections

- US 27/441 & CR 25/Water Oak Boulevard
- US 27/441 & CR 466/Lemon Street
- Clay Avenue & Oak Street
- CR 466 & Clay Avenue
- CR 466 & Rolling Acres Road
- Clay Avenue & Road G (project access)

The study analyzed the following scenarios:

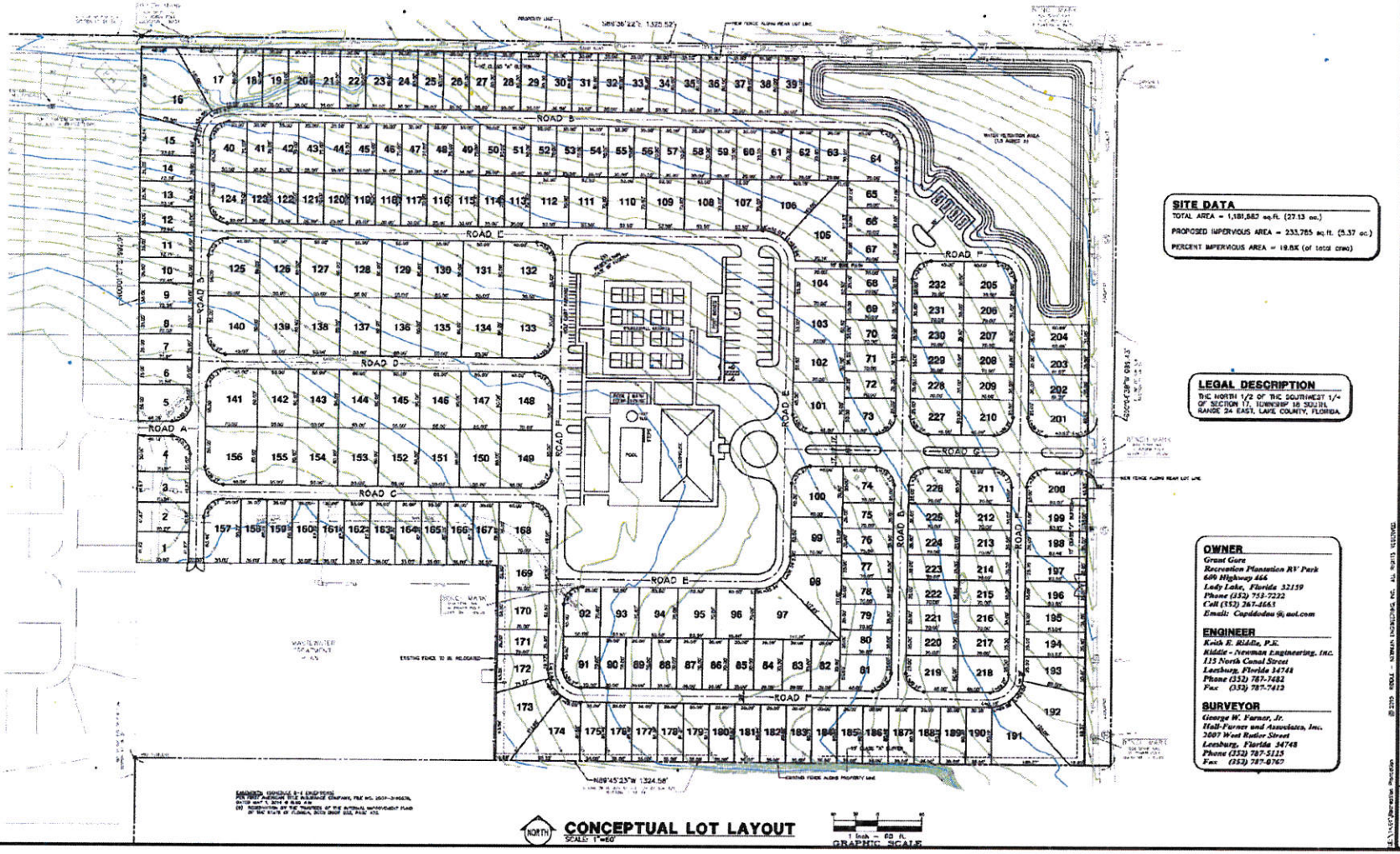
- 2015 Existing Conditions
- Full Build 2020 Conditions

The AM peak hour and PM peak hour were analyzed.

There are no planned or programmed improvements in the study area. There is a single family residential development planned on Lake Ella Road that is currently under review by the Town of Lady Lake.

RECREATION PLANTATION

609 HIGHWAY 466 • LADY LAKE, FL • 32159



Site Plan

Figure 1

Recreation Plantation - Lady Lake - Bret Jones PA

Project No: 15-5970-1

Date: 12 November 2015

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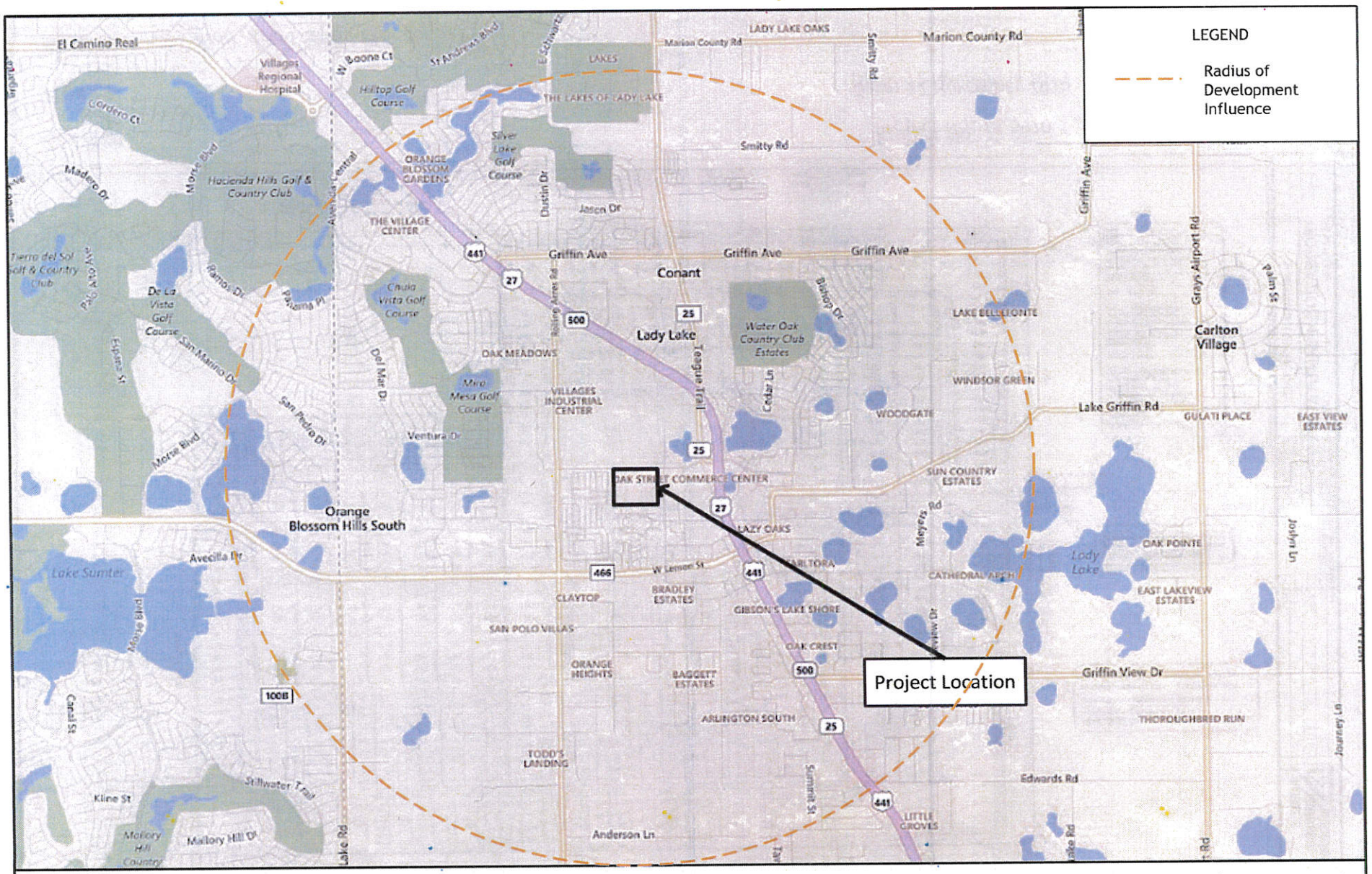

Vicinity Map and Radius of Development Influence

Figure 2

Recreation Plantation - Lady Lake

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II. Existing Conditions

A. EXISTING ROADWAY CONDITIONS

Table 2.1 presents a summary of the existing roadway conditions in the study area. **Figure 3** shows the roadways in the study area.

Table 2.1 - Existing Roadways

Street Name	Functional Class	Typical Section	Posted Speed	AADT
US 27/441	Arterial 1	Four-lane divided	45 mph	25,721
CR 466	Arterial 1	Four-lane divided	40 mph	14,490
Rolling Acres Road	Collector	Two-lane undivided	35 mph	17,210
Clay Avenue	Local	Two-lane undivided	25 mph	N/A
Oak Street	Local	Two-lane undivided	25 mph	N/A

B. EXISTING INTERSECTION GEOMETRY

US 27/441 & CR 25/Water Oak Boulevard is signalized with protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 25 has a left-turn lane, one through lane, and a right-turn lane. Westbound Water Oak Boulevard consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. There are no pedestrian facilities at this intersection.

US 27/441 & CR 466/Lemon Street is signalized with split phasing for the eastbound/westbound approaches, and protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 466 consists of a left-turn lane, a shared left-through lane, and a right-turn lane. Westbound Lemon Street consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, one through lane, and a shared through-right lane. Pedestrian crossings are present at all legs of the intersection.

Clay Avenue & Oak Street is an unsignalized intersection with stop control for eastbound and westbound Oak Street. All approaches consist of a single lane. Clay Avenue is a dead end north of the intersection. West of the intersection, Oak Street is unpaved, and parallel to Oak Street is an unpaved driveway to the Church of Christ. A pedestrian crosswalk is marked on the east leg of the intersection.

CR 466 & Clay Avenue is an unsignalized intersection with stop control for northbound and southbound Clay Avenue. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both the northbound and southbound approaches consist of a single lane. Pedestrian crosswalks are marked on the north and south legs of the intersection.

CR 466 & Rolling Acres Road is signalized with protected/permitted phasing for all approaches. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both northbound and southbound Rolling Acres Road have a left-turn lane, one through lane, and a right-turn lane. Pedestrian crossings are present on the north, south, and east legs of the intersection.

The geometric configuration of all intersections in the study area is shown in **Figure 3**.

C. TRAFFIC VOLUMES

Traffic data collection for study area intersections were collected from November 3rd to November 5th, 2015. **Figure 4** displays existing traffic volumes. These volumes can be found in the Appendix.

Current Average Annual Daily Traffic (AADT) volumes were retrieved from the Lake-Sumter MPO *Lake County TMS Segment Report Table 14/15.*

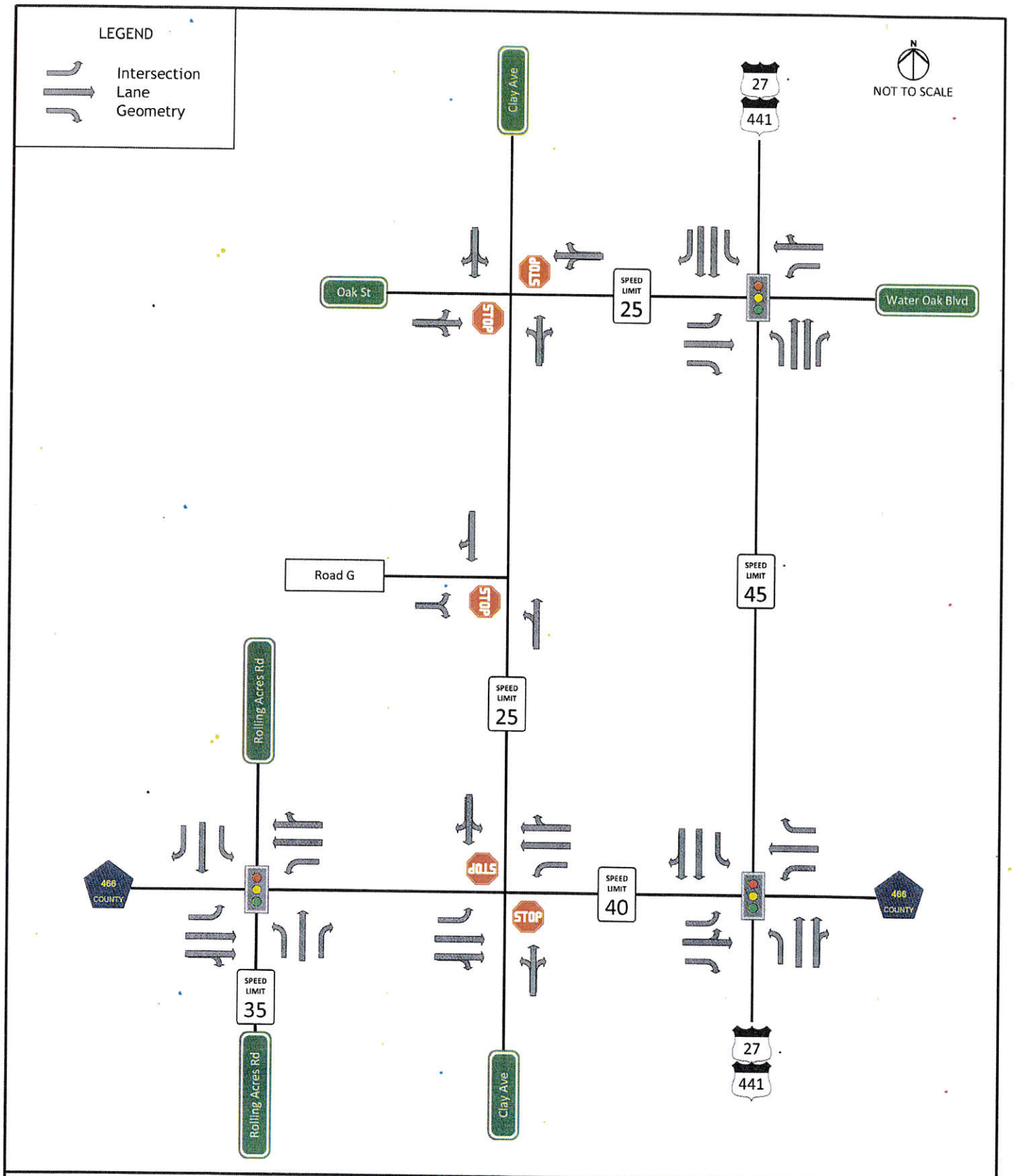
Existing LOS for the study area intersections and roadway segments is shown in **Figure 5.**

D. FUTURE ROADWAY CONDITIONS

The intersection of Clay Avenue & Road G will provide access the Recreation Plantation development, and is proposed to be located approximately 450 feet south of the intersection of Clay Avenue & Oak Street. Road G is proposed to be a two-lane divided roadway.

All other intersections will retain their current geometry. There are no planned or programmed improvement projects in the study area.

Clay Avenue & Oak Street - looking north



Study Area Intersections and Roadways

Figure 3

Recreation Plantation - Lady Lake

Project No: 15-5970-1

Date: 12 November 2015

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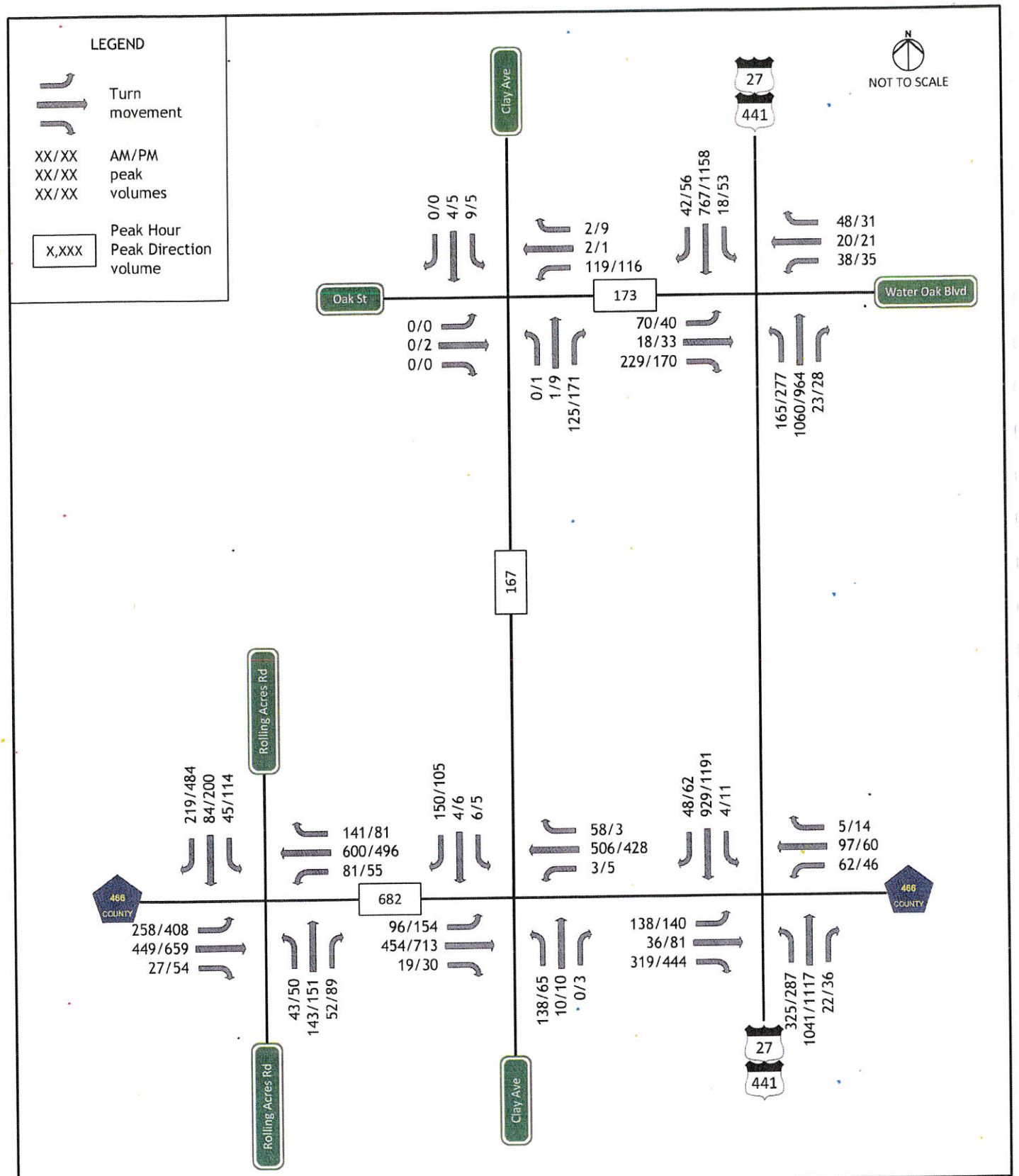

Existing Traffic Volumes

Project No: 15-5970-1

Figure 4

Date: 12 November 2015

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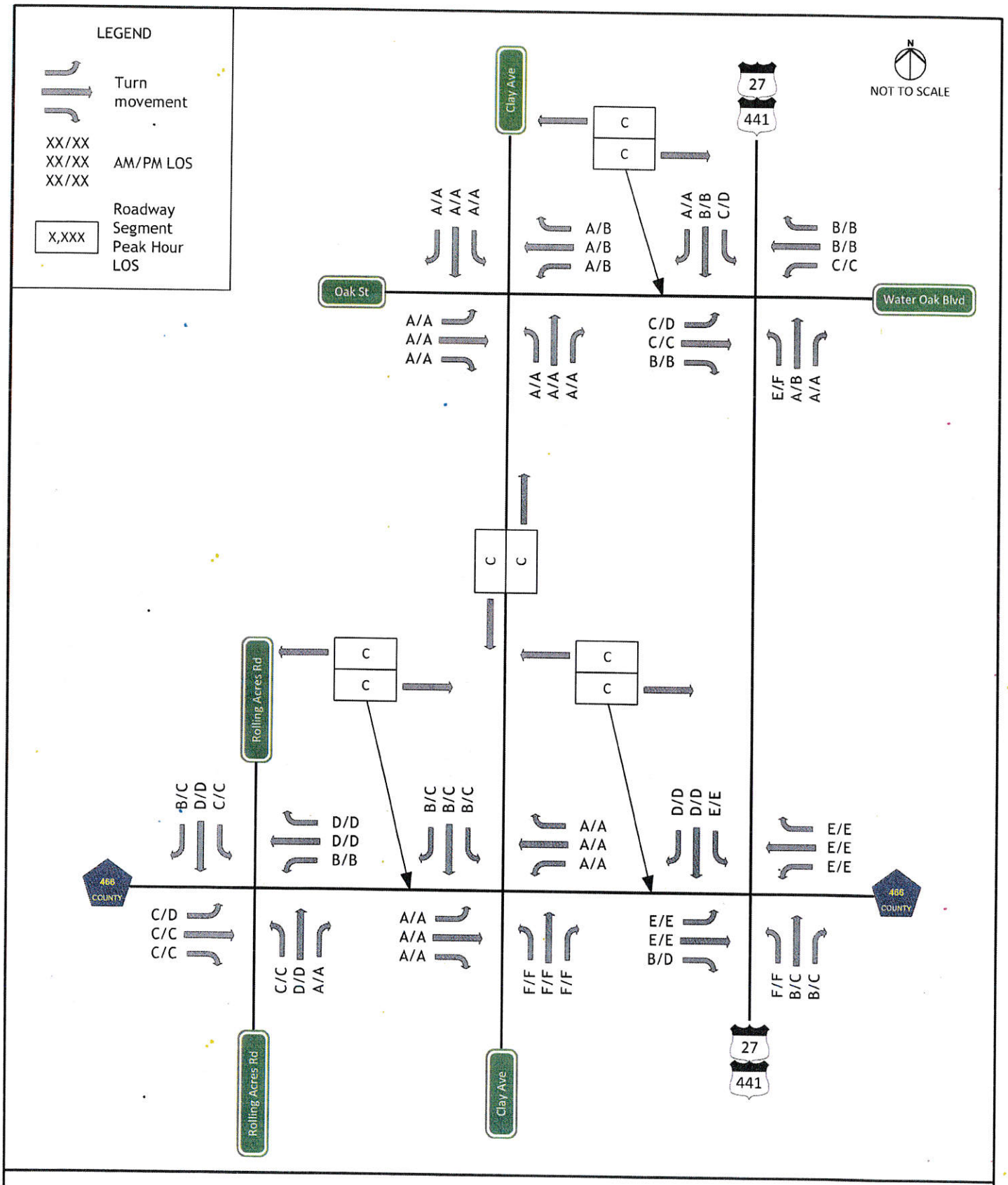
Recreation Plantation - Lady Lake



Existing Level of Service

Figure 5

Recreation Plantation - Lady Lake

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III. Future Traffic Conditions

A. BACKGROUND GROWTH

Two methods are used to determine the appropriate background growth rate for the study area. The first method is calculated using the relationship between historical AADT, then dividing by the number of years between the two to determine a linear rate. Table 3.1 shows a summary of this calculation.

Table 3.1 - Study Area Historical Growth

Roadway	2011 AADT	2015 AADT	increase	annual growth
US 27/441 - north of CR 25	25,000	27,500	10.0%	2.5%
CR 466 - west of Clay Ave	12,381	16,427	32.7%	8.2%
Rolling Acres Road - north of CR 466	14,558	16,113	10.7%	2.7%

The average of the three annual growth rates calculates to 4.47%. For a five-year buildout scenario, the increase would be 22.35%.

The second method examines the Reserved Trips as noted in the Lake County *TMS Segment Report*. Table 3.2 shows the current Peak Hour traffic volumes (both directions), Reserved Trips (both directions), and the increase from reserved trips as a percentage of the total.

Table 3.2 - Reserved Trips as a Percentage

Roadway	2015 Peak Hour Peak Direction Volume	Reserved Trips	increase
US 27/441 - north of CR 25	2,033	595	22.6%
CR 466 - west of Clay Ave	1,257	288	18.6%
Rolling Acres Road - north of CR 466	1,539	94	5.8%

The average of those three roadway segments is 15.67%:

For this analysis, an increase of 19% is applied to existing volumes to calculate background growth for the Full Build 2020 scenario.

B. TRIP GENERATION

The proposed development is expected to consist of 232 lots for recreational vehicles.

The *ITE Trip Generation Manual 9th Edition* was used to estimate the projected trips by this development.

Table 3.3 contains the summary of the land uses and sizes used for trip generation estimates.

Table 3.3 - ITE Trip Generation

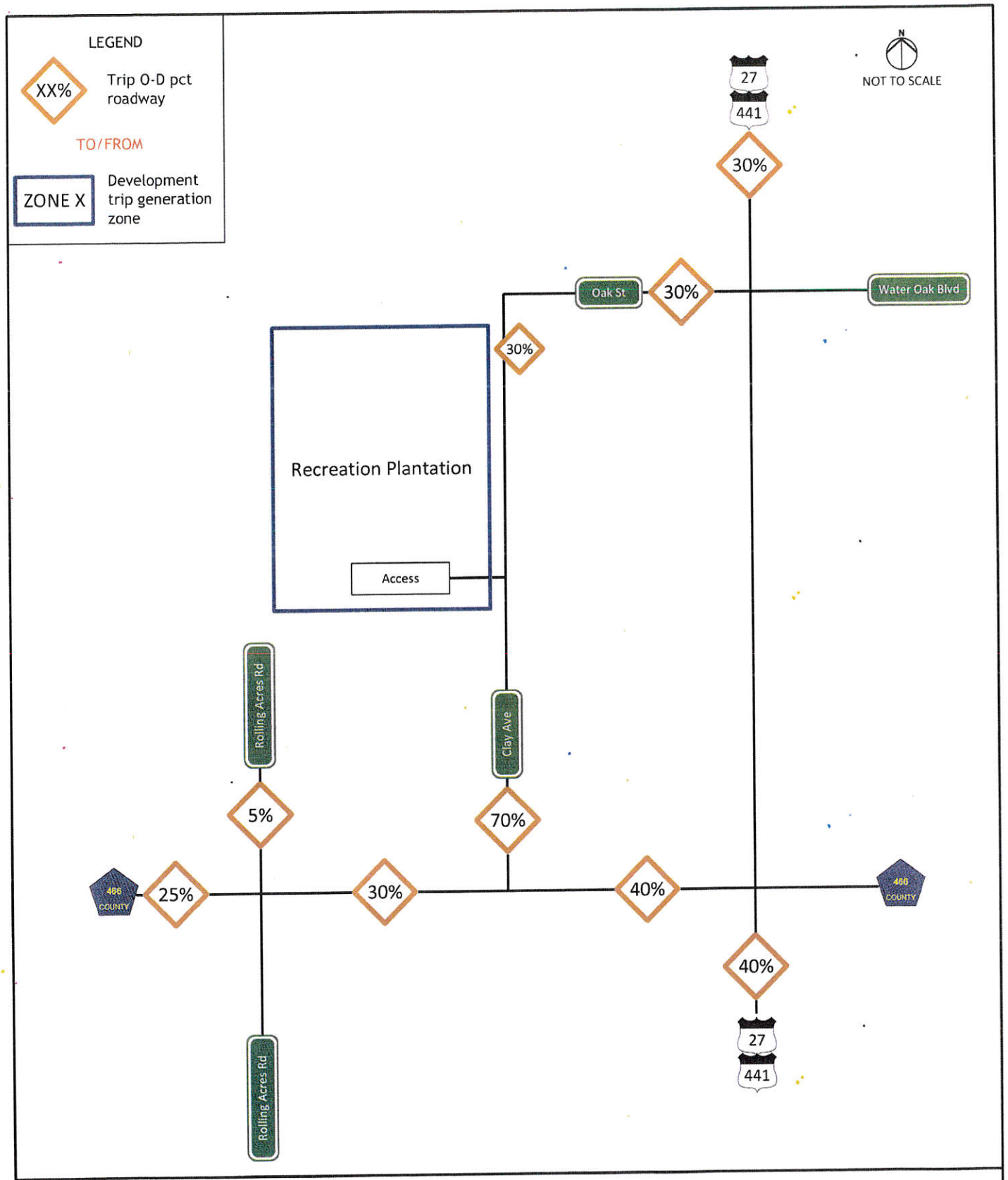
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Campground/ Recreational Vehicle Park	416	232	Occupied Lots	N/A	18	31	41	22

C. TRIP DISTRIBUTION

Trips for this proposed development were assigned to the surrounding roadway network based on existing traffic patterns, engineering judgment accounting for future land uses, and discussions with the Lake-Sumter MPO. The proposed trip distribution for this project can be found in **Figure 6**, and the projected site trips are shown in **Figure 7**.

Full Build 2020 volumes are shown in **Figure 8**.

US 27/441 & CR 466/Lemon Street - looking north



Trip Distribution

Project No: 15-5970-1

Figure 6

Date: 12 November 2015

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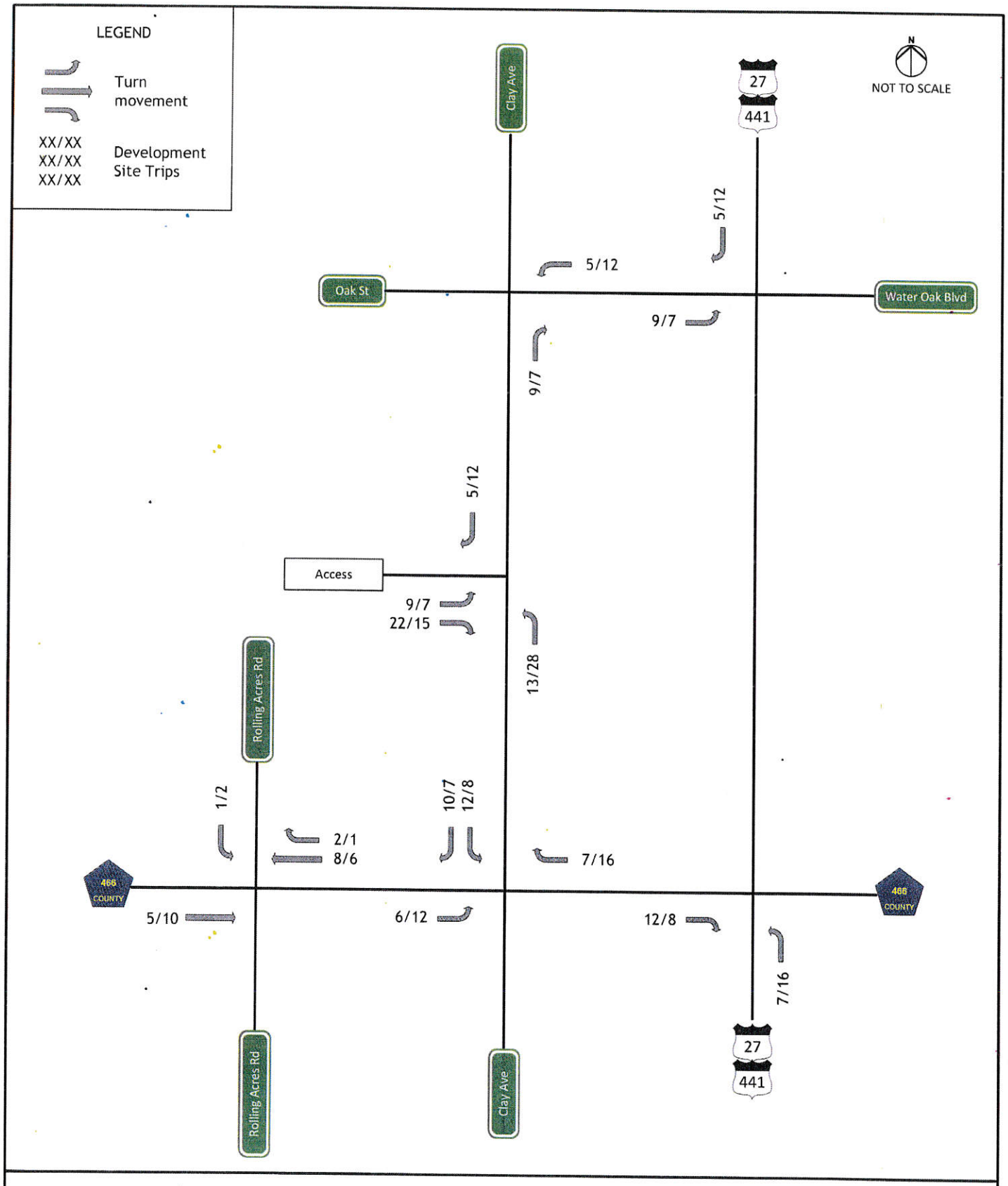
Recreation Plantation - Lady Lake



Site Trips

Figure 7

Recreation Plantation - Lady Lake

Project No: 15-5970-1

Date: 12 November 2015

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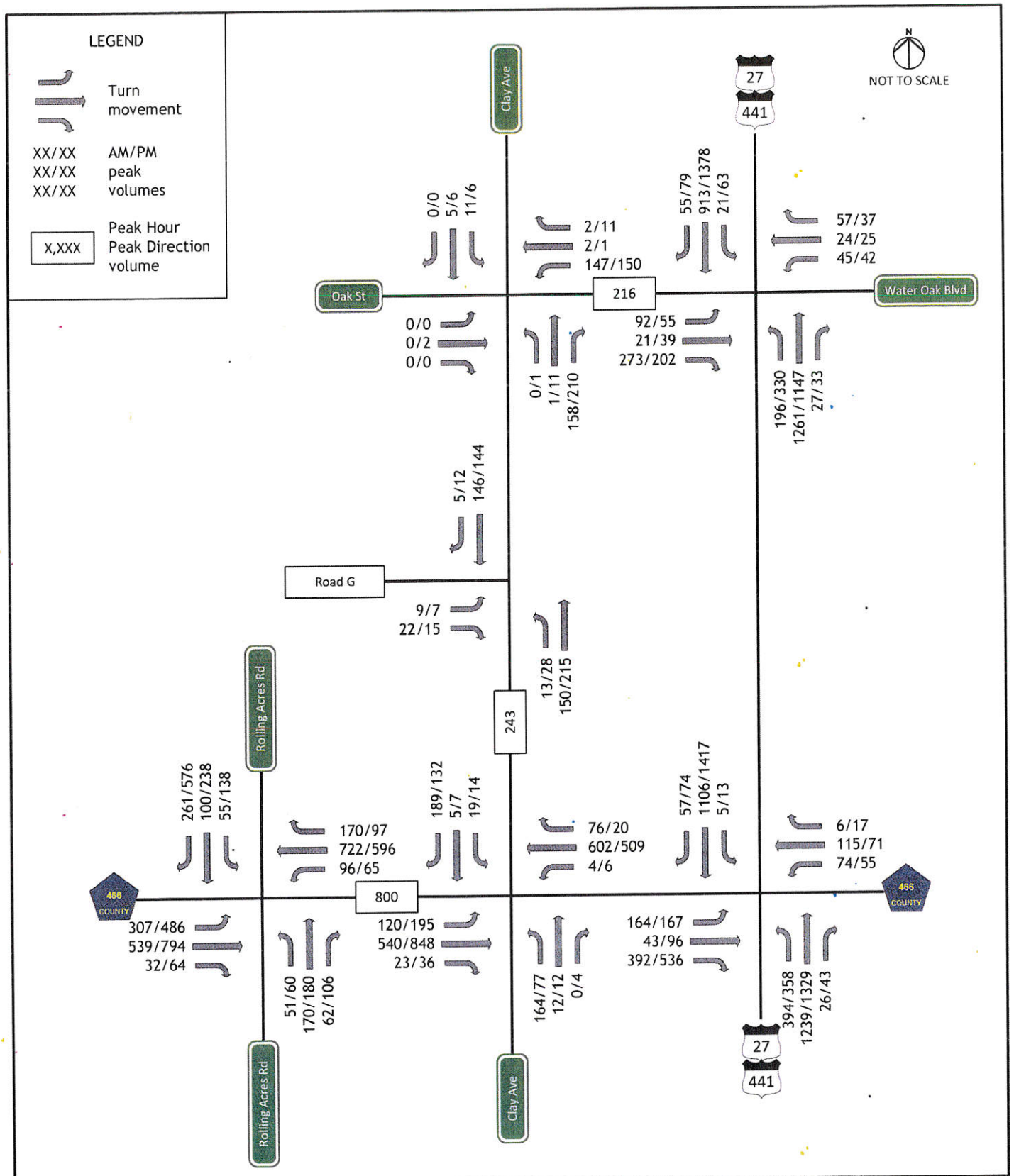

Full Build 2020 Volumes

Project No: 15-5970-1

Figure 8

Date: 12 November 2015

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Recreation Plantation - Lady Lake

IV. Transportation Assessment

A. SEGMENT ANALYSIS

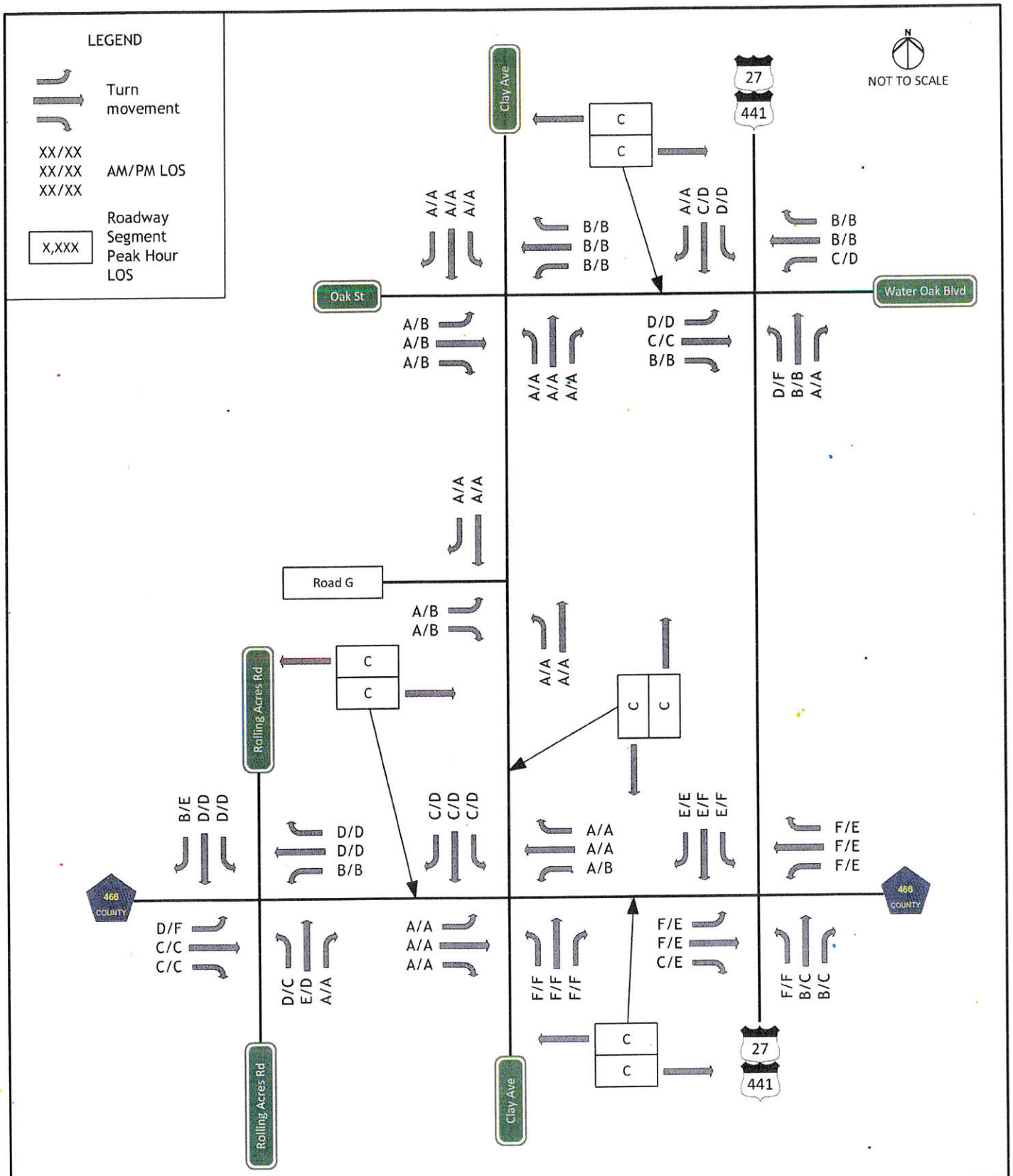
The Lake-Sumter MPO uses Florida Department of Transportation (FDOT) *Generalized Level of Service Tables* to determine LOS for roadway segments. Table 4.1 summarizes LOS for existing conditions and Full Build 2020 conditions.

Table 4.1 - Roadway Segment LOS - PM Peak Hour

Roadway	From	To	Lanes	Adopted Pk Hr Capacity	Dir	2015 Existing Pk Hr Vol	2015 Existing LOS	Reservd Pk Hr Volumes	Develop Pk Hr Volumes	2020 Full Build Pk Hr Vol	2020 Full Build LOS
CR 466	Rolling Acres Rd	Clay Ave	4LD	2000	EB	682	C	106	12	800	C
					WB	575	C	182	7	764	C
	Clay Ave	US 27/ 441	4LD	2000	EB	682	C	106	8	796	C
					WB	575	C	182	16	773	C
Clay Avenue	Oak St	CR 466	2LU	297	NB	167	C	-	28	195	C
					SB	116	C	-	15	131	C
Oak Street	Clay Ave	CR 25 (US 27/441)	2LU	297	EB	173	C	-	7	180	C
					WB	126	C	-	12	138	C

Analysis shows that all impacted roadway segments within the Radius of Development Influence will remain within the Adopted LOS Standards.

Figure 9 displays LOS for roadway segments and intersections by movement for the Full Build 2020 scenario.



Full Build 2020 LOS

Project No: 15-5970-1

Figure 9

Date: 12 November 2015

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Recreation Plantation - Lady Lake

B. INTERSECTION ANALYSIS

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 4.2 summarizes the overall LOS or worst movement LOS for existing conditions, and the Full Build 2020 scenario.

Table 4.2 - Overall intersection LOS and Average Control Delay in seconds

Intersection	2015 Existing		2020 Full Build	
	AM	PM	AM	PM
US 27/441 & CR 25/Water Oak Boulevard	B (17.3)	C (28.3)	B (19.8)	D (42.7)
US 27/441 & CR 466/Lemon Street	D (41.4)	D (47.0)	D (48.0)	F (90.8)
Clay Avenue & Oak Street	A (9.9) WB approach	B (10.4) WB approach	B (10.4) WB approach	B (10.8) WB approach
CR 466 & Clay Avenue	F (116.5) NB approach	F (160.2) WB approach	F (****) WB approach	F (****) WB approach
CR 466 & Rolling Acres Road	C (28.6)	C (32.8)	C (34.7)	E (56.4)
Clay Avenue & Road G (project access)			A (9.7) EB approach	B (10.0) EB approach

*** - Delay and queue calculated to be excessively large.

US 27/441 & CR 25/Water Oak Boulevard

US 27/441 & CR 25/Water Oak Boulevard is signalized with protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 25 has a left-turn lane, one through lane, and a right-turn lane. Westbound Water Oak Boulevard consists of a left-turn lane and a shared through-right lane.

Existing Conditions

Table 4.3 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.3 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 25/ Water Oak Blvd	EB	LT	C	31.0	73'	D	36.4	49'
		TH	C	25.6	26'	C	32.3	42'
		RT	B	14.1	129'	B	11.4	80'
	WB	LT	C	27.3	45'	D	35.2	45'
		TH	B	14.2	44'	B	19.8	42'
		RT						
	NB	LT	E	66.1	228'	D	39.8	262'
		TH	A	9.8	290'	B	11.7	253'
		RT	A	0.0	-	A	0.0	-
	SB	LT	C	30.7	29'	D	38.3	62'
		TH	B	17.6	192'	D	43.1	477'
		RT	A	0.2	-	A	0.2	-
	OVERALL		B			C		

Analysis shows that the intersection currently sees LOS B overall in the AM Peak Hour, and LOS C overall in the PM Peak Hour.

Full Build 2020 Conditions

Table 4.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.4 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 25/ Water Oak Blvd	EB	LT	D	39.4	91'	D	38.2	61'
		TH	C	28.6	29'	C	31.8	47'
		RT	B	14.2	129'	B	15.9	110'
	WB	LT	C	31.6	50'	D	35.1	51'
		TH	B	15.2	48'	B	18.9	45'
		RT						
	NB	LT	D	38.6	169'	F	172.7	401'
		TH	B	13.5	398'	B	15.7	341'
		RT	A	0.0	-	A	0.1	-
	SB	LT	D	36.0	33'	D	41.0	73'
		TH	C	25.3	330'	D	43.2	572'
		RT	A	0.2	-	A	2.0	15'
	OVERALL		B			D		

For the full build scenario, the intersection is expected to see LOS B overall in the AM Peak Hour, and LOS D in the PM Peak Hour. It is recommended to monitor traffic volumes at the intersection and make signal timing adjustments, particularly for the northbound left-turn phase.

US 27/441 & CR 25/Water Oak Boulevard - looking east

US 27/441 & CR 466/Lemon Street

US 27/441 & CR 466/Lemon Street is signalized with split phasing for the eastbound/westbound approaches, and protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 466 consists of a left-turn lane, a shared left-through lane, and a right-turn lane. Westbound Lemon Street consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, one through lane, and a shared through-right lane.

Existing Conditions

Table 4.5 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.5 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 446/ Lemon Street	EB	LT	E	64.7	148'	E	62.9	176'
		TH	E	65.0	152'	E	62.7	181'
		RT	B	15.1	98'	D	36.3	279'
	WB	LT	E	59.5	110'	E	71.1	.92'
		TH	E	65.8	164'	E	71.2	126'
		RT						
	NB	LT	F	113.9	634'	F	124.4	554'
		TH	B	18.0	494'	C	22.5	593'
		RT						
	SB	LT	E	65.5	17'	E	71.9	35'
		TH	D	43.5	549'	D	50.4	869'
		RT						
	OVERALL		D			D		

Analysis shows that the intersection currently sees LOS D overall in both peak hours. The northbound left-turn movement sees LOS F in both peak hours. It should be noted that this intersection currently runs split phasing for the eastbound and westbound approaches, since the eastbound approach consists of a left-turn lane and a shared left-through lane. Split phasing is notoriously inefficient and should only be used in unique geometric situations, or locations with heavily unbalanced turning movements.

Full Build 2020 Conditions

Table 4.6 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.6 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 466/ Lemon Street	EB	LT	F	88.8	191'	E	59.8	208'
		TH	F	88.1	191'	E	59.6	215'
		RT	C	22.8	157'	E	63.2	553'
	WB	LT	F	86.1	142'	E	73.9	105'
		TH	F	118.0	270'	E	77.0	147'
		RT						
	NB	LT	F	88.0	653'	F	250.5	735'
		TH	B	15.5	527'	C	30.8	804'
		RT						
	SB	LT	E	78.6	21'	E	74.5	40'
		TH	E	61.4	811'	F	124.6	1166'
		RT						
	OVERALL		D			F		

The intersection is expected to see several movements experiencing LOS F in both peak hours. As mentioned previously, it is recommended to change the shared through-left lane to a through lane for the eastbound approach, and change the eastbound/westbound phasing to run simultaneously.

US 27/441 & CR 466/Lemon Street - looking north

Clay Avenue & Oak Street

Clay Avenue & Oak Street is an unsignalized intersection with stop control for eastbound and westbound Oak Street. All approaches consist of a single lane. Clay Avenue is a dead end north of the intersection. West of the intersection, Oak Street is unpaved, and parallel to Oak Street is an unpaved driveway to the Church of Christ.

Existing Conditions

Table 4.7 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.7 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Oak Street	EB	LT	A	0.0	-	B	10.4	-
		TH						
		RT						
	WB	LT	A	9.9	15'	B	10.2	15'
		TH						
		RT						
	NB	LT	Free					
		TH						
		RT						
	SB	LT	Free					
		TH						
		RT						
	Worst approach		A			B		

The intersection currently functions acceptably.

Full Build 2020 Conditions

Table 4.8 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.8 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Oak Street	EB	LT	A	0.0	-	B	10.8	-
		TH						
		RT						
	WB	LT	B	10.4	18'	B	10.8	22'
		TH						
		RT						
	NB	LT	Free					
		TH						
		RT						
	SB	LT	Free					
		TH						
		RT						
	Worst approach		B			B		

For the full build scenario, the intersection is expected to continue to function acceptably.

Clay Avenue & Oak Street - looking east

CR 466 & Clay Avenue

CR 466 & Clay Avenue is an unsignalized intersection with stop control for northbound and southbound Clay Avenue. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a right-turn lane. Both the northbound and southbound approaches consist of a single lane.

Existing Conditions

Table 4.9 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.9 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Clay Avenue	EB	LT	A	9.0	-	A	8.8	-
		TH	Free					
		RT						
	WB	LT	A	8.3	-	A	10.0	-
		TH	Free					
		RT						
	NB	LT	F	116.5	178'	F	160.2	128'
		TH						
		RT						
	SB	LT	B	13.5	28'	C	15.2	25'
		TH						
		RT						
	Worst approach		F			F		

Analysis shows that the northbound approach currently experiences LOS F in both peak hours.

The Manual on Uniform Traffic Control Devices (MUTCD) is the governing standard for traffic control devices on public roads. For the installation of traffic control signals, the MUTCD provides nine warrants that assist the traffic engineering professional as to whether or not signalized control is justified at a particular location.

The warrants for traffic signal control include thresholds for vehicular traffic volumes, pedestrian volumes, school crossings, accident/crash experience, and proximity to rail crossings.

As part of this traffic impact analysis, turning movement count data was collected between 7 AM to 9 AM, and 4 PM to 6 PM. Four hours is typically not enough data to perform signal justification, but is useful in determining if additional study should be considered.

That data was applied to the following MUCTD Warrants:

- Warrant 1 - Eight-Hour Vehicular Volume
  - Condition A - Minimum Vehicular Volume
  - Condition B - Interruption of Continuous Traffic
  - Condition A+B - 80% Volume Test
- Warrant 2 - Four-Hour Vehicular Volume

Analysis of data shows that this intersection does not yet meet the thresholds for signalization.

By removing southbound right turn volumes, the intersection only meets the volume thresholds during one hour out of the required eight hours for Warrant 1, and out of the required four hours for Warrant 2.

Full Build 2020 Conditions

Table 4.10 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.10 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Clay Avenue	EB	LT	A	9.6	13'	A	9.5	20'
		TH	Free					
		RT						
	WB	LT	A	8.6	-	B	10.7	-
		TH	Free					
		RT						
	NB	LT	F	***	***	F	***	***
		TH						
		RT						
	SB	LT	C	22.2	70'	D	34.7	85'
		TH						
		RT						
	OVERALL		F			F		

*** - Delay and queue calculated to be excessively large.

Analysis of future conditions shows that as an unsignalized intersection, the northbound approach would see considerable delays and queues. It is recommended to monitor traffic volumes at this intersection, and if northbound delays and queues worsen, then access management such as constructing 3/4 median opening could be considered, or signal warrant analysis could be performed.

CR 466 & Rolling Acres Road

CR 466 & Rolling Acres Road is signalized with protected/permitted phasing for all approaches. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both northbound and southbound Rolling Acres Road have a left-turn lane, one through lane, and a right-turn lane.

Existing Conditions

Table 4.11 shows the current LOS, control delay, and 95th percentile queue length for existing 2014 conditions.

Table 4.11 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Rolling Acres Road	EB	LT	C	20.7	202'	D	50.3	418'
		TH	C	20.1	190'	C	24.1	267'
		RT						
	WB	LT	B	14.9	57'	B	15.8	38'
		TH	D	38.2	388'	D	38.7	252'
		RT						
	NB	LT	C	31.5	60'	C	26.1	57'
		TH	D	53.3	196'	D	45.3	173'
		RT	A	0.7	-	A	1.0	-
	SB	LT	C	31.7	62'	C	29.4	111'
		TH	D	46.6	122'	D	45.0	238'
		RT	B	11.2	74'	C	24.0	294'
	OVERALL		C			C		

Analysis shows that the intersection currently sees LOS C overall in both peak hours.

Full Build 2020 Conditions

Table 4.12 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.12 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Rolling Acres Road	EB	LT	D	40.1	350'	F	142.8	617'
		TH	C	21.9	243'	C	25.3	335'
		RT						
	WB	LT	B	16.1	68'	B	16.4	43'
		TH	D	45.1	532'	D	39.6	310'
		RT						
	NB	LT	D	35.4	68'	C	29.7	69'
		TH	E	62.5	233'	D	52.4	213'
		RT	A	0.8	-	A	1.2	-
	SB	LT	D	36.4	73'	D	36.7	139'
		TH	D	51.6	141'	D	53.3	327'
		RT	B	10.9	80'	E	74.7	526'
	OVERALL		C			E		

For the full build scenario, the intersection is projected to see LOS E overall in the PM Peak Hour, with LOS F for the eastbound left-turn movement. It is recommended to monitor traffic volumes and revise signal timing as needed.

CR 466 & Rolling Acres Road - looking north

C. TURN LANE ANALYSIS

Road G is proposed to be a full access driveway to Clay Avenue. The roadway would consist of one ingress lane and one egress lane.

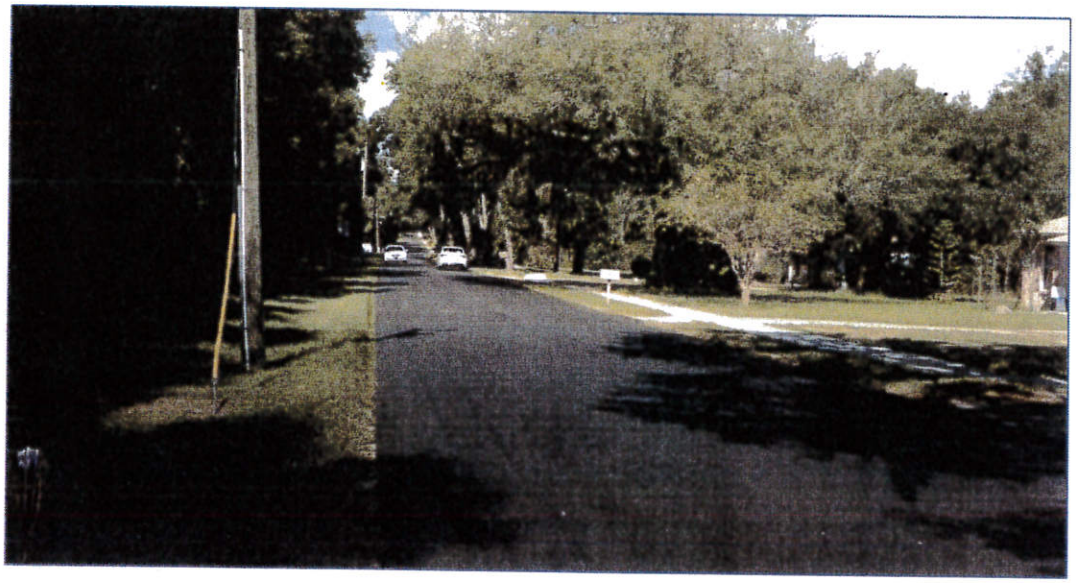
The National Cooperative Highway Research Program (NCHRP) Report 279 *Intersection Channelization Design Guide* was used to determine right-turn lane and left-turn lane warrants.

For public officials that do not have formal thresholds for determining when new access requires turn lane treatments, the NCHRP Report 279 is a very useful tool in assisting the impacts from development. Specifically, this report allows the traffic engineering professional to input roadway type, posted speed, number of advancing volume (and opposing volume for left-turns), and number of turning vehicles. The result is a plot on a graph defined by the above inputs as either recommending turn lanes or not.

Based on projected Full Build 2020 volumes, no turn lanes from Clay Avenue are required for Road G. These calculations can be found in the Appendix.

D. ACCESS ANALYSIS

A sight distance analysis shows that the intersection of Clay Avenue & Road G will not have sight distance concerns as proposed. The Major Street has a posted speed limit of 25 mph, which requires an ISD of 280 feet. There are or are not sight distance obstructions that obscure the view of minor street vehicles. See photo below:



Clay Avenue near proposed Road G - looking north

Table 4.13 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.13 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Road G	EB	LT	A	9.7	-	B	10.0	-
		RT						
	NB	LT	Free					
		TH						
	SB	TH	Free					
		RT						
	Worst Approach		A			B		

The access is expected to perform acceptably as proposed.

E. RECOMMENDED IMPROVEMENTS

The following summarize recommended improvements for **Existing Conditions.**

US 27/441 & CR 466/Lemon Street

- Change EB shared left-through lane to through lane.
- Revise signal timing from EB/WB split phasing to simultaneous phasing.

The following summarize recommended improvements for **Future Conditions.**

US 27/441 & CR 25/Water Oak Boulevard

- Monitor traffic volumes as they increase, and adjust signal timing as necessary.

CR 466 & Clay Avenue

- Monitor traffic volumes as they increase, and implement access management measures such as 3/4 median openings, or perform signal warrant analysis, if the northbound delays and queues become exacerbated.

CR 466 & Rolling Acres Road

- Monitor traffic volumes as they increase, and adjust signal timing as necessary.

V. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Recreation Plantation development in Lady Lake, Florida.

This analysis examined current traffic volumes on the study intersections and roadway segments, and provided recommended improvements based on capacity analysis for Full Build 2020 conditions.

The proposed development is expected to generate fewer than 100 trips in the peak hour, so this document is a Tier 2 analysis.

Existing Conditions

The intersection of US 27/441 & CR 466/Lemon Street currently runs split phasing for the eastbound and westbound approaches. Analysis shows that the intersection would function with less delay if the eastbound shared left-through lane was changed to a through lane, and the eastbound/westbound approaches run simultaneously.

Full Build 2020 Conditions

This analysis estimated background growth to increase existing volumes by 19% based on historical AADT, as well as reserved trips from the Lake County TMS Table. That increase in background growth exacerbates delays throughout the study area.

For the intersections of US 27/441 & CR 25/Water Oak Boulevard, and CR 466 & Rolling Acres Road, the Full Build 2020 scenario shows increases in delays and queues. It is recommended to monitor traffic volumes at those intersections, and optimize traffic signal timing as needed.

At CR 466 & Clay Avenue, the northbound approach is expected to see considerable delays and queues. A check of the MUTCD Traffic Signal Warrants shows that the intersection does not yet meet warrants for signalized control. It is also recommended to monitor traffic volumes at this intersection, and if the northbound approach experiences severe delays and queues, examine traffic signal warrants at that time, or consider implementing access management such as a 3/4 median opening.

It should be noted that the increases in delays and queues are mainly due to natural background growth, and the proposed Recreation Plantation trip generation estimates are relatively few in comparison.

Appendix

Background Information

Traffic Volumes

Trip Generation

Trip Distribution

Signal Timing

Capacity Analysis

Turn Lane Warrants

Traffic Signal Warrants

Background Information

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 11 - LAKE

SITE: 7034 - CR-466, 0.27 MI. W OF CLAY AV. (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	14900 C	E 7400	W 7500	9.00	54.50	4.80
2013	12500 F	E 6100	W 6400	9.00	54.70	10.90
2012	12500 C	E 6100	W 6400	9.00	55.10	11.00
2011	11900 C	E 6000	W 5900	9.00	54.20	10.20
2010	15700 S	E 7800	W 7900	9.86	54.75	11.30
2009	16100 F	E 8000	W 8100	9.96	54.94	11.90
2008	16900 C	E 8400	W 8500	10.42	55.39	13.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on April 3, 2015

ABRAMS ROAD	SR 44	[illegible] AVENUE	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,962	349	201	201	0	201	0.30	C	178	0	178	0.26	C
ANDERSON HILL ROAD	LAKESHORE DRIVE	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,525	148	104	104	0	104	0.15	C	42	0	42	0.06	C
ARDICE AVENUE	[illegible] STREET	SR 19	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,189	491	218	218	0	218	0.32	C	217	0	212	0.31	C
ARLINGTON AVENUE	W LADY LAKE BOULEVARD	SOUTH TERMINI	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,452	132	70	70	0	70	0.10	C	62	0	62	0.09	C
AUSTIN MERRITT ROAD	YOUTH CAMP ROAD	CR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	605	N	2RC	0	0	429	666	666	1,134	97	67	67	0	42	0.11	C	30	0	30	0.04	C
BATES AVENUE	N CENTER STREET	CR 44 / DELAND ROAD	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,432	210	115	86	0	86	0.13	C	115	0	115	0.17	C
BATES AVENUE	CR 44 / DELAND ROAD	ESTES ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,664	297	198	140	1	141	0.21	C	190	1	191	0.28	C
BAY ROAD	BAY ROAD / CR 19A	OLD US 441 / CR 500A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,127	172	121	51	12	63	0.09	C	176	7	125	0.19	C
BAY ROAD	OLD US 441 / CR 500A	CR 452 / LAKESHORE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,538	138	73	73	2	75	0.11	C	65	0	65	0.10	C
BLACKSTILL LAKE ROAD	[illegible] ROAD	CR 50	2	T	COUNTY	CITY OF CLERMONT	COLLECTOR	D	612	N	2TC	0	0	297	612	648	3,086	355	156	97	40	137	0.22	C	146	68	214	0.37	C
BRIDGES ROAD	CR 33	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	789	67	40	19	0	19	0.03	C	40	0	40	0.06	C
BRITT ROAD	SR 44	HORSE RANCH ROAD	2	T	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,078	100	122	73	14	87	0.14	C	127	17	144	0.24	C
BRITT ROAD	HORSE RANCH ROAD	WOLF BRANCH ROAD	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,088	100	127	73	14	87	0.13	C	122	17	144	0.21	C
C.R. 19A (DORA AVENUE)	LAKE DORA DRIVE	C.R. 500A / OLD 441	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,268	130	74	65	0	65	0.11	C	74	0	74	0.11	C
C.R. 19A (DORA AVENUE)	C.R. 500A / OLD 441	DAVID WALKER ROAD	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,876	215	242	203	0	203	0.30	C	242	0	242	0.36	C
C.R. 19A (DORA AVENUE)	DAVID WALKER ROAD	US 441	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,527	190	101	89	6	95	0.14	C	101	10	111	0.16	C
C.R. 19A	CR 44	SR 19	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,561	215	108	89	14	103	0.15	C	126	15	141	0.21	C
C.R. 19A	US 441	BAY ROAD	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	880	880	880	13,333	1,134	576	576	37	613	0.70	C	590	28	779	0.67	C
C.R. 19A	BAY ROAD / CR 19A	CR 46 / CR 500A	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	880	880	880	7,824	649	335	335	37	372	0.42	C	294	18	312	0.42	C
C.R. 25	MARION COUNTY LINE	GRIFFIN AVENUE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL II	D	750	N	2U2	0	0	370	730	800	8,608	720	532	495	34	546	0.73	D	738	12	250	0.33	C
C.R. 25	GRIFFIN AVENUE	US 27 / US 441	2	U	COUNTY	TOWN OF LADY LAKE	ARTERIAL II	D	750	N	2U2	0	0	330	740	800	3,693	472	383	343	40	423	0.56	D	304	70	379	0.50	D
C.R. 25A	US 27 / US 441	CR 466A	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,348	466	336	323	0	323	0.48	C	336	0	336	0.50	D
C.R. 25A	CR 466A	US 27 / US 441	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,737	520	331	331	0	300	0.49	C	235	0	299	0.35	C
C.R. 25A	US 27 (NORTH)	US 27 (SOUTH)	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	219	39	15	15	0	15	0.02	C	14	0	14	0.02	C
C.R. 33	[illegible]	CR 48 / CR 470	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	880	N	2U1	0	0	530	880	880	2,734	422	356	267	8	267	0.30	C	355	0	355	0.40	C
C.R. 33 / CR 48	CR 48 / CR 470	CR 48	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,100	N	2UD	0	420	840	1,950	1,640	7,130	605	336	260	0	260	0.23	B	336	0	336	0.29	B
C.R. 33	CR 48	BRIDGES ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,200	N	2TD	0	450	850	1,290	1,640	3,259	285	168	163	0	168	0.14	B	97	0	97	0.08	B
C.R. 33	BRIDGES ROAD	SMITH ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,200	N	2TD	0	450	830	1,200	1,640	3,897	350	154	184	25	209	0.17	B	145	42	187	0.16	B
C.R. 33	SMITH ROAD	SR 50	2	U	COUNTY	CITY OF MASCOTTE	ARTERIAL I	D	1,190	N	2UD	0	450	840	1,190	1,640	3,997	380	184	184	37	221	0.19	B	145	60	205	0.17	B
C.R. 42	MARION COUNTY LINE	SR 19	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,420	3,534	297	175	211	0	170	0.28	B	143	0	143	0.40	B
C.R. 42	SR 19	CR 439	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	458	830	1,290	1,610	2,583	408	214	214	0	214	0.18	A	190	0	190	0.16	B
C.R. 42	CR 439	CR 437	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,490	1,589	181	171	161	0	161	0.37	B	171	0	171	0.40	B
C.R. 42	CR 437	CENTRAL AVENUE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,490	2,437	221	148	148	0	148	0.35	B	114	0	114	0.27	B
C.R. 42	CENTRAL AVENUE	PALMETTO STREET	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,490	2,432	222	148	148	0	148	0.35	B	114	0	114	0.27	B
C.R. 42	PALMETTO STREET	LAKE MACK DRIVE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,490	3,291	355	244	246	0	244	0.57	C	111	0	111	0.26	B
C.R. 42	LAKE MACK DRIVE	SR 40	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,490	3,691	345	244	244	0	244	0.57	C	111	0	111	0.26	B
C.R. 435	SR 46	DUBSDREAD DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,363	663	391	371	14	385	0.49	C	297	5	302	0.38	C
C.R. 435	DUBSDREAD DRIVE	ORANGE COUNTY LINE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,761	534	313	311	14	325	[illegible]	C	315	3	318	0.40	C
C.R. 437	CR 44A	SR 44	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	4,306	513	346	334	6	340	0.47	C	177	6	183	0.25	C
C.R. 437	SR 44	WOLF BRANCH ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	6,208	612	435	428	101	529	0.75	C	215	62	277	0.38	C
C.R. 437	WOLF BRANCH ROAD	SR 46	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	9,369	907	563	564	62	626	0.87	C	344	26	370	0.51	C
C.R. 437	SR 46	ORANGE COUNTY LINE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	7,261	714	410	304	18	322	0.45	C	440	3	443	0.62	C
C.R. 439	CR 42	CR 445A	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	2,343	337	155	76	4	79	0.09	B	155	1	156	0.18	B
C.R. 439	CR 445A	SR 40	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	3,345	330	318	318	0	318	0.36	B	112	0	112	0.13	B
C.R. 44	US 441	SILVER LAKE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	9,865	833	586	586	5	591	0.75	C	367	3	370	0.47	C
C.R. 44	SILVER LAKE ROAD	CR 473	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	8,082	759	541	540	5	546	0.76	C	211	3	214	0.30	C
C.R. 44	CR 473	APIARY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	14,771	1,343	830	513	4	517	0.65	C	460	7	639	[illegible]	D
C.R. 44	APIARY ROAD	CR 452	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	11,029	999	529	529	33	567	0.71	C	490	38	485	0.62	C
C.R. 44	CR 452	SR 19	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	12,390	1,064	537	519	43	562	0.71	C	525	46	579	0.72	C
C.R. 44	SR 19	HICKS DITCH ROAD	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	782	N	2UMC	0	11	747	782	783	9,799	945	470	470	97	567	0.72	C	443	100	545	0.70	C
C.R. 44	HICKS DITCH ROAD	CR 44A	2	T	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	730	N	2TMC	0	0	679	729	730	9,025	922	423	423	0	423	0.57	C	399	0	399	0.55	C
C.R. 44	CR 44A	ORANGE AVENUE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	730	N	2TMC	0	0	639	720	720	6,734	425	347	347	1	348	0.48	C	352	1	353	0.49	C
C.R. 44 LEG A	CR 44	US 441	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,330	131	81	81	0	81	0.12	C	50	0	50	0.07	C
C.R. 445	SR 19	NF 552	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	451	54	37	27	0	27	0.06	B	27	0	27	0.06	B
C.R. 445	NF 552	CR 445A	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	248	430	740	1,450	451	54	37	27	0	27	0.06	B	27	0	27	0.06	B
C.R. 445A	SR 19	CR 445	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,022	104	53	51	0	51	0.12	B	53	0	53	0.12	B
C.R. 445A	CR 445	SR 40	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,299	157	80	77	0	77	0.18	B	80	0	80	0.19	B
C.R. 448	SR 19	CR 561	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,002	201	139	122	4	126	0.16	C	139	13	152	0.19	C
C.R. 448	CR 561	LAKE INDUSTRIAL BOULEVARD	2	U	COUNTY	CITY OF TAVARES	MAJOR COLLECTOR	D	1,190	N	2UD	0	620	880	1,190	1,640	7,625	756	498	308	8	316	0.27	D	446	7	451	0.38	C
C.R. 448	LAKE INDUSTRIAL BOULEVARD	ORANGE COUNTY LINE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	5,254	516	264	258	3	261	0.61	C	261	3	264	0.61	C
C.R. 448A	CR 448	CR 48	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	605	N	2RC	0	0	603	666	666	4,582	437	344	183	0	183	0.32	C	241	0	244	0.41	C
C.R. 448A	CR 48	SOUTH TERMINI	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	339	38	16	12	0	12	0.02	C	16	0	16	0.03	C
C.R. 449 (SILVER LAKE)	CR 44	[illegible] DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,101	246	172	74	0	74	0.11	C	172	0	172	0.25	C
C.R. 449 (SILVER LAKE)	MORNINGSIDE DRIVE	US 441	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,104	246	172	74	0	74	0.11	C	172	0	172	0.25	C
C.R. 44A ([illegible])	SR 19	SKYLINE DRIVE	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,195	133	69	43	0	43	0.06	C	60	0	60	0.10	C
C.R. 44A	SKYLINE DRIVE	CR 450A / CR 44A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,541	165	111	106	0	106	0.17	C	64	0	64	0.10	C
C.R. 44A	CR 450A	CR 44A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,817	182	113	113	1	114	0.18	C	69	1	70	0.11	C
C.R. 44A (GRIFFIN ROAD)	THOMAS ROAD	US 27/US 441	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	530	675	720	3,932	395	413	331	4	335	0.49	C	409	4	413	0.60	D
C.R. 44A	CR 44	ESTES ROAD	2	T	COUNTY	CITY OF EUSTIS	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	4,277	399	219	161	0	164	0.15	B	215	0	215	0.18	B
C.R. 44A	ESTES ROAD	CR 439	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,789	371	206	165	3	168	0.39	B	206	3	209	0.49	B
C.R. 44A	CR 439	CR 437	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,332	325	179	149	3	152	0.35	B	179	3	182	0.42	B
C.R. 44A	CR 437	SR 44	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,129	115	67	48	5	53	0.12	B	67	5	72	0.17	B
C.R. 44B (EUDORA ROAD)	US 441	CR 500A	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	9,846	785	483	403	14	417	0.62	D	382	34	416	0.62	D
C.R. 44C ([illegible] ROAD)	CR 468	THOMAS ROAD	2	U	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,741	467	250	230	0	230	0.32	C	217	0	217	0.27	C
C.R. 450	MARION COUNTY LINE	BABB ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	605	N	2RC	0	0	603	666	666	1,014	144	79	68	0	68	0.11	C	79	0	79	0.13	C
C.R. 450	BABB ROAD	SR 19	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,048	185	92	92	0	92	0.14	C	97	0	97	0.15	C
C.R. 450	SR 19	E UMATILLA BOULEVARD/ W 7TH STREET	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,522	402	252	252	0	252	0.37	C	184	0	182	0.28	C
C.R. 450	E UMATILLA BOULEVARD/ W 7TH STREET	CR 42	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	4,932	440	253	252	0	252	0.41	C	155	0	155	0.31	C
C.R. 450A	SR 19	CR 44A NORTH	2	T	COUNTY	CITY OF UMATILLA	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,133	124	78	51	1	52	0.09	C	78	1	79	0.13	C
C.R. 452	MARION COUNTY LINE	PERKINS ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	5,571	564	274	274	2	276	0.32	B	240	2	242	0.28	B
C.R. 452	PERKINS ROAD	SANDY LANE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,571	514	294	294	0	294	0.44	C	240	0	249	0.36	C
C.R. 452	SANDY LANE	LAKE LANDING BOULEVARD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	7,624	635	341	341	0	341	0.56	D	294	0	294	0.48	C
C.R. 452	LAKE LANDING BOULEVARD	CR 44	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,681	635	341	341	0	345	0.51	D	294	5	299	0.44	C
C.R. 452 (EUSTIS)	CR 44 / CR 452	SR 19	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	11,102	966	579	579	0	579	0.73	C	417	0	417	0.53	C
C.R. 452 (ST CLAIR ABRAMS AVENUE)	US 441	CR 561A	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,995	375	223	223	0	223	0.33	C	152	0	152	0.23	C
C.R. 452 (ST CLAIR ABRAMS AVENUE)	CR 561A	CR 452 / EAST MAIN STREET	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,995	375	223	223	0	223	0.33	C	152	0	152	0.23	C
C.R. 452 (E MAIN STREET)	ST CLAIR ABRAMS AVENUE	DORA AVENUE	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,183	257	142	142	0	142	0.21	C	95	0	95	0.14	C
C.R. 452 (LAKE DORA DRIVE)	DORA AVENUE	LAKE AVENUE	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,525	154	91	91	0	91	0.13	C	63	0	63	0.09	C
C.R. 452 (LAKESHORE DRIVE)	LAKE AVENUE	BAY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,481	155	78	77	0	77	0.11	C	78	0	78	0.12	C
C.R. 452 (LAKESHORE DRIVE)	BAY ROAD	OLD US 441 / CR 500A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,481	155	78	77	0	77	0.11	C	78	0	78	0.12	C
C.R. 452 (LAKESHORE DRIVE)	OLD US 441 / CR 500A	11TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	680	65	43	43	0	43	0.06	C	25	0	25	0.04	C
C.R. 455	SR 50	CR 561	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	2,291	183	97	86	62	148	0.12	B	47	86	133	0.19	B
C.R. 455	CR 561	CR 561A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	1,391	137	99	68	95	163	0.13	B	79	133	212	0.17	B
C.R. 455	CR 561A	RIDGEWOOD AVENUE	2	T	COUNTY	TOWN OF MONTVERDE	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	3,601	354	145	145	99	244	0.20	B	119	97	216	0.17	B
C.R. 455	RIDGEWOOD AVENUE	CR 455/CR 50	2	T	COUNTY	TOWN OF MONTVERDE	COLLECTOR	D	1,200	N	2TU	0	450	850	1,300	1,640	6,200	566	308	308	333	641	0.53	C	380	237	571	0.47	C
C.R. 455	CR 455 / CR 50	SR 50	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,336	671	409	409	289	698	0.97	D	262	310	572	0.85	D
C.R. 46 (SANFORD ROAD)	HIGHLAND STREET	US 441	2	U	COUNTY	CITY OF MOUNT DORA	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,553	380	299	286	136	422	0.54	C	299	78	377	0.48	C
C.R. 460 (MARTIN LUTHER KING BOULEVARD)	THOMAS ROAD	US 27	2	U	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,121	561	295	286	0	286	0.34	C	295	0	295	0.37	C
C.R. 466	SUMTER COUNTY LINE ([illegible])	ROLLING ACRES ROAD	4	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,820	N	4TU	0	0	1,748	1,820	1,820	24,722	2,180	1,136	1,052	172	1,224	0.65	C	1,136	153	1,289	0.71	C
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1,990	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 466 / LAKE GRIFFIN ROAD	US 27/ US 441	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,022	290	100	100	5	199	0.29	C	188	5	116	0.16	C
C.R. 466 / LAKE GRIFFIN ROAD	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,027	290	190	190	1	191	0.28	C	188	1	101	0.15	C
C.R. 466A	SUMTER COUNTY LINE	CR 468 / ROSE AVENUE	2	T	COUNTY	FRUITLAND PARK	ARTERIAL I	D	800	N	2TI	0	0	730	800	800	18,281	1,599	701	701	1	702	0.88	C	698	1	699	0.87	C
C.R. 466A	CR 468 / [illegible] AVENUE	US 27	2	U	COUNTY	FRUITLAND PARK	ARTERIAL II	D	750	N	2U2	0	0	330	750	800	6,464	330	335	314	1	335	0.45	C	338	1	339	0.45	C
C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,173	648	401	401	11	412	0.59	D	217	0	217	0.32	C
C.R. 466A (PICCIOLA ROAD)	CR 466B	COUNTY ROAD TERMINI	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,173	648	401	401	11	412	0.59	D	217	0	217	0.32	C
C.R. 466B	EAGLE NEST ROAD	CR 466A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,375	441	277	131	0	131	0.20	C	277	0	277	0.41	C
C.R. 468	CR 466A	PINE RIDGE DAIRY ROAD	2	U	COUNTY	FRUITLAND PARK	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	5,216	396	159	157	0	157	0.20	C	159	0	159	0.20	C
C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	2	U	COUNTY	FRUITLAND PARK	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,701	498	258	240	6	246	0.31	C	258	15	273	0.34	C
C.R. 468	GRIFFIN ROAD	SR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,667	581	306	275	7	282	0.36	C	306	3	309	0.39	C
C.R. 46A	SR 44	SR 46	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	4,793	691	477	477	6	483	0.57	C	214	15	229	0.27	B
C.R. 470	SUMTER COUNTY LINE	FLORIDA TURNPIKE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	730	5,403	485	227	227	4	231	0.32	C	208	0	208	0.29	C
C.R. 470	FLORIDA TURNPIKE	BAY AVENUE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	730	4,282	350	194	166	0	166	0.23	C	184	0	184	0.26	C

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on April 3, 2015

C.R. 470	BAY AVENUE	CR 33	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	739	N	20MC	0	0	347	792	792	4,202	300	184	166	11	160	0.21	C	154	0	154	0.23	C
C.R. 473	CR 44	FOUNTAIN LAKE BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	3,748	323	310	287	38	325	0.48	C	255	22	248	0.37	C
C.R. 473	FOUNTAIN LAKE BOULEVARD	US 441	4	D	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,467	N	40C	0	0	657	1,407	1,530	13,030	1,352	734	734	39	755	0.51	D	442	22	466	0.32	C
C.R. 474	SR 33	GREEN SWAMP ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	20MC	0	450	850	1,200	1,580	2,702	228	110	68	38	54	0.18	D	118	20	190	0.15	B
C.R. 474	GREEN SWAMP ROAD	US 27	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	20MC	0	450	850	1,200	1,641	4,939	145	91	57	32	97	0.10	B	91	26	117	0.14	B
C.R. 478	SR 19	JAMARLY ROAD	2	T	COUNTY	CITY OF GROVELAND	MAJOR COLLECTOR	D	720	N	27MC	0	0	679	720	720	926	102	90	90	0	64	0.09	C	36	41	36	0.05	C
C.R. 48	SUMTER COUNTY LINE	CLEARWATER LAKE RD	2	T	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	720	N	27MC	0	0	632	720	720	2,221	191	122	77	0	77	0.11	C	122	41	122	0.17	C
C.R. 48	CLEARWATER LAKE RD	CR 33	2	T	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	720	N	27MC	0	0	639	720	720	3,219	194	115	79	0	35	0.11	C	115	41	115	0.16	C
C.R. 48	CR 33	HAYWOOD WORM FARM RD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	20MC	0	0	747	792	792	4,278	385	326	297	37	188	0.24	C	225	35	261	0.33	C
C.R. 48	HAYWOOD WORM FARM RD	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	20MC	0	0	747	792	792	6,702	596	399	399	29	331	0.41	C	297	33	332	0.42	C
C.R. 48	US 27	LAKE AVENUE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	20MC	0	0	747	792	792	8,255	739	379	379	87	465	0.59	C	340	107	465	0.59	C
C.R. 48	LAKE AVENUE	SR 19	2	T	COUNTY	HOWEY-IN-THE-HILLS	MAJOR COLLECTOR	D	720	N	27MC	0	0	639	720	720	7,257	577	376	329	188	457	0.81	C	294	144	305	0.53	C
C.R. 48	CR 561	RANCH ROAD	2	U	COUNTY	TOWN OF ASTATULA	MAJOR COLLECTOR	D	792	N	20MC	0	0	747	792	792	5,465	513	398	398	15	313	0.40	C	266	25	293	0.37	C
C.R. 48	RANCH ROAD	CR 448A	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	601	N	20I	0	0	670	740	740	5,408	563	398	356	0	290	0.44	C	367	0	316	0.40	C
C.R. 50 (SUNSET AVENUE)	CR 33	SR 50	2	U	COUNTY	CITY OF MASCOTTE	MAJOR COLLECTOR	D	792	N	20MC	0	0	747	792	792	1,144	126	74	52	5	57	0.07	C	74	3	77	0.10	C
C.R. 50	US 27	TURKEY FARM ROAD	2	U	COUNTY	CITY OF MINNEOLA	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 50	TURKEY FARM ROAD	CR 455	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 50	CR 455	ORANGE COUNTY LINE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	SR 19	DORA AVENUE	2	U	COUNTY	CITY OF TAVARES	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	DORA AVENUE	BAY ROAD	2	U	COUNTY	CITY OF TAVARES	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	BAY ROAD	CR 44C / EUDORA AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	CR 44C / EUDORA DRIVE	LAKESHORE DRIVE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	LAKESHORE DRIVE	5TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 500A/OLD 441	SR 46	ORANGE COUNTY LINE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	SR 19	CR 448	2	U	COUNTY	CITY OF TAVARES	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	CR 448	CR 48	2	U	COUNTY	ASTATULA/TAVARES	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	CR 48	SOUTH ASTATULA CITY LIMIT	2	T	COUNTY	TOWN OF ASTATULA	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	SOUTH ASTATULA CITY LIMIT	CR 455	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	CR 455	HOWEY CROSS ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	HOWEY CROSS ROAD	TURNPIKE ROAD / CR 565A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561 / C.R. 561A	TURNPIKE ROAD / CR 565A	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561 (MAIN AVENUE)	US 27	EAST AVENUE	2	U	COUNTY	CLERMONT/MINNEOLA	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	EAST AVENUE	W MINNEOLA AVENUE	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	C.R. 561A	SR 50	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	SR 50	LOG HOUSE ROAD	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	LOG HOUSE ROAD	FLORIDA BOYS RANCH ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561	FLORIDA BOYS RANCH ROAD	SR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561A	TURNPIKE ROAD / CR 561	SCRUB JAY LN	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561A	SCRUB JAY LN	CR 455	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561A	CR 561	C.R. 565A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561A	CR 565A	JALARMY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 561A	JALARMY ROAD	US 27	2	U	COUNTY	CITY OF MINNEOLA	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565	US 27	KJELLSTROM LANE	2	T	COUNTY	GROVELAND/MASCOTTE	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565 (VILLA CITY ROAD)	KJELLSTROM LANE	SR 50	2	U	COUNTY	CITY OF GROVELAND	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565	SR 50	SLOANS RIDGE	2	U	COUNTY	CITY OF MASCOTTE	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565	SLOANS RIDGE	LAKE ERIE ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565A	SR 50	CR 561A	2	U	COUNTY	CLERMONT/GROVELAND	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565A	SR 50	CR 565B	2	U	COUNTY	CITY OF GROVELAND	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 565B	SR 33	CR 561	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CANAL STREET	US 441	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CANAL STREET	MAIN STREET	SR 44	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CITRUS TOWER BOULEVARD	US 27	OAKLEY SEAVER DRIVE	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CITRUS TOWER BOULEVARD	OAKLEY SEAVER DRIVE	SR 50	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CITRUS TOWER BOULEVARD	SR 50	HOOKS STREET	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CITRUS TOWER BOULEVARD	HOOKS STREET	JOHNS LAKE ROAD	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CITRUS TOWER BOULEVARD	JOHNS LAKE ROAD	US 27	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DAVID WALKER DRIVE	OLD US 441 / CR 500A	CR 19A	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DAVID WALKER DRIVE	CR 19A	US 441	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DAVID WALKER DRIVE	US 441	MOUNT HOMER ROAD	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DAVID WALKER DRIVE	MOUNT HOMER ROAD	FINKS AVE/CORT AVE	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DEAD RIVER ROAD	WEST TERMINI	SR 19	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DONNELLY STREET	US 441	11TH AVENUE	2	U	CITY OF MT. DORA	CITY OF MOUNT DORA	COLLECTOR	E	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DONNELLY STREET	11TH AVENUE	5TH AVENUE	2	U	CITY OF MT. DORA	CITY OF MOUNT DORA	COLLECTOR	E	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DORA ROAD	CR 44A	ORANGE COUNTY LINE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EAGLES NEST ROAD	US 27	CR 466B	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EAST AVENUE	CR 561	SR 50	2	U	CITY OF CLERMONT	CITY OF CLERMONT	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EAST CROOKED LAKE ROAD	LAKEVIEW DRIVE	BROADVIEW AVENUE	2	R	COUNTY	CITY OF EUSTIS	COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EAST CROOKED LAKE ROAD	BROADVIEW AVENUE	US 441	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EMERALDA AVENUE	EMERALDA ISLAND ROAD	CR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EMPIRE CHURCH ROAD	CR 565	ANDERSON ROAD	2	R	COUNTY	CITY OF GROVELAND	COLLECTOR	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ESTES ROAD	CR 44A	LAKE LINCOLN LANE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ESTES ROAD	LAKE LINCOLN LANE	SR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EUDORA ROAD	OLD MT DORA ROAD	US 441	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] ROAD	HOOKS STREET	CITRUS TOWER BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FISH CAMP ROAD	CR 452	CR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRASSY LAKE ROAD/[illegible]	CR 50 (WASHINGTON STREET)	HANCOCK ROAD	2	U	CITY OF CLERMONT	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GOLFLINKS AVENUE	KURT STREET	SR 19 / BAY STREET	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GOOSE PRAIRIE ROAD	EMERALDA AVENUE	CR 452	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRAND HIGHWAY	CITRUS TOWER BOULEVARD	SR 50	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S. GRAND HIGHWAY	SR 50	HOOKS STREET	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
N GRASSY LAKE ROAD / CITRUS GROVE ROAD	US 27	TURKEY FARM ROAD	2	U	COUNTY	CITY OF MINNEOLA	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S GRAYS AIRPORT ROAD	GRIFFIN VIEW DRIVE	EAGLES NEST ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	US 27 / US 441	2	T	COUNTY	FRUITLAND PARK	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN AVENUE	US 27 / US 441	CR 25	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN ROAD	US 27	LEE STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN VIEW DRIVE	US 27	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GRIFFIN VIEW DRIVE	GRAYS AIRPORT ROAD	[illegible] ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROVE STREET	SR 19 (BADGER AVENUE)	LAKEVIEW AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROVE STREET	LAKEVIEW AVENUE	GOLFLINKS AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROVE STREET	GOLFLINKS AVENUE	OLD MT DORA ROAD	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HAMMOCK RIDGE ROAD	LAKESHORE DRIVE	US 27	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
N. HANCOCK ROAD	CR 50	N RIDGE BOULEVARD	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
N. HANCOCK ROAD	N RIDGE BOULEVARD	SR 50	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S. HANCOCK ROAD	SR 50	HOOKS STREET	4	D	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S. HANCOCK ROAD	HOOKS STREET	JOHNS LAKE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
S. HANCOCK ROAD	JOHNS LAKE ROAD	HARTWOOD MARSH ROAD	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HARTWOOD MARSH ROAD	US 27	HANCOCK ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HARTWOOD MARSH ROAD	HANCOCK ROAD	[illegible]	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HARTWOOD MARSH ROAD	[illegible]	ORANGE COUNTY LINE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] STREET	SR 44	LAKEVIEW AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HIGHLAND STREET	LIMIT AVENUE	11TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HOOKS STREET	LAKESHORE DRIVE	US 27	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HOOKS STREET	US 27	OAKLEY SEAVER DRIVE	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HOOKS STREET	OAKLEY SEAVER DRIVE	CITRUS TOWER BOULEVARD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HOOKS STREET	CITRUS TOWER BOULEVARD	HANCOCK ROAD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	DAVID WALKER DRIVE	KURT STREET	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
JALARMY ROAD	CR 478	CR 561A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
JOHNS LAKE ROAD	US 27	HANCOCK ROAD	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] STREET	W LAKEVIEW AVENUE	DAVID WALKER DRIVE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Lake-Sumter MPO

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT – 2014/15 Level of Service

Posted on April 3, 2015

[illegible] STREET	DAVID WALKER DRIVE	MT HOMER ROAD / W ARDICE AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	20C	0	0	333	675	720	4,306	391	244	188	0	182	0.27	C	203	0	244	0.30	C
[illegible] STREET	MT HOMER ROAD / W ARDICE AVENUE	US 441	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	20C	0	0	333	675	720	3,315	340	199	145	0	145	0.21	C	197	0	197	[illegible]	C
W LADY LAKE BOULEVARD	WEST TREMAIN	US 27/US 441	2	U	TOWN OF LADY LAKE	TOWN OF LADY LAKE	COLLECTOR	D	675	N	20C	0	0	333	675	720	1,032	97	52	45	0	45	0.07	C	52	0	52	0.08	C
E LADY LAKE BOULEVARD	US 27/US 441	BUCKFIELD ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	20C	0	0	333	675	720	[illegible]	38	41	41	0	41	[illegible]	C	17	0	17	0.03	C
LAKE AVENUE / FAIRVIEW AVENUE	OLD 441 / CR 500A	LAKESHORE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	[illegible]	N	20C	0	0	333	675	720	[illegible]	45	37	27	0	27	[illegible]	C	18	0	18	0.03	C
LAKE DRIVE	SR 44	COUNTRY ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	600	N	2RC	0	0	600	666	666	[illegible]	55	47	49	0	49	[illegible]	C	36	0	36	0.06	C
LAKE ELLA ROAD	SUMTER COUNTY LINE	ROLLING ACRES ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,650	133	94	98	0	98	0.16	C	73	42	115	0.19	C
LAKE ELLA ROAD	ROLLING ACRES ROAD	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,161	137	72	65	28	93	0.15	C	72	3	75	0.12	C
LAKE ERIE ROAD	CR 561	SR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	600	N	2RC	0	0	600	666	666	626	53	38	38	0	38	0.06	C	15	0	15	0.03	C
LAKE EUSTIS DRIVE	US 441	CLAY BOULEVARD	2	U	COUNTY	EUSTIS/TAVARES	COLLECTOR	D	675	N	20C	0	0	333	675	720	5,445	500	282	282	0	282	0.42	C	319	0	319	0.47	C
LAKE LOUISA ROAD	LAKESHORE DRIVE	VISTA DEL LAGO BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	3,159	[illegible]	161	161	0	163	0.24	C	102	0	102	0.15	C
LAKE LOUISA ROAD	VISTA DEL LAGO BOULEVARD	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	5,894	364	261	103	0	103	0.15	C	261	0	261	0.39	C
LAKE MACK DRIVE	CR 42	ANOTHER ANNA ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	600	N	2RC	0	0	600	666	666	1,099	[illegible]	82	82	0	82	0.14	C	43	0	43	0.07	C
LAKE STREET	US 441	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,621	250	97	93	0	93	0.12	C	97	0	97	0.12	C
LAKE STREET	MAIN STREET	SR 44	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,134	354	129	129	0	129	0.16	C	102	0	102	0.13	C
LAKESHORE DRIVE (CLER)	CR 561	OSWALT ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	3,952	366	92	92	0	92	0.14	C	74	0	74	0.11	C
LAKESHORE DRIVE (CLER)	OSWALT ROAD	HARDER ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	5,766	315	448	452	0	481	0.71	D	247	34	281	0.40	C
LAKESHORE DRIVE (CLER)	HARDER ROAD	HAMMOCK RIDGE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	11,229	1,098	755	353	13	366	0.54	D	333	34	377	[illegible]	F
LAKESHORE DRIVE (CLER)	HAMMOCK RIDGE ROAD	ANDERSON HILL ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	20C	0	0	333	675	720	6,664	393	396	396	13	389	0.58	D	317	34	351	0.56	C
LAKESHORE DRIVE (EUSTIS)	CLAY BOULEVARD	[illegible]	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	20C	0	0	333	675	720	5,122	441	273	225	0	225	0.37	C	188	0	188	0.28	C
W LAKEVIEW AVENUE	KURT STREET	SR 19	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	20C	0	0	333	675	720	6,443	599	372	227	0	227	0.34	C	372	0	372	0.55	D
E LAKEVIEW AVENUE	SR 19	JASMINE STREET / CROOKED LAKE COURT	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	20C	0	0	333	675	720	3,961	292	173	173	0	173	0.26	C	118	0	[illegible]	[illegible]	C

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

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SR 44	ORANGE AVENUE/SR 44	THRILL HILL ROAD	2	U	STATE	CITY OF EUSTIS	ARTERIAL I	D	880	[illegible]
SR 44	THRILL HILL ROAD	CR 439	2	T	STATE	CITY OF MOUNT DORA	ARTERIAL I	C	710	[illegible]
SR 44	CR 439	CR 437	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	710	[illegible]
SR 44	CR 437	CR 46A	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	850	[illegible]
SR 44	CR 46A	CR 44A	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	460	[illegible]
SR 44	CR 44A	OVERLOOK DRIVE	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	[illegible]
SR 44	OVERLOOK DRIVE	CR 42	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	[illegible]
SR 44	CR 42	VOLUSIA COUNTY LINE	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	[illegible]
SR 46	US 441	VISTA VIEW	2	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	880	[illegible]
SR 46	VISTA VIEW	ROUND LAKE ROAD	2	T	STATE	CITY OF MOUNT DORA	ARTERIAL I	C	710	[illegible]
SR 46	ROUND LAKE ROAD	CR 437 SOUTH	2	T	STATE	CITY OF MOUNT DORA	ARTERIAL I	C	710	[illegible]
SR 46	CR 437 SOUTH	CR 437 NORTH	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	710	[illegible]
SR 46	CR 437 NORTH	CR 435	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	710	[illegible]
SR 46	CR 435	CR 46A	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	[illegible]
SR 46	CR 46A	SEMINOLE COUNTY LINE	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	[illegible]
SR 50	SUMTER COUNTY LINE	CR 565/BAY LAKE ROAD	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	850	[illegible]
SR 50	CR 565/BAY LAKE ROAD	CR 33	2	U	STATE	CITY OF MASCOTTE	ARTERIAL I	D	1,190	[illegible]
SR 50	CR 33	GROVELAND FARMS ROAD	4	U	STATE	CITY OF MASCOTTE	ARTERIAL I	D	2,000	[illegible]
SR 50	GROVELAND FARMS ROAD	SR 50 ONE WAY PAIRS	4	U	STATE	CITY OF GROVELAND	ARTERIAL I	D	2,000	[illegible]
SR 50 (EB)	SR 50 ONE WAY PAIRS	SR 19	4	U	STATE	CITY OF GROVELAND	ARTERIAL I DIRECTIONAL	D	2,400	[illegible]
SR 50 (WB)	SR 19	SR 50 ONE WAY PAIRS	4	U	STATE	CITY OF GROVELAND	ARTERIAL I DIRECTIONAL	D	2,400	[illegible]
SR 50 (EB)	SR 19	CR 33 SOUTH	4	U	STATE	CITY OF GROVELAND	ARTERIAL I DIRECTIONAL	D	2,400	[illegible]
SR 50 (WB)	CR 33 SOUTH	SR 19	4	U	STATE	CITY OF GROVELAND	ARTERIAL I DIRECTIONAL	D	2,400	[illegible]
SR 50	CR 33 SOUTH	CR 565A NORTH	4	U	STATE	CITY OF GROVELAND	ARTERIAL I	D	2,000	[illegible]
SR 50	CR 565A NORTH	CR 561	4	U	STATE	CITY OF GROVELAND	ARTERIAL I	D	2,000	[illegible]
SR 50	CR 561	EAST AVENUE	4	U	STATE	CITY OF CLERMONT	ARTERIAL I	D	2,000	[illegible]
SR 50	EAST AVENUE	US 27	6	U	STATE	CITY OF CLERMONT	ARTERIAL I	D	3,020	[illegible]
SR 50	US 27	HANCOCK ROAD	6	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	3,020	[illegible]
SR 50	HANCOCK ROAD	CR 455	6	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	3,020	[illegible]
SR 50	CR 455	ORANGE COUNTY LINE	6	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	3,020	[illegible]
SR 91 (FLORIDA TURNPIKE)	SUMTER COUNTY LINE	CR 470	4	T	STATE	UNINCORPORATED LAKE COUNTY	FREEWAY	C	2,880	[illegible]
SR 91 (FLORIDA TURNPIKE)	CR 470	US 27/SR 25	4	T	STATE	UNINCORPORATED LAKE COUNTY	FREEWAY	C	2,880	[illegible]
SR 91 (FLORIDA TURNPIKE)	US 27/SR 25	US 27/SR 25/SR 19 INTERCHANGE	4	T	STATE	UNINCORPORATED LAKE COUNTY	FREEWAY	C	2,880	[illegible]
SR 91 (FLORIDA TURNPIKE)	US 27/SR 25/SR 19 INTERCHANGE	ORANGE COUNTY LINE	4	T	STATE	UNINCORPORATED LAKE COUNTY	FREEWAY	C	2,880	[illegible]
STEVES ROAD	US 27	CITRUS TOWER BOULEVARD	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	665	[illegible]
SUNNYSIDE DRIVE	MAIN STREET/DR NICHOLS DRIVE	SLEEPY HOLLOW ROAD	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	665	[illegible]
SUNNYSIDE DRIVE	SLEEPY HOLLOW ROAD	BRIDGEWATER COURT	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	635	[illegible]
SUNNYSIDE DRIVE	BRIDGEWATER COURT	SUNNYSIDE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	673	[illegible]
THOMAS AVENUE	CR 460	CR 44A	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	[illegible]
THOMAS AVENUE	GRIFFIN ROAD (CR 44A)	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	COLLECTOR	D	675	[illegible]
TURKEY FARM ROAD	[illegible] LAKE ROAD	CR 19	2	U	COUNTY	CITY OF MINNEOLA	COLLECTOR	D	675	[illegible]
TUSCANOOGA ROAD	SUMTER COUNTY LINE	[illegible] ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	[illegible]	[illegible]
TUSCANOOGA ROAD	[illegible] ROAD	SR 50	2	U	COUNTY	CITY OF MASCOTTE	MAJOR COLLECTOR	C	347	[illegible]
UNDERPASS ROAD	CR 33	AMERICAN LEGION ROAD	2	U	COUNTY	CITY OF MASCOTTE	COLLECTOR	C	[illegible]	[illegible]
US 192	US 27	ORANGE COUNTY LINE	6	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	2,870	[illegible]
US 27/US 441	SUMTER COUNTY LINE	GRIFFIN AVENUE	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL I	D	2,020	[illegible]
US 27/US 441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL I	D	[illegible]	[illegible]
US 27/US 441	[illegible]	[illegible]	[illegible]	[illegible]	STATE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
US 27/US 441	CR 466	LAKE ELLA ROAD	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL I	D	2,000	[illegible]
US 27/US 441	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	6	U	STATE	FRUITLAND PARK	ARTERIAL I	D	3,020	[illegible]
US 27/US 441	CR 466A / MILLER BOULEVARD	CR 468 (MARTIN LUTHER KING BLVD)	6	U	STATE	FRUITLAND PARK	ARTERIAL I	D	3,020	[illegible]
US 27/US 441	CR 468 (MARTIN LUTHER KING BLVD)	CR 466A (LEE ROAD)	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 27/US 441	CR 466A (LEE ROAD)	CR 44/ GRIFFIN ROAD	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 27/US 441	CR 44/ GRIFFIN ROAD	US 27/US 441 SPLIT	6	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	2,570	[illegible]
US 27/SR 25	US 27/US 441 SPLIT	MAIN STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	[illegible]
US 27/SR 25	MAIN STREET	SR 44	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	[illegible]
US 27/SR 25	SR 44	CR 25A (SOUTH)	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	[illegible]
US 27/SR 25	CR 25A (SOUTH)	CR 33	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	[illegible]
US 27/SR 25	CR 33	CR 48	4	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	2,000	[illegible]
US 27/SR 25	CR 48	PLANTATION BOULEVARD	4	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	[illegible]	[illegible]
US 27/SR 25	PLANTATION BOULEVARD	FLORIDA TURNPIKE	4	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	1,740	[illegible]
US 27/SR 25	FLORIDA TURNPIKE	SR 19	4	T	STATE	CITY OF GROVELAND	ARTERIAL I	C	1,740	[illegible]
US 27/SR 25	SR 19	CR 561	4	T	STATE	CITY OF GROVELAND	ARTERIAL I	C	1,740	[illegible]
US 27/SR 25	CR 561	CR 561A	4	U	STATE	CITY OF MINNEOLA	ARTERIAL I	C	1,910	[illegible]
US 27/SR 25	CR 561A	CR 561/MAIN AVENUE	4	U	STATE	CITY OF MINNEOLA	ARTERIAL I	C	1,910	[illegible]
US 27/SR 25	CR 561/MAIN AVENUE	CR 50	4	U	STATE	CITY OF MINNEOLA	ARTERIAL I	C	1,910	[illegible]
US 27/SR 25	CR 50	GRAND HIGHWAY	6	U	STATE	CITY OF MINNEOLA	ARTERIAL I	C	2,940	[illegible]
US 27/SR 25	GRAND HIGHWAY	SR 50	6	U	STATE	CITY OF CLERMONT	ARTERIAL I	C	2,940	[illegible]
US 27/SR 25	SR 50	JOHNS LAKE ROAD	6	U	STATE	CITY OF CLERMONT	ARTERIAL I	C	2,940	[illegible]
US 27/SR 25	JOHNS LAKE ROAD	HARDWOOD MARSH ROAD	6	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	2,940	[illegible]
US 27/SR 25	HARDWOOD MARSH ROAD	LAKE LOUISA ROAD	6	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	2,940	[illegible]
US 27/SR 25	LAKE LOUISA ROAD	BOGGY MARSH RD	4	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	2,430	[illegible]
US 27/SR 25	BOGGY MARSH RD	CR 474	6	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	3,680	[illegible]
US 27/SR 25	CR 474	US 192	6	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	2,570	[illegible]
US 441/SR 500	US 27/US 441 SPLIT	LEE STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	[illegible]
US 441/SR 500	LEE STREET	N CANAL STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	[illegible]
US 441/SR 500	N CANAL STREET	S DIXIE AVENUE	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	[illegible]
US 441/SR 500	S DIXIE AVENUE	S MAIN STREET	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	E MAIN STREET	CR 44	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	CR 44	RADIO ROAD	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	RADIO ROAD	CR 473	6	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	CR 473	OLD US 441/CR 500A	6	U	STATE	CITY OF TAVARES	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	OLD US 441/CR 500A	SR 19/ DUNCAN DRIVE	6	U	STATE	CITY OF TAVARES	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	SR 19 / DUNCAN DRIVE	CR 452 / ST CLAIR ABRAMS AVENUE	6	U	STATE	CITY OF TAVARES	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	CR 452 / ST CLAIR ABRAMS AVENUE	CR 452/LAKE EUSTIS DRIVE	6	U	STATE	CITY OF TAVARES	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	CR 452/LAKE EUSTIS DRIVE	DAVID WALKER DRIVE	6	U	STATE	CITY OF TAVARES	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	DAVID WALKER DRIVE	SR 19/BAY STREET	6	U	STATE	CITY OF EUSTIS	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	SR 19/BAY STREET	OLD MT DORA ROAD	6	U	STATE	EUSTIS/MOUNT DORA	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	OLD MT DORA ROAD	DONNELLY STREET	6	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	3,020	[illegible]
US 441/SR 500	DONNELLY STREET/SR 44	WOLF BRANCH ROAD	4	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	2,000	[illegible]
US 441/SR 500	WOLF BRANCH ROAD	SR 46	4	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	2,000	[illegible]
US 441/SR 500	SR 46	ORANGE COUNTY LINE	4	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	2,000	[illegible]
VISTA DEL LAGO BOULEVARD	LAKE LOUISA ROAD	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	635	[illegible]
WASHINGTON AVENUE	HASELTON STREET	ABRAMS ROAD	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	645	[illegible]
WAYCROSS AVENUE	COUNTY CLUB ROAD	SR 44/OLD CR 44B	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	672	[illegible]
WELLS AVENUE	SR 19	LAKE AVENUE	2	U	CITY OF TAVARES	CITY OF TAVARES	COLLECTOR	D	675	[illegible]
WOLF BRANCH ROAD	US 441	INNIS ROAD	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	673	[illegible]
WOLF BRANCH ROAD	HUFF ROAD	CR 437	2	T	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	672	[illegible]
WOODLEA ROAD	LAKE PARK ROAD	SR 19	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	673	[illegible]
YOUTH CAMP ROAD	SUMTER COUNTY LINE	AUSTIN MERRITT ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	605	[illegible]

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 11 - LAKE

SITE: 1012 - ON US-441, 1.0 MI. N OF CR-25 (UCLP)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	27500 C	N 14000	S 13500	9.00	54.50	5.80
2013	27000 C	N 14000	S 13000	9.00	54.70	7.30
2012	25000 C	N 13000	S 12000	9.00	55.10	5.20
2011	25000 C	N 13000	S 12000	9.00	54.20	7.90
2010	25500 C	N 13000	S 12500	9.86	54.75	4.90
2009	27000 C	N 13500	S 13500	9.96	54.94	5.10
2008	25500 C	N 13500	S 12000	10.42	55.39	6.70
2007	25500 C	N 13000	S 12500	10.24	59.56	5.90
2006	25000 C	N 13000	S 12000	10.23	59.48	6.20
2005	25000 C	N 13000	S 12000	10.30	57.70	6.40
2004	24500 C	N 12500	S 12000	10.10	57.60	6.40
2003	24500 C	N 12500	S 12000	9.80	55.30	6.80
2002	24500 C	N 13000	S 11500	10.10	57.30	5.70
2001	24500 C	N 12000	S 12500	10.10	58.10	7.30
2000	24000 C	N 12500	S 11500	10.00	57.00	12.00
1999	22000 C	N 11000	S 11000	9.50	57.70	7.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Volumes

Turn Count Summary

Location: Clay Ave & Oak St

GPS N = 28.923936, W= -81.928728

date 11/4/2015

Day Wednesday

Weather Mist, 73

Peak AM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	2	1	0	33	1	0	0	1	14	0	0	0	52
7:15	3	0	0	32	1	1	0	0	26	0	1	0	64
7:30	4	1	0	30	0	0	0	0	22	0	0	0	57
7:45	2	3	0	27	1	1	0	0	34	0	0	0	68
8:00	2	0	0	30	1	0	0	1	39	0	0	0	73
8:15	1	0	0	32	0	1	0	0	30	0	0	0	64
8:30	2	0	0	19	0	0	0	0	15	0	0	0	36
8:45	1	0	0	22	0	1	0	0	24	0	0	0	48

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	2	1	0	31	1	0	0	1	14	0	0	0	50
7:15	3	0	0	32	1	1	0	0	26	0	1	0	64
7:30	4	1	0	28	0	0	0	0	22	0	0	0	55
7:45	2	3	0	25	1	1	0	0	34	0	0	0	66
8:00	2	0	0	29	1	0	0	1	39	0	0	0	72
8:15	1	0	0	29	0	1	0	0	30	0	0	0	61
8:30	2	0	0	19	0	0	0	0	15	0	0	0	36
8:45	1	0	0	21	0	1	0	0	24	0	0	0	47

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	0	2	0	0	0	0	0	0	0	0	2
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	2	0	0	0	0	0	0	0	0	2
7:45	0	0	0	2	0	0	0	0	0	0	0	0	2
8:00	0	0	0	1	0	0	0	0	0	0	0	0	1
8:15	0	0	0	3	0	0	0	0	0	0	0	0	3
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	1	0	0	0	0	0	0	0	0	1

Intersection Peak Hour

7:30 to 8:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	2	0	0	30	1	0	0	1	39	0	0	0	73
PHF													0.90

Peak Hour Vehicle Summary

7:30 to 8:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	9	4	0	111	2	2	0	1	125	0	0	0	254
Truck	0	0	0	8	0	0	0	0	0	0	0	0	8
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7:45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8:00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8:15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: Clay Ave & Oak St

GPS N = 28.923336, W= -81.928728

date 11/3/2015

Day Tuesday

Weather Clear, 88

Peak PM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	20	1	0	0	0	39	0	1	0	61
16:15	3	0	0	22	0	3	0	3	31	0	0	0	62
16:30	1	3	0	41	0	3	0	4	37	0	0	0	89
16:45	2	1	0	18	0	2	0	2	37	0	1	0	63
17:00	1	1	0	24	1	3	0	0	43	0	1	0	74
17:15	1	0	0	33	0	1	1	3	54	0	0	0	93
17:30	2	1	0	22	1	1	0	1	36	0	0	0	64
17:45	2	1	0	16	1	2	0	0	27	0	1	0	50

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	20	1	0	0	0	37	0	1	0	59
16:15	3	0	0	22	0	3	0	3	31	0	0	0	62
16:30	1	3	0	40	0	3	0	4	37	0	0	0	88
16:45	2	1	0	18	0	2	0	2	36	0	1	0	62
17:00	1	1	0	24	0	3	0	0	43	0	1	0	73
17:15	1	0	0	33	0	1	1	3	53	0	0	0	92
17:30	2	1	0	22	1	1	0	1	33	0	0	0	61
17:45	2	1	0	15	1	2	0	0	27	0	1	0	49

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	0	0	0	0	0	2	0	0	0	2
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	1	0	0	0	0	0	0	0	0	1
16:45	0	0	0	0	0	0	0	0	1	0	0	0	1
17:00	0	0	0	0	1	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	1	0	0	0	1
17:30	0	0	0	0	0	0	0	0	3	0	0	0	3
17:45	0	0	0	1	0	0	0	0	0	0	0	0	1

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	1	0	0	33	0	1	1	3	54	0	0	0	93
PHF													0.86

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	5	5	0	115	0	9	1	9	169	0	2	0	315
Truck	0	0	0	1	1	0	0	0	2	0	0	0	4
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	1	0	1	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	1	1	1
16:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:45	0	0	0	0	0	0	0	0	0	0	1	1	1

Turn Count Summary

Location:	CR 466 & Clay Ave	GPS	N = 28.916254, W= -81.928720
date	11/4/2015	Day	Wednesday
Weather	Mist, 73	Peak	AM
Counter	Benjamin Israelson		

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	1	33	0	157	0	39	1	2	15	64	4	316
7:15	2	0	39	0	143	0	44	2	0	20	106	5	361
7:30	1	2	33	0	116	32	34	0	0	20	121	6	365
7:45	2	0	39	2	120	3	36	6	0	25	122	5	360
8:00	1	2	39	1	127	23	24	2	0	31	105	3	358
8:15	1	0	29	0	104	0	14	2	0	23	95	4	272
8:30	0	0	23	0	107	0	12	0	0	14	92	0	248
8:45	2	1	18	0	104	1	13	0	1	19	96	3	258

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	1	32	0	150	0	39	1	2	15	63	4	307
7:15	2	0	38	0	136	0	43	2	0	20	103	5	349
7:30	1	1	33	0	111	32	32	0	0	20	117	5	352
7:45	2	0	36	2	111	1	36	6	0	25	116	5	340
8:00	1	2	38	1	123	23	23	2	0	31	97	3	344
8:15	1	0	27	0	100	0	14	2	0	23	88	4	259
8:30	0	0	23	0	101	0	12	0	0	13	89	0	238
8:45	2	1	17	0	100	1	11	0	1	18	93	3	247

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	1	0	7	0	0	0	0	0	1	0	9
7:15	0	0	1	0	7	0	1	0	0	0	3	0	12
7:30	0	1	0	0	5	0	2	0	0	0	4	1	13
7:45	0	0	3	0	9	2	0	0	0	0	6	0	20
8:00	0	0	1	0	4	0	1	0	0	0	8	0	14
8:15	0	0	2	0	4	0	0	0	0	0	7	0	13
8:30	0	0	0	0	6	0	0	0	0	1	3	0	10
8:45	0	0	1	0	4	0	2	0	0	1	3	0	11

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	1	2	33	0	116	32	34	0	0	20	121	6	365
PHF													0.96

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	3	145	3	481	56	134	10	0	96	433	18	1385
Truck	0	1	5	0	25	2	4	0	0	0	21	1	59
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location:	CR 466 & Clay Ave	GPS	N = 28.916254, W= -81.928720
date	11/3/2015	Day	Tuesday
Weather	Clear, 88	Peak	PM
Counter	Benjamin Israelson		

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	2	2	19	0	136	1	9	1	0	27	163	12	372
16:15	1	1	25	5	119	2	17	0	1	29	135	7	342
16:30	3	1	35	0	112	2	14	1	3	38	178	9	396
16:45	1	2	20	3	120	1	20	4	0	38	158	6	373
17:00	1	1	22	1	94	0	16	4	0	35	191	11	376
17:15	0	2	28	1	102	0	15	1	0	43	186	4	382
17:30	0	2	20	2	115	0	13	6	2	35	138	6	339
17:45	3	2	18	2	90	7	9	4	1	36	140	6	318

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	2	2	19	0	130	1	9	1	0	24	156	10	354
16:15	1	1	25	5	114	2	17	0	1	26	126	7	325
16:30	3	1	34	0	109	2	14	1	3	38	170	8	383
16:45	0	2	20	2	117	1	20	4	0	37	155	6	364
17:00	1	1	22	1	92	0	16	3	0	35	189	11	371
17:15	0	2	28	1	102	0	15	1	0	39	180	4	372
17:30	0	2	20	2	114	0	13	6	2	32	137	6	334
17:45	3	2	18	2	90	7	9	4	1	34	134	6	310

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	0	6	0	0	0	0	3	7	2	18
16:15	0	0	0	0	5	0	0	0	0	3	9	0	17
16:30	0	0	1	0	3	0	0	0	0	0	8	1	13
16:45	1	0	0	1	3	0	0	0	0	1	3	0	9
17:00	0	0	0	0	2	0	0	1	0	0	2	0	5
17:15	0	0	0	0	0	0	0	0	0	4	6	0	10
17:30	0	0	0	0	1	0	0	0	0	3	1	0	5
17:45	0	0	0	0	0	0	0	0	0	2	6	0	8

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	3	1	35	0	112	2	14	1	3	38	178	9	396
PHF													0.96

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	4	6	104	4	420	3	65	9	3	149	694	29	1490
Truck	1	0	1	1	8	0	0	1	0	5	19	1	37
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location:	CR 466 & Rolling Acres Rd	GPS	N = 28.915967, W= -81.9396624
date	11/5/2015	Day	Thursday
Weather	Mist, 73	Peak	AM
Counter	Holly Israelson		

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	11	8	45	9	235	29	7	20	6	40	55	4	469
7:15	15	21	54	25	176	28	11	33	12	52	113	4	544
7:30	13	24	62	13	139	25	12	27	12	65	113	8	513
7:45	9	13	52	26	143	50	11	38	14	85	136	5	582
8:00	8	26	51	17	142	38	9	45	14	56	87	10	503
8:15	12	44	81	13	130	22	11	33	13	72	95	11	537
8:30	10	26	63	20	138	20	8	34	8	78	95	9	509
8:45	13	28	62	10	111	23	8	41	9	82	104	14	505

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	11	8	44	8	231	27	7	19	5	37	53	3	453
7:15	15	21	51	25	173	28	11	33	11	52	110	4	534
7:30	13	23	61	12	137	24	10	27	12	65	110	7	501
7:45	9	12	48	24	139	45	11	35	14	82	134	5	558
8:00	4	24	48	16	141	35	9	43	14	55	87	10	486
8:15	12	40	78	12	125	22	10	32	12	67	94	7	511
8:30	10	21	61	20	135	20	8	34	8	76	93	9	495
8:45	12	26	58	9	107	22	8	40	9	79	102	14	486

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	1	1	4	2	0	1	1	3	2	1	16
7:15	0	0	3	0	3	0	0	0	1	0	3	0	10
7:30	0	1	1	1	2	1	2	0	0	0	3	1	12
7:45	0	1	4	2	4	5	0	3	0	3	2	0	24
8:00	4	2	3	1	1	3	0	2	0	1	0	0	17
8:15	0	4	3	1	5	0	1	1	1	5	1	4	26
8:30	0	5	2	0	3	0	0	0	0	2	2	0	14
8:45	1	2	4	1	4	1	0	1	0	3	2	0	19

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	9	13	52	26	143	50	11	38	14	85	136	5	582
PHF													0.92

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	41	80	208	77	590	132	41	138	51	254	441	26	2079
Truck	4	4	11	4	10	9	2	5	1	4	8	1	63
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: CR 466 & Rolling Acres Rd

GPS N = 28.915967, W= -81.9396624

date 11/4/2015

Day Wednesday

Weather Scattered Clouds, 82

Peak PM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	25	50	135	18	135	21	19	51	31	115	176	10	786
16:15	34	52	126	12	109	15	14	33	18	87	162	13	674
16:30	26	55	123	12	135	23	7	36	18	103	143	16	697
16:45	29	43	100	13	118	22	10	31	22	103	178	15	684
17:00	36	51	122	19	107	17	6	31	27	98	197	13	724
17:15	26	37	105	10	99	34	4	43	23	93	185	12	671
17:30	26	39	80	17	109	26	6	40	19	92	168	8	630
17:45	28	35	79	15	76	35	5	33	18	104	127	6	561

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	25	48	132	18	134	20	19	51	30	113	170	10	770
16:15	34	51	126	12	105	15	14	32	18	85	158	13	663
16:30	26	54	121	12	135	22	7	35	17	101	140	16	686
16:45	29	43	99	13	117	22	10	30	22	102	176	15	678
17:00	34	51	121	19	106	17	6	31	26	96	195	13	715
17:15	26	35	103	10	98	34	4	43	22	92	182	12	661
17:30	26	39	79	17	109	26	6	40	19	91	164	8	624
17:45	28	35	78	15	76	35	5	33	18	101	126	6	556

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	2	3	0	1	1	0	0	1	2	6	0	16
16:15	0	1	0	0	3	0	0	1	0	2	4	0	11
16:30	0	1	2	0	0	1	0	1	1	2	3	0	11
16:45	0	0	1	0	1	0	0	1	0	1	2	0	6
17:00	2	0	1	0	1	0	0	0	1	2	2	0	9
17:15	0	2	2	0	1	0	0	0	1	1	3	0	10
17:30	0	0	1	0	0	0	0	0	0	1	4	0	6
17:45	0	0	1	0	0	0	0	0	0	3	1	0	5

Intersection Peak Hour

16:00 to 17:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	25	50	135	18	135	21	19	51	31	115	176	10	786
PHF													0.90

Peak Hour Vehicle Summary

16:00 to 17:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	114	196	478	55	491	79	50	148	87	401	644	54	2797
Truck	0	4	6	0	5	2	0	3	2	7	15	0	44
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:00	0	1	1	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	1	1	1	0	1	2

Turn Count Summary

Location: US 27/441 & CR 446/Lemon St

GPS N = 28.917478, W= -81.922821

date 11/4/2015

Day Wednesday

Weather Mist, 73

Peak AM

Counter Scott Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	4	151	7	9	54	1	95	189	7	14	3	54	588
7:15	2	225	16	16	31	0	80	222	2	24	7	87	712
7:30	1	255	1	20	23	4	84	257	8	28	10	87	778
7:45	1	208	16	16	20	1	84	259	4	42	12	72	735
8:00	0	241	15	10	23	0	77	303	8	44	7	73	801
8:15	1	242	10	10	18	1	66	240	4	35	15	65	707
8:30	4	260	17	18	19	2	72	246	5	34	6	56	739
8:45	4	203	19	5	18	1	70	281	9	36	4	61	711

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	4	148	6	8	54	1	92	173	6	13	3	53	561
7:15	2	211	15	16	28	0	76	210	2	22	7	85	674
7:30	1	248	1	19	23	4	79	250	8	27	8	87	755
7:45	1	196	15	15	18	1	77	242	4	42	12	69	692
8:00	0	229	15	10	22	0	77	295	8	43	7	68	774
8:15	1	227	10	8	18	1	64	231	4	34	13	62	673
8:30	4	247	15	16	17	2	70	235	5	33	6	55	705
8:45	4	195	19	5	18	1	66	270	8	35	4	59	684

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	3	1	1	0	0	3	16	1	1	0	1	27
7:15	0	14	1	0	3	0	4	12	0	2	0	2	38
7:30	0	7	0	1	0	0	5	7	0	1	2	0	23
7:45	0	12	1	1	2	0	7	17	0	0	0	3	43
8:00	0	12	0	0	1	0	0	8	0	1	0	5	27
8:15	0	15	0	2	0	0	2	9	0	1	2	3	34
8:30	0	13	2	2	2	0	2	11	0	1	0	1	34
8:45	0	8	0	0	0	0	4	11	1	1	0	2	27

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	0	241	15	10	23	0	77	303	8	44	7	73	801
PHF													0.94

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	4	884	46	60	91	5	309	997	22	134	34	309	2895
Truck	0	45	2	2	6	0	16	44	0	4	2	10	131
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location:	US 27/441 & CR 466/Lemon St	GPS	N = 28.917478, W= -81.922821
date	11/3/2015	Day	Tuesday
Weather	Clear, 88	Peak	PM
Counter	Scott Israelson		

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	271	29	14	14	4	82	235	6	37	15	97	808
16:15	6	256	28	12	14	7	68	289	12	34	19	93	838
16:30	3	316	23	14	8	4	71	229	11	41	23	106	849
16:45	3	264	17	17	21	3	66	256	10	28	24	111	820
17:00	2	332	15	10	7	1	66	256	8	30	22	124	873
17:15	4	289	16	11	17	8	71	320	6	40	23	124	929
17:30	2	306	14	8	15	2	84	285	12	42	12	85	867
17:45	5	241	18	4	13	5	56	237	9	33	23	79	723

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	256	29	13	11	4	80	224	6	36	13	94	770
16:15	6	244	28	12	11	7	66	277	11	32	19	87	800
16:30	3	305	23	14	8	3	68	219	11	39	22	102	817
16:45	3	257	17	16	21	3	65	248	10	28	22	109	799
17:00	2	323	15	9	7	1	64	247	8	30	22	123	851
17:15	4	279	16	10	17	8	71	311	5	38	23	121	903
17:30	2	299	14	7	15	2	84	278	12	41	12	85	851
17:45	5	229	18	4	13	5	56	233	9	33	23	78	706

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	15	0	1	3	0	2	11	0	1	2	3	38
16:15	0	12	0	0	3	0	2	12	1	2	0	6	38
16:30	0	11	0	0	0	1	3	10	0	2	1	4	32
16:45	0	7	0	1	0	0	1	8	0	0	2	2	21
17:00	0	9	0	1	0	0	2	9	0	0	0	1	22
17:15	0	10	0	1	0	0	0	9	1	2	0	3	26
17:30	0	7	0	1	0	0	0	7	0	1	0	0	16
17:45	0	12	0	0	0	0	0	4	0	0	0	1	17

Intersection Peak Hour

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	4	289	16	11	17	8	71	320	6	40	23	124	929
PHF													0.94

Peak Hour Vehicle Summary

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	11	1138	62	42	60	14	284	1084	35	137	79	438	3404
Truck	0	33	0	4	0	0	3	33	1	3	2	6	85
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	1	0	0	0	0	0	0	0	0	1
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location:	Clay Ave & Oak St	GPS	N = 28.923655, W= -81.924747
date	11/4/2015	Day	Wednesday
Weather	Mist, 73	Peak	AM
Counter	Holly Israelson		

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	3	109	2	6	1	5	24	175	0	13	5	69	412
7:15	4	172	11	7	0	4	49	197	1	8	3	75	531
7:30	2	162	7	10	3	8	29	262	2	15	3	96	599
7:45	2	144	3	6	3	8	41	287	4	11	7	79	595
8:00	4	183	7	7	4	8	42	304	4	24	4	66	657
8:15	5	212	17	8	3	13	43	252	5	16	7	49	632
8:30	1	211	12	11	9	11	29	235	7	10	1	67	604
8:45	8	161	6	12	4	16	51	269	7	18	6	47	605

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	3	105	2	6	1	5	23	164	0	11	5	69	395
7:15	4	164	10	7	0	4	45	191	1	7	3	71	507
7:30	2	157	6	10	3	8	28	252	2	14	3	96	581
7:45	2	133	3	5	3	8	38	276	4	10	7	77	566
8:00	4	175	6	6	4	8	38	297	4	23	4	62	631
8:15	5	200	15	8	3	13	39	245	4	17	6	49	604
8:30	1	199	12	11	9	11	24	229	7	9	1	65	578
8:45	8	156	6	12	4	16	46	261	7	18	6	45	584

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	3	0	0	0	0	1	11	0	2	0	0	17
7:15	0	8	1	0	0	0	4	6	0	1	0	4	24
7:30	0	5	1	0	0	0	1	10	0	1	0	0	18
7:45	0	11	0	1	0	0	3	11	0	1	0	2	29
8:00	0	8	1	1	0	0	4	7	0	1	0	4	26
8:15	0	12	2	0	0	0	4	7	1	1	1	0	28
8:30	0	12	0	0	0	0	5	6	0	1	0	2	26
8:45	0	5	1	0	0	0	5	8	0	0	0	2	21

Intersection Peak Hour

8:00 to 9:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	4	183	7	7	4	8	42	304	4	24	4	66	657
PHF													0.95

Peak Hour Vehicle Summary

8:00 to 9:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	18	730	38	37	20	48	147	1032	22	67	17	221	2397
Truck	0	37	4	1	0	0	18	28	1	3	1	8	101
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	1	1	1	0	1	2
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	1	1	0	0	0	0	0	0	0	0	0	1
8:15	0	0	0	0	0	0	0	1	1	2	1	3	4
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: US27/441 & CR 25/Water Oak Blvd

GPS N = 28.923655, W= -81.924747

date 11/3/2015

Day Tuesday

Weather Clear, 88

Peak PM

Counter Scott Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	10	247	22	3	2	13	63	225	13	15	9	41	663
16:15	7	267	22	8	8	7	63	241	11	11	9	54	706
16:30	8	306	13	6	4	6	45	217	13	10	11	54	693
16:45	9	242	11	12	6	11	76	226	4	8	11	40	656
17:00	12	320	10	5	8	8	67	223	3	5	6	35	702
17:15	24	290	22	12	3	6	89	298	8	17	5	41	815
17:30	12	255	13	9	6	8	59	212	10	11	7	45	647
17:45	20	396	24	12	4	8	49	228	12	11	4	42	810

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	10	240	22	3	1	13	62	215	12	15	9	40	642
16:15	7	260	22	8	6	7	62	234	11	11	9	51	688
16:30	8	298	13	5	4	5	43	211	13	10	11	53	674
16:45	9	239	11	12	6	11	74	221	4	8	11	37	643
17:00	12	315	9	5	8	8	66	216	3	5	6	34	687
17:15	24	281	22	12	3	6	88	289	8	16	5	41	795
17:30	12	250	13	9	6	8	58	207	10	11	7	43	634
17:45	10	198	12	6	2	4	47	224	12	10	4	41	570

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	7	0	0	1	0	1	10	1	0	0	1	21
16:15	0	7	0	0	0	0	1	7	0	0	0	3	18
16:30	0	8	0	1	0	1	2	6	0	0	0	1	19
16:45	0	3	0	0	0	0	2	5	0	0	0	3	13
17:00	0	5	1	0	0	0	1	7	0	0	0	1	15
17:15	0	9	0	0	0	0	1	9	0	1	0	0	20
17:30	0	5	0	0	0	0	1	5	0	0	0	2	13
17:45	10	198	12	6	2	4	2	4	0	1	0	1	240

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	56	[illegible]	21	32	[illegible]	[illegible]	[illegible]	40	33	170	2866
Pk 15 min	24	290	22	12	3	6	89	298	8	17	5	41	815
PHF													0.88

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	53	1133	55	34	21	30	271	937	28	39	33	165	2799
Truck	0	25	1	1	0	1	6	27	0	1	0	5	67
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0%	[illegible]	[illegible]	[illegible]	

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	1	0	0	0	0	0	0	0	0	0	0	1
16:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:30	0	0	0	0	0	0	0	2	0	0	0	0	2
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\AM Full Build.pdf

Scenario 1: AM Peak
11/11/2015

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	US 27/441 & CR 25/Water Oak Blvd	Final Base	165	1060	23	18	767	42	70	18	229	38	20	48	2498
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	5	9	0	0	0	0	0	14
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**196**	**1261**	**27**	**21**	**913**	**55**	**92**	**21**	**273**	**45**	**24**	**57**	**2985**

ID	Intersection Name	Volume Type	Northbound			Northeastbound			Southwestbound			Southeastbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	US 27/441 & CR 466	Final Base	325	1041	22	138	36	319	62	97	5	4	929	48	3026
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	7	0	0	0	0	12	0	0	0	0	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**394**	**1239**	**26**	**164**	**43**	**392**	**74**	**115**	**6**	**5**	**1106**	**57**	**3621**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Clay Ave & Oak St	Final Base	0	1	125	9	4	0	0	0	0	119	2	2	262
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	9	0	0	0	0	0	0	5	0	0	14
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**0**	**1**	**158**	**11**	**5**	**0**	**0**	**0**	**0**	**147**	**2**	**2**	**326**

ID	Intersection Name	Volume Type	Northbound		Southbound		Eastbound		Total Volume
			Left	Thru	Thru	Right	Left	Right	
4	Clay Ave & access	Final Base	0	126	123	0	0	0	249
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	13	0	0	5	9	22	49
		Other	0	0	0	0	0	0	0
		Future Total	**13**	**150**	**146**	**5**	**9**	**22**	**345**

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Version 4.00-00

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
5	CR 466 & Clay Ave	Final Base	138	10	0	6	4	150	96	454	19	3	506	58	1444
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	12	0	10	6	0	0	0	0	7	35
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**164**	**12**	**0**	**19**	**5**	**189**	**120**	**540**	**23**	**4**	**602**	**76**	**1754**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
6	CR 466 & Rolling Acres Rd	Final Base	43	143	52	45	84	219	258	449	27	81	600	141	2142
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	1	0	0	0	5	0	0	8	2	16
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**51**	**170**	**62**	**55**	**100**	**261**	**307**	**539**	**32**	**96**	**722**	**170**	**2565**

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\PM Full build.pdf

Scenario 2: PM Peak
11/11/2015

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	US 27/441 & CR 25/Water Oak Blvd	Final Base	277	964	28	53	1158	56	40	33	170	35	21	31	2866
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	12	7	0	0	0	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**330**	**1147**	**33**	**63**	**1378**	**79**	**55**	**39**	**202**	**42**	**25**	**37**	**3430**

ID	Intersection Name	Volume Type	Northbound			Northeastbound			Southwestbound			Southeastbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	US 27/441 & CR 466	Final Base	287	1117	36	140	81	444	46	60	14	11	1191	62	3489
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	16	0	0	0	0	8	0	0	0	0	0	0	24
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**358**	**1329**	**43**	**167**	**96**	**536**	**55**	**71**	**17**	**13**	**1417**	**74**	**4176**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Clay Ave & Oak St	Final Base	1	9	171	5	5	0	0	2	0	116	1	9	319
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	7	0	0	0	0	0	0	12	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**1**	**11**	**210**	**6**	**6**	**0**	**0**	**2**	**0**	**150**	**1**	**11**	**398**

ID	Intersection Name	Volume Type	Northbound		Southbound		Eastbound		Total Volume
			Left	Thru	Thru	Right	Left	Right	
4	Clay Ave & access	Final Base	0	181	121	0	0	0	302
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	28	0	0	12	7	15	62
		Other	0	0	0	0	0	0	0
		Future Total	**28**	**215**	**144**	**12**	**7**	**15**	**421**

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Version 4.00-00

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
5	CR 466 & Clay Ave	Final Base	65	10	3	5	6	105	154	713	30	5	428	3	1527
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	8	0	7	12	0	0	0	0	16	43
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**77**	**12**	**4**	**14**	**7**	**132**	**195**	**848**	**36**	**6**	**509**	**20**	**1860**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
6	CR 466 & Rolling Acres Rd	Final Base	50	151	89	114	200	484	408	659	54	55	496	81	2841
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	2	0	0	0	10	0	0	6	1	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**60**	**180**	**106**	**138**	**238**	**576**	**486**	**794**	**64**	**65**	**596**	**97**	**3400**

TRIP GENERATION

Project Information	
Project Name:	Lady Lake Recreation
No:	15-5999
Date:	10/8/2015
City:	Lady Lake
State/Province:	FL
Zip/Postal Code:	
Country:	USA
Client Name:	Bret Jones PA
Analyst's Name:	Israelson
Edition:	ITE-TGM 9th Edition

Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
416 - Campground/Recreational Vehicle Park	232 Occupied Camp Sites	18	31	41	22
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		18	31	41	22
Total		18	31	41	22
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		0	0	0	0
Total Non-pass-by		18	31	41	22

Trip Distribution

Recreation Plantation - Lady Lake

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\AM Full Build.pdf

Scenario 1: AM Peak
11/11/2015

Trip Distribution summary

Zone / Gate	Zone 1: Recreation Plantation			
	To Recreation Plantation:		From Recreation Plantation:	
	Share %	Trips	Share %	Trips
2: north US 27/441	30.00	5	30.00	9
3: south US 27/441	40.00	7	40.00	12
4: west CR 466	25.00	5	25.00	8
5: north Rolling Acres	5.00	1	5.00	2
Total	**100.00**	**18**	**100.00**	**31**

Recreation Plantation - Lady Lake

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\PM Full build.pdf

Scenario 2: PM Peak
11/11/2015

Trip Distribution summary

Zone / Gate	Zone 1: Recreation Plantation			
	To Recreation Plantation:		From Recreation Plantation:	
	Share %	Trips	Share %	Trips
2: north US 27/441	30.00	12	30.00	7
3: south US 27/441	40.00	16	40.00	8
4: west CR 466	25.00	10	25.00	6
5: north Rolling Acres	5.00	2	5.00	1
Total	**100.00**	**40**	**100.00**	**22**

Signal Timing

CARTEGRAPH ID: LL-S-235 **DATE: 07/31/2015**

INTERSECTION NAME AND ID#: CR 466 & Rolling Acres Rd 107

PHASE	1	2	3	4	5	6	7	8	9
	EBL	WB	SBL	NB	WBL	EB	NBL	SBL	
INITIAL	5	15	5	8	5	15	5	8	4
PASSAGE	3	3	3	3	3	3	3	3	3
YELLOW	4.5	4.9	4.0	4.0	4.9	4.5	4.0	4.0	3.4
RED CLEAR	1.2	2.0	3.1	2.8	3.0	2.4	3.1	2.9	2.0
MAX 1	35	50	15	35	20	50	20	35	20
MAX 2									
WALK		7		7		7			
DON'T WALK		21		21		20			
RECALL		Min				Min			
DET. FUNC.		L				L			

PREEMPTION TIMING

	COORD PREEMPT	DELAY (SEC)	MIN DURATION (SEC)	MAX PRESENCE (SEC)	MIN GREEN (SEC)	TRACK GREEN (SEC)	MIN DWELL (SEC)		
	OFF	0	30	60	10		10		

UN COORDINATED SYSTEM TIMING

PATTERN	CYCLE SEC	OFFSET SEC	COORDINATED Phase	COORDINATED Sequence	FASE DAY 1 Actuation		SLEEP DAY 2 Sleep		
1	135	0	2	1	00:00	FREE	00:00	FREE	
2	135	0	2	1	06:30	C1O1S1			
3	150	0	2	1	09:00	C3O3S3			
4	110	0	2	1	15:30	C2O2S2			
					18:30	C4O4S4			
					21:00	FREE			

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8	9
1	20	50	20	27	20	68	20	27	18
2	20	50	20	27	20	68	17	30	18
3	30	50	20	30	20	80	20	30	20
4	15	43	15	25	15	55	15	25	12

NOTES: Naztec 980 A0100 - V61.2P

1) Twice Per Left Cycle Left Turn phasing activated durin pattern 2. Phase 9 and 1 overlaps. Overlap A = 1/9

LAKE COUNTY - TRAFFIC SIGNAL OPERATIONS

CARTEGRAPH ID: FP-S-056 **DATE: 10/30/2015**

INTERSECTION NAME AND ID#: US 27 & CR 25A(N.Dixie Hwy) 126

PHASE	1	2	3	4	5	6	7	8
	NBL	SB			SBL	NB		EB
INITIAL	5	17			5	17		5
PASSAGE	3	3			3	3		3
YELLOW	5.1	5.5			5.5	5.1		3.6
RED CLEAR	[illegible]	2.0			2.1	2.2		3.1
MAX 1	15	45			15	45		41
MAX 2								
WALK		7						7
DON'T WALK		23						32
RECALL		Min				Min		
DET. FUNC.		L				L		

SYSTEM TIMING

	CYCLE	OFFSET	COORDINATED		BASE DAY 1		BASE DAY 2	
PATTERN	Sec.	%	Phase	Sequence	Mon - Fri		Sat - Sun	

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8

Naztec

LAKE COUNTY - TRAFFIC SIGNAL OPERATIONS

CARTEGRAPH ID: LL-S-204 **DATE: 05/15/2015**

INTERSECTION NAME AND ID: US 27 & CR 466(Lemon St) 145

PHASE	1	2	3	4	5	6	7	8
	NBL	SB	EB	WB	SBL	NB		
INITIAL	5	15	8	8	5	15		
PASSAGE	3	3	3	3	3	3		
YELLOW	4.4	4.4	4.4	3.5	4.4	4.4		
RED CLEAR	2.8	2.4	2.7	3.3	2.3	2.3		
MAX 1	20	50	30	30	20	50		
MAX 2	30	65	35	30	20	65		
WALK		7	7	7		7		
DON'T WALK		20	25	25		15		
RECALL		MIN				MIN		
DET. FUNC.		L				L		

SYSTEM TIMING

	CYCLE	OFFSET	COORDINATED	PASS DAY 1	PASS DAY 2
PATTERN	Sec.	% Sec.	Phase Sequence	Mon-Fri	Sat-Sun

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8

NOTES: Naztec 980

Capacity Analysis

US 27/441 & CR 25/Water Oak Boulevard

Lane Configurations												
Volume (vph)	70	18	122	28	20	48	135	1060	23	18	67	142
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0		6.0				6.0		6.0			6.0
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1736	1792	1568	1752	1665	0	1626	3505	1553	1770	3438	1468
Flt Permitted	0.950											
Satd. Flow (perm)	1297	1792	1568	1374	1665	0	1626	3505	1553	1770	3438	1468
Right Turn on Red												
Satd. Flow (RTOR)			61		51				125			125
Link Speed (mph)		35			25			55			55	
Link Distance (ft)		385			245			2339			709	
Travel Time (s)		7.5			6.7			29.8			8.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	74	19	128	29	21	0	142	1116	24	19	71	149
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases		4	5		8		5	2		1	6	
Permitted Phases	4		4	8					2			6
Actuated g/C Ratio	0.15	0.15	0.27	0.15	0.15		0.12	0.45	0.45	0.12	0.45	0.45
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	17.0	17.0	5.0	17.0	17.0
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	12.0	12.0	22.0	12.0	12.0		12.0	36.0	36.0	12.0	36.0	36.0
Total Split (%)	40.0%	40.0%	15.0%	40.0%	40.0%		15.0%	45.0%	45.0%	15.0%	45.0%	45.0%
Yellow Time (s)	3.0	3.0	2.7	3.0	3.0		2.7	3.1	3.1	2.0	2.0	2.0
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead/Lag			Lead				Lead			Lag	Lag	Lag
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	9.3	9.3	20.3	9.2	9.2		7.6	38.8	38.8	6.5	22.8	22.8
Actuated g/C Ratio	0.06	0.06	0.14	0.06	0.06		0.05	0.26	0.26	0.04	0.15	0.15
v/c Ratio	0.36	0.07	0.42	0.19	0.24		0.84	0.49	0.02	0.10	0.61	0.07
Control Delay	10.0	2.5	14.1	9.7	9.1		60.0	30.0	0.0	40.7	48.0	1.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.0	2.5	14.1	9.7	9.1		60.0	30.0	0.0	40.7	48.0	1.0
LOS	C	C	B	C	B		E	A	A	C	B	A
Approach Delay		10.5			9.3			31.7			33.1	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	6	0	31	0	0		31	101	0	6	124	0
Queue Length 95th (ft)	73	26	129	45	44		#228	290	0	29	192	0
Internal Link Dist (ft)		305			165			2259			629	
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	769	1018	1576	1611	1008		205	2407	1099	235	2897	1018
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

Spillback Cap Reductn												
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other
Cycle Length: 100
Natural Cycle: 60
Maximum v/c Ratio: 0.84
Intersection Capacity Utilization 61.9% ICU Level of Service B
95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd

ø1	ø2	ø4
ø5	ø6	ø8

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)												
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)												
Satd. Flow (prot)	1736	1792	1568	1752	1665	0	1626	3505	1553	1770	3438	1468
Flt Permitted												
Satd. Flow (perm)	1282	1792	1568	1371	1665	0	1626	3505	1553	1770	3438	1468
Right Turn on Red									Yes			
Satd. Flow (RTOR)			49		60				122			207
Link Speed (mph)												
Link Distance (ft)		385			245			2339			709	
Travel Time (s)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)												
Shared Lane Traffic (%)												
Group Flow (vph)												
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases												
Permitted Phases	4		4	8					2			6
Actuated Green, G (s)												
Switch Phase												
Minimum Initial (s)												
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)												
Total Split (%)	40.0%	40.0%	25.0%	40.0%	40.0%		25.0%	45.0%	45.0%	15.0%	35.0%	35.0%
Yellow Time (s)												
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lost Time Adjust (s)												
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	10.9	10.9	28.2	10.7	10.7		14.1	47.2	47.2	6.5	27.8	27.8
Actuated g/C Ratio												
v/c Ratio	0.50	0.08	0.44	0.23	0.29		0.65	0.58	0.03	0.14	0.72	0.08
Control Delay												
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay												
LOS	D	C	B	C	B		D	B	A	D	C	A
Approach Delay												
Approach LOS		C			C			B			C	
Queue Length 50th (ft)												
Queue Length 95th (ft)	91	29	129	50	48		169	398	0	33	#330	0
Internal Link Dist (ft)												
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)												
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other

Cycle Length: 100

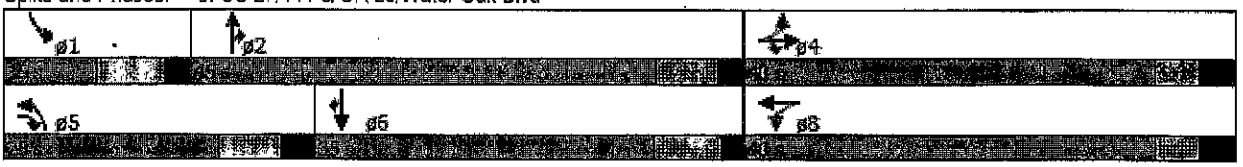
Natural Cycle: 60

Maximum v/c Ratio: 0.72

Intersection Capacity Utilization 68.7% ICU Level of Service C

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



Lane Configurations												
Volume (vph)	40	30	75	5	20	27	1	2	8	33	110	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)			0				0		200			0
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1752	1863	1568	1752	1687	0	1770	3505	1583	1770	3539	1583
Flt Permitted	0.71			0.72			0.10			0.50		
Satd. Flow (perm)	1326	1863	1568	1350	1687	0	1770	3505	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			49		35				122			207
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		385			245			2339			709	
Travel Time (s)		8.7			5.7			35.4			10.7	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	45	34	85	6	23	0	1	2	9	38	125	30
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases		8	7		6		5	2		1	6	5
Permitted Phases	4		4	8					2			6
Detector Phase	4	8	4	8	6		5	2	2	1	6	5
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	40.0	40.0	25.0	40.0	40.0		25.0	45.0	45.0	15.0	35.0	35.0
Total Split (%)	40.0%	40.0%	25.0%	40.0%	40.0%		25.0%	45.0%	45.0%	15.0%	35.0%	35.0%
Yellow Time (s)	3.0	3.0	3.1	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead/Lag			Lead				Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	7.9	7.9	29.1	7.9	7.9		17.4	46.4	46.4	7.0	27.7	27.7
Actuated g/C Ratio	0.10	0.10	0.40	0.10	0.10		0.24	0.64	0.64	0.10	0.38	0.38
v/c Ratio	0.31	0.19	0.29	0.27	0.27		0.74	0.49	0.03	0.35	0.97	0.09
Control Delay	31.1	2.3	7.1	35.2	1.5		39.8	11.7	0.0	38.3	49.1	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	31.1	2.3	7.1	35.2	1.5		39.8	11.7	0.0	38.3	49.1	0.2
LOS	D	C	B	D	B		D	B	A	D	D	A
Approach Delay		9.1			9.0			17.6			41.0	
Approach LOS		B			C			B			D	
Queue Length 50th (ft)	34	10	41	17	10		137	189	0	26	112	0
Queue Length 95th (ft)	49	42	80	45	42		#262	253	0	62	#477	0
Internal Link Dist (ft)		305			165			2259			629	
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	144	1863	660	627	802		424	2247	1058	185	1358	735
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

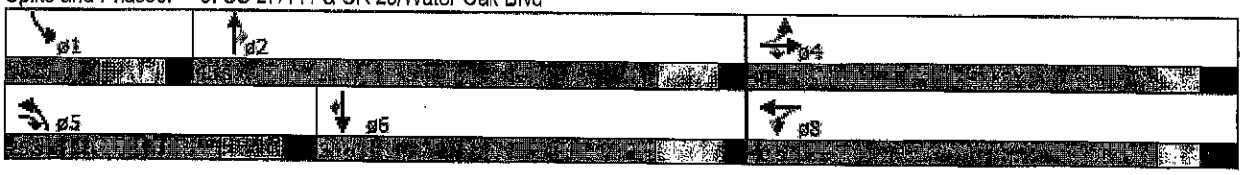
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other
Cycle Length: 100
Natural Cycle: 75
Maximum v/c Ratio: 0.97
Intersection Capacity Utilization 74.6% ICU Level of Service D

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)												
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)												
Satd. Flow (prot)	1752	1863	1568	1752	1685	0	1770	3505	1583	1770	3539	1583
Flt Permitted												
Satd. Flow (perm)	1312	1863	1568	1343	1685	0	1770	3505	1583	1770	3539	1583
Right Turn on Red												
Satd. Flow (RTOR)			49		42				122			122
Link Speed (mph)												
Link Distance (ft)		385			245			2339			709	
Confl. Peds. (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	3%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Confl. Bikes (#/hr)												
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases		4	5		8		5	2		1	6	
Permitted Phases	4		4	8					2			6
Detector Phase	4	4	5	8	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	40.0	40.0	20.0	40.0	40.0		20.0	45.0	45.0	15.0	40.0	40.0
Total Split (%)	40.0%	40.0%	20.0%	40.0%	40.0%		20.0%	45.0%	45.0%	15.0%	40.0%	40.0%
Yellow Time (s)	3.6	3.6	3.1	3.6	3.6		3.1	3.1	3.1	3.1	3.1	3.1
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	8.8	8.8	24.9	8.8	8.8		12.3	43.5	43.5	7.1	32.8	32.8
Actuated g/C Ratio	0.11	0.12	0.32	0.11	0.11		0.17	0.60	0.60	0.10	0.45	0.45
v/c Ratio	0.39	0.20	0.41	0.30	0.29		1.26	0.63	0.04	0.42	0.99	0.12
Control Delay	38.7	31.0	10.0	36.1	9.2		172.7	15.7	0.0	41.0	47.2	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.7	31.0	10.0	36.1	9.2		172.7	15.7	0.0	41.0	47.2	2.0
LOS	D	C	B	D	B		F	B	A	D	D	A
Approach Delay												
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	27	19	30	21	19		#328	24	0	32	#421	0
Queue Length 95th (ft)	61	47	110	51	45		#401	341	0	73	#572	15
Internal Link (ft)												
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	1752	1863	1568	1752	1685		1257	2014	1583	1183	1586	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

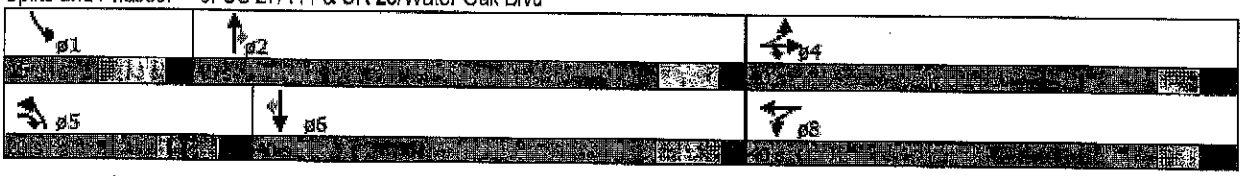
Spillback Cap Reductn	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Area Type: Other
Cycle Length: 100
Natural Cycle: 90
Maximum v/c Ratio: 1.26
Intersection Capacity Utilization 84.4% ICU Level of Service E

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



US 27/441 & CR 466/Lemon Street

Lane Configurations												
Volume (vph)												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)												
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)												
Satd. Flow (prot)	1665	1682	1568	1752	1783	0	1719	3462	0	1770	3416	0
Flt Permitted												
Satd. Flow (perm)	1665	1682	1568	1752	1783	0	1719	3462	0	1770	3416	0
Right Turn on Red									Yes			
Satd. Flow (RTOR)			339		1			2			4	
Link Speed (mph)												
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)												
Shared Lane Traffic (%)	38%											
Lane Group Flow (vph)												
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases												
Permitted Phases			4									
Detector Phase												
Switch Phase												
Minimum Initial (s)												
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)												
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
Yellow Time (s)												
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)												
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	13.2	13.2	13.2	13.2	13.2		23.3	72.5		6.0	44.0	
Actuated g/C Ratio												
v/c Ratio	0.51	0.52	0.72	0.35	0.56		1.06	0.55		0.05	0.84	
Control Delay												
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay												
LOS	E	E	B	E	E		F	B		E	D	
Approach Delay												
Approach LOS		C			E			D			D	
Queue Length 50th (ft)												
Queue Length 95th (ft)	148	152	98	110	164		#634	494		17	549	
Internal Link Dist (ft)												
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)												
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Storage Cap Reductn	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.24	0.24	0.54	0.19	0.31		1.06	0.05		0.02	0.02

Other

Cycle Length: 160

Natural Cycle: 90

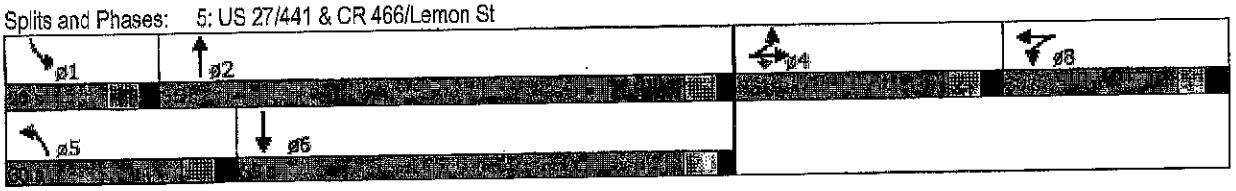
Maximum v/c Ratio: 1.06

Intersection Capacity Utilization 74.3% ICU Level of Service D

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	164	43	392	74	115	6	394	1239	26	5	1106	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	350		0	180		0	250		0	80		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1665	1683	1568	1752	1783	0	1719	3462	0	1770	3416	0
Flt Permitted	0.950	0.972		0.950			0.950			0.950		
Satd. Flow (perm)	1665	1683	1568	1752	1783	0	1719	3462	0	1770	3416	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			390		1			2			4	
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)		33.5			9.2			14.5			35.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	6%	3%	3%	6%	2%	5%	4%	2%	2%	5%	4%
Shared Lane Traffic (%)	37%											
Lane Group Flow (vph)	110	110	417	79	128	0	419	1346	0	5	1238	0
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	4	4		8	8		5	2		1	6	
Permitted Phases			4									
Detector Phase	4	4	4	8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)	25.1	25.1	25.1	19.2	19.2		48.1	104.0		11.7	67.6	
Total Split (%)	15.7%	15.7%	15.7%	12.0%	12.0%		30.1%	65.0%		7.3%	42.3%	
Yellow Time (s)	4.4	4.4	4.4	3.5	3.5		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	15.0	15.0	15.0	12.5	12.5		39.6	103.4		5.0	58.7	
Actuated g/C Ratio	0.10	0.10	0.10	0.08	0.08		0.26	0.67		0.03	0.38	
v/c Ratio	0.68	0.67	0.83	0.56	0.88		0.95	0.58		0.09	0.95	
Control Delay	88.8	88.1	22.8	86.1	118.0		88.0	15.5		78.6	61.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	88.8	88.1	22.8	86.1	118.0		88.0	15.5		78.6	61.4	
LOS	F	F	C	F	F		F	B		E	E	
Approach Delay		45.5			105.8			32.7			61.5	
Approach LOS		D			F			C			E	
Queue Length 50th (ft)	116	116	26	81	133		431	352		5	651	
Queue Length 95th (ft)	191	191	157	142	#270		#653	527		21	#811	
Internal Link Dist (ft)		1887			323			879			2259	
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)	194	196	527	141	145		458	2352		57	1357	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Storage Cap Reductn	0	0	0	0	0		0	0		0	0
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

Area [illegible] Other [illegible]

Cycle Length: 160

[illegible]

Natural Cycle: 130

[illegible]

Maximum v/c Ratio: 0.95

[illegible]

Intersection Capacity Utilization 90.9% ICU Level of Service E

[illegible]

95th percentile volume exceeds capacity, queue may be longer.

[illegible]

Splits and Phases: 5: US 27/441 & CR 466/Lemon St

ø1	ø2	ø4	ø8
[illegible]	[illegible]	[illegible]	[illegible]

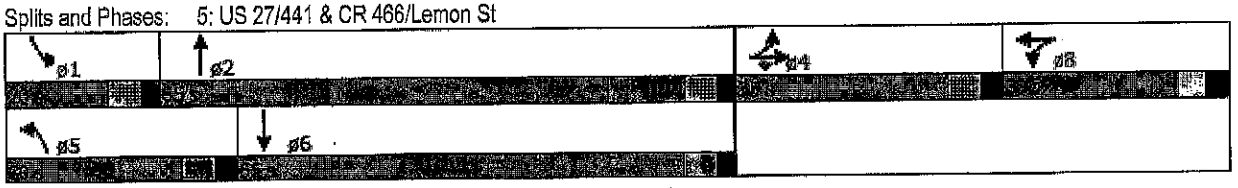
ø5	ø6
[illegible]	[illegible]

Lane Configurations												
Volume (vph)												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)												
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)												
Satd. Flow (prot)	1681	1745	1583	1656	1811	0	1770	3487	0	1770	3482	0
Flt Permitted												
Satd. Flow (perm)	1681	1745	1583	1656	1811	0	1770	3487	0	1770	3482	0
Right turn on Red												
Satd. Flow (RTOR)			354		6			2			4	
Link Speed (mph)												
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)												
Shared Lane Traffic (%)	23%											
Lane Group Flow (vph)												
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases												
Permitted Phases			4									
Detector Phase												
Switch Phase												
Minimum Initial (s)												
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)												
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
Yellow Time (s)												
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)												
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead-Lag Optimize?							Lead			Lead	Lag	
							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	19.6	19.6	19.6	11.3	11.3		22.9	83.4		6.6	58.5	
Actuated g/C Ratio												
v/c Ratio	0.49	0.49	0.90	0.37	0.52		1.06	0.59		0.15	0.92	
Control Delay												
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay												
LOS	E	E	D	E	E		F	C		E	D	
Approach Delay												
Approach LOS		D			E			D			D	
Queue Length 50th (ft)												
Queue Length 95th (ft)	176	181	#279	92	126		#554	593		35	#369	
Internal Link Dist (ft)												
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)												
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Lane Group Flow (vph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
v/c Ratio	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Control Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queue Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LOS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queue Length 50th (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queue Length 95th (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Internal Link Dist (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Turn Bay Length (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Base Capacity (vph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Starvation Cap Reductn	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Spillback Cap Reductn	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Storage Cap Reductn	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Intersection Summary
Area Type: [illegible]
Cycle Length: 160
Actuated Cycle Length: [illegible]
Natural Cycle: 130
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.06
Intersection Signal Delay: [illegible] Intersection LOS: [illegible]
Intersection Capacity Utilization 86.4% ICU Level of Service E
Analysis Period (min) [illegible]
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Lane Configurations												
Volume (vph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Satd. Flow (prot)	1681	1745	1583	1656	1809	0	1770	3487	0	1770	3482	0
Flt Permitted	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Satd. Flow (perm)	1681	1745	1583	1656	1809	0	1770	3487	0	1770	3482	0
Right Turn on Red	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Satd. Flow (RTOR)			336		6			3			4	
Link Speed (mph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Shared Lane Traffic (%)	23%											
Lane Group Flow (vph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Permitted Phases			4									
Detector Phase	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Switch Phase												
Minimum Initial (s)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
Yellow Time (s)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead/Lag	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Lead	[illegible]	[illegible]	Lead	Lag	[illegible]
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	None	
Act Effct Green (s)	27.8	27.8	27.8	12.7	12.7		22.8	82.6		6.8	58.2	
Actuated g/C Ratio	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
v/c Ratio	0.44	0.44	1.00	0.42	0.59		1.41	0.76		0.17	1.17	
Control Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LOS	E	E	E	E	E		F	C		E	F	
Approach Delay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Approach LOS		E			E			E			F	
Queue Length 50th (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queue Length 95th (ft)	208	215	#553	105	147		#735	804		40	#1166	
Internal Link Dist (ft)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Storage Cap Reductn		0	0	0	0	0		0	0		0	0

Other

Cycle Length: 160

Natural Cycle: 150

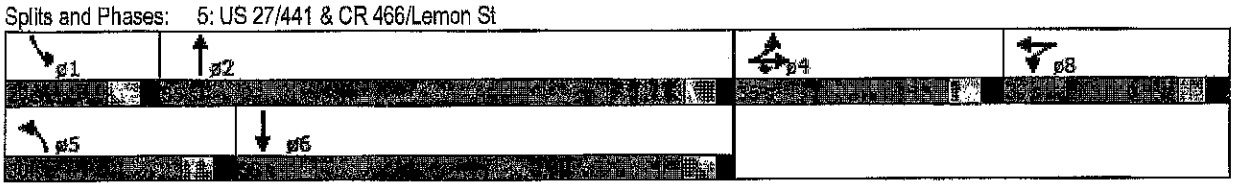
Maximum v/c Ratio: 1.41

Intersection Capacity Utilization 98.7% ICU Level of Service F

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Clay Avenue & Oak Street

Int Delay, s/veh	4.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	0	0	0	0	1	1	2	2	0	1	9	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length												
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %		0			0			0			0	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %												
Mvmt Flow	0	0	0	132	2	2	0	1	139	10	4	0
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	96	96	94	96	96	71	139	0	0	139	0	0
Stage 1	24	24	-	71	71	-	-	-	-	-	-	-
Stage 2	72	72	-	25	25	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.17	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.17	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.17	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.573	4.073	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	885	729	1080	876	795	991	1618	-	-	1443	-	-
Stuck Cap-1 Maneuver	994	869	-	926	836	-	-	-	-	-	-	-
Stage 1	994	869	-	926	836	-	-	-	-	-	-	-
Stage 2	937	781	-	981	875	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	876	724	1080	871	789	991	1618	-	-	1443	-	-
Mov Cap-2 Maneuver	876	724	-	871	789	-	-	-	-	-	-	-
Stage 1	994	869	-	926	836	-	-	-	-	-	-	-
Stage 2	937	781	-	974	875	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	9.9	0	5.2
HCM LOS		A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBLn1	SBLn2
Capacity (veh/h)	1618	-	-	-	871	1443	-	-
HCM Lane V/C Ratio				0	0.152	0.006		
HCM Control Delay (s)	0	-	-	0	9.9	7.5	0	-
HCM Lane LOS				A	A	A	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.6	0	-	-

Int Delay, s/veh	5.1											
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	163	2	2	0	1	176	12	6	0

Conflicting Flow All	1[illegible]	1[illegible]	2[illegible]	1[illegible]	1[illegible]	8[illegible]	[illegible]	[illegible]	0	1[illegible]	[illegible]	[illegible]
Stage 1	30	30	-	89	89	-	-	-	-	-	-	-
Stage 2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Critical Hdwy	7.12	6.52	6.22	7.17	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Critical Hdwy Stg 2	6.12	5.52	-	6.17	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pot Cap-1 Maneuver	854	690	1077	845	771	969	1615	-	-	1399	-	-
Stage 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Stage 2	916	753	-	974	870	-	-	-	-	-	-	-
Platoon blocked, %	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Mov Cap-1 Maneuver	844	684	1077	839	764	969	1615	-	-	1399	-	-
Mov Cap-2 Maneuver	[illegible]	684	[illegible]	[illegible]	764	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Stage 1	987	862	-	906	821	-	-	-	-	-	-	-
Stage 2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

HCM Control Delay, s	0	10.4	0	5.2
HCM LOS	[illegible]	B	[illegible]	[illegible]

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1615	-	-	-	839	1399	-	-
HCM Lane V/C Ratio	[illegible]	[illegible]	[illegible]	[illegible]	0.2	0.00	[illegible]	[illegible]
HCM Control Delay (s)	0	-	-	0	10.4	7.6	0	-
HCM Lane LOS	[illegible]	[illegible]	[illegible]	[illegible]	B	A	[illegible]	[illegible]
HCM 95th %tile Q(veh)	0	-	-	-	0.7	0	-	-

Int Delay, s/veh	4.2											
Vol, veh/h	0	2	0	135	1	10	1	10	199	6	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage, veh												
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %												
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	0	135	1	10	1	10	199	6	6	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	185	229	6	342	312	6	206	0	0	206	0	0
Stage 1	17	17	-	112	112	-	-	-	-	-	-	-
Stage 2	168	212	-	230	200	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	836	671	1077	641	662	943	1615	-	-	1362	-	-
Stage 1	1002	867	-	893	808	-	-	-	-	-	-	-
Stage 2	887	727	-	1000	881	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	823	668	1077	836	758	943	1615	-	-	1362	-	-
Mov Cap-2 Maneuver	823	668	-	836	758	-	-	-	-	-	-	-
Stage 1	1001	877	-	892	802	-	-	-	-	-	-	-
Stage 2	887	727	-	1000	881	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.4	10.2	0	3.8
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1615	-	-	668	842	1362	-	-
HCM Lane V/C Ratio	0.001	-	-	0.003	0.012	0.004	-	-
HCM Control Delay (s)	7.2	0	-	10.4	10.2	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.6	0	-	-

Int Delay, s/veh	4.6												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	0	2	0	150	1	11	1	1	210	6	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length												
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %		0			0			0			0	
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	0	174	1	13	1	13	244	7	7	0
Major/Minor	Minor 2			Minor 1			Major 1			Major 2		
Conflicting Flow All	165	230	257	159	158	135	7	0	0	257	0	0
Stage 1	21	21	-	137	137	-	-	-	-	-	-	-
Stage 2	144	250		22	21							
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52		6.12	5.52							
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218			2.218		
Pot Cap-1 Maneuver	800	628	1075	807	734	914	1614	-	-	1308	-	-
Stage 1	998	878		866	780							
Stage 2	859	694	-	996	878	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	784	624	1075	801	730	914	1614	-	-	1308	-	-
Mov Cap-2 Maneuver	784	624		801	730							
Stage 1	997	874	-	865	782	-	-	-	-	-	-	-
Stage 2	845	698		988	874							

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.8	10.8	0	3.9
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBL	WBL	WBT	SBL	SBR
Capacity (veh/h)	1614	-	-	624	807	1308	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.293	0.006	-	-
HCM Control Delay (s)	7.2	0	-	10.8	10.8	7.8	0	-
HCM Lane LOS	A							
HCM 95th %tile Q(veh)	0	-	-	0	0.9	0	-	-

CR 466 & Clay Avenue

Int Delay, s/veh	14.1											
Vol/veh/h		60		92		506	758					150
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	90	99	99	99	99
Mvmt Flow	97	459	19	3	511	59	139	11	0	6	4	152
Conflicting Flow All	570	0	0	478	0	0	1	1	239	975	1418	285
Stage 1	-	-	-	-	-	-	662	662	-	546	546	-
Stage 2							739	756		429	872	
Critical Hdwy	4.14	-	-	4.14	-	-	7.56	6.54	6.94	7.54	7	6.96
Critical Hdwy Stg 1							6.56	5.54		6.54	6	
Critical Hdwy Stg 2	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4	3.32
Pot Cap-1 Maneuver	999	-	-	1081	-	-	222	174	762	206	150	709
Stage 1							411	455		491	463	
Stage 2	-	-	-	-	-	-	715	500	-	574	400	-
Platoon blocked, %												
Mov Cap-1 Maneuver	999	-	-	1081	-	-	158	157	762	180	135	709
Mov Cap-2 Maneuver							158	157		180	135	
Stage 1	-	-	-	-	-	-	375	413	-	442	462	-
Stage 2							558	450		370	391	

HCM Control Delay, s	1.5			0			116.5			13.5		
HCM LOS							F			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	158	999	-	-	1081	-	-	583
HCM Lane V/C Ratio	0.069	0.097	-	-	0.003	-	-	0.011
HCM Control Delay (s)	116.5	9	-	-	8.3	-	-	13.5
HCM Lane LOS	F	A			A			B
HCM 95th %tile Q(veh)	7.1	0.3	-	-	0	-	-	1.1

Int Delay, s/veh	52.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	120	540	23	4	608	77	166	13	0	19	5	189
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	200	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	90	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	121	545	23	4	608	77	166	13	0	19	5	191
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	685	0	0	568	0	0	1166	1197	608	1166	1197	642
Stage 1	-	-	-	-	-	-	799	799	-	655	655	-
Stage 2	-	-	-	-	-	-	367	398	-	511	542	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.56	6.54	6.94	7.54	7	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.532	4.02	3.32	3.52	4	3.32
Pot Cap-1 Maneuver	904	-	-	999	-	-	~ 162	122	713	146	103	651
Stuck Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	368	343	-	429	398	-
Stage 2	-	-	-	-	-	-	668	443	-	506	341	-
Platoon blocked, %												
Mov Cap-1 Maneuver	904	-	-	999	-	-	~ 98	105	713	118	89	651
Mov Cap-2 Maneuver	-	-	-	-	-	-	98	105	-	118	89	-
Stage 1	-	-	-	-	-	-	297	343	-	365	406	-
Stage 2	-	-	-	-	-	-	668	443	-	506	341	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.7	0.1	$ 482.2	22.2
HCM LOS			F	C

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	98	904	-	-	999	-	-	420		
HCM Lane V/C Ratio	1.69	0.014	-	-	0.004	-	-	0.051		
HCM Control Delay (s)	$ 482.2	9.6	-	-	8.6	-	-	22.2		
HCM Lane LOS	F	A	-	-	A	-	-	C		
HCM 95th %tile Q(veh)	14.7	0.5	-	-	0	-	-	2.8		

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Int Delay, s/veh	10.2											
Vol, veh/h	154	0	0	5	428	3	0	0	0	5	6	105
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	20	2	2	2	10	2	20	2	2
Mvmt Flow	160	743	31	5	446	3	68	10	3	5	6	109
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	449	0	0	774	0	0	1155	1086	446	1155	1086	224
Stage 1	-	-	-	-	-	-	1079	1079	-	458	458	-
Stage 2	-	-	-	-	-	-	76	7	-	697	628	-
Critical Hdwy	4.16	-	-	4.5	-	-	7.54	6.7	6.94	7.9	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-
Follow-up Hdwy	2.23	-	-	2.5	-	-	3.52	4.09	3.32	3.5	4.09	3.32
Pot Cap-1 Maneuver	1101	-	-	730	-	-	116	106	611	132	112	779
Stuck Cap-1 Maneuver	-	-	-	-	-	-	0	0	-	0	0	-
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	746	545	-	358	288	-
Stuck Cap-2 Maneuver	-	-	-	-	-	-	0	0	-	0	0	-
Mov Cap-1 Maneuver	1101	-	-	730	-	-	84	90	611	106	95	779
Mov Cap-2 Maneuver	-	-	-	-	-	-	84	90	-	106	95	-
Stage 1	-	-	-	-	-	-	199	236	-	433	561	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0.1	160.2	15.2
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	88	1101	-	-	730	-	-	473
HCM Lane V/C Ratio	0.078	0.145	-	-	0.007	-	-	0.231
HCM Control Delay (s)	160.2	8.8	-	-	10	-	-	15.2
HCM Lane LOS	F	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	5.1	0.5	-	-	0	-	-	1

Int Delay, s/veh	37.8											
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Mvmt Flow	203	883	38	6	530	21	80	12	4	15	7	138
Stage 1	-	-	-	-	-	-	1308	1308	-	553	553	-
Critical Hdwy	4.16	-	-	4.5	-	-	7.54	6.7	6.94	7.9	6.54	6.94
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-
Pot Cap-1 Maneuver	1008	-	-	635	-	-	~ 72	65	548	84	70	721
Stage 2	-	-	-	-	-	-	702	487	-	284	223	-
Mov Cap-1 Maneuver	1008	-	-	635	-	-	~ 44	51	548	57	55	721
Stage 1	-	-	-	-	-	-	134	170	-	353	508	-
HCM Control Delay, s	1.7			0.1			$ 678.2			34.7		
Capacity (veh/h)	47	1008	-	-	635	-	-	275				
HCM Control Delay (s)	$ 678.2	9.5	-	-	10.7	-	-	34.7				
HCM 95th %tile Q(veh)	9.9	0.8	-	-	0	-	-	3.4				

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

CR 466 & Rolling Acres Road

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)				300			0			150		175
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)												
Satd. Flow (prot)	1770	3507	0	1719	3411	0	1719	1845	1583	1656	1810	1538
Flt Permitted												
Satd. Flow (perm)	298	3507	0	834	3411	0	1263	1845	1583	1002	1810	1538
Right Turn on Red												
Satd. Flow (RTOR)		6			22				217			238
Link Speed (mph)												
Link Distance (ft)		644			2667			377			658	
Travel Time (s)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)												
Shared Lane Traffic (%)												
Lane Group Flow (vph)												
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5									7		
Permitted Phases	2			6			8		8	4		4
Detector Phase												
Switch Phase												
Minimum Initial (s)												
Minimum Split (s)	12.5	22.2		12.9	22.4		12.1	14.8	14.8	12.1	14.9	14.9
Total Split (s)												
Total Split (%)	25.9%	48.1%		14.8%	37.0%		12.6%	22.2%	22.2%	14.8%	22.2%	22.2%
Yellow Time (s)												
All-Red Time (s)	2.7	2.4		3.0	2.5		3.1	2.8	2.8	3.1	2.9	2.9
Lost Time Adjust (s)												
Total Lost Time (s)	7.5	7.2		7.9	7.4		7.1	6.8	6.8	7.1	6.9	6.9
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None			None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	56.6	44.9		36.9	29.2		19.8	14.2	14.2	20.7	14.6	14.6
Actuated g/C Ratio												
v/c Ratio	0.60	0.32		0.23	0.78		0.16	0.58	0.14	0.18	0.34	0.55
Control Delay												
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay												
LOS	C	C		B	D		C	D	A	C	D	B
Approach Delay												
Approach LOS		C			D			D			C	
Queue Length 50th (ft)												
Queue Length 95th (ft)	202	190		57	388		60	196	0	62	122	74
Internal Link Dist (ft)												
Turn Bay Length (ft)	600			300			150		150	175		175
Base Capacity (vph)												
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

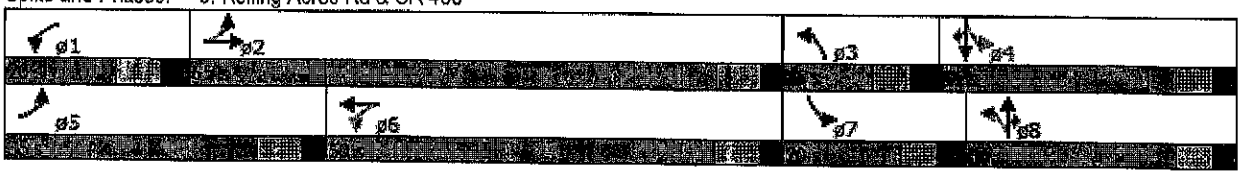
Cycle Length: 135

Natural Cycle: 75

Maximum v/c Ratio: 0.78

Intersection Capacity Utilization 70.8% ICU Level of Service C

Splits and Phases: 6: Rolling Acres Rd & CR 466



Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		0	1		0	1		1	1		1
Satd. Flow (prot)	1770	3507	0	1719	3411	0	1719	1845	1583	1656	1810	1538
Satd. Flow (perm)	177	3507	0	753	3411	0	1243	1845	1583	790	1810	1538
Satd. Flow (RTOR)		6			22				217			284
Link Speed (mph)		40			40			35			35	
Link Distance (ft)		644			2667			377			658	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Permitted Phases	2			6			8		8	4		4
Switch Phase												
Minimum Split (s)	12.5	22.2		12.9	22.4		12.1	14.8	14.8	12.1	14.9	14.9
Total Split (%)	25.9%	48.1%		14.8%	37.0%		12.6%	22.2%	22.2%	14.8%	22.2%	22.2%
All-Red Time (s)	2.7	2.4		3.0	2.5		3.1	2.8	2.8	3.1	2.9	2.9
Total Lost Time (s)	7.5	7.2		7.9	7.4		7.1	6.8	6.8	7.1	6.9	6.9
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None		None	None		None	None	None	None	None	None
Act Effct Green (s)	69.4	52.5		45.7	37.4		23.0	16.9	16.9	24.6	17.6	17.6
Actuated g/C Ratio	0.58	0.44		0.38	0.31		0.19	0.14	0.14	0.21	0.15	0.15
v/c Ratio	0.75	0.38		0.28	0.85		0.19	0.68	0.16	0.25	0.39	0.60
Control Delay	40.1	21.3		16.1	47.1		27.1	62.5	9.8	36.8	45.0	30.9
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.1	21.3		16.1	47.1		27.1	62.5	9.8	36.8	45.0	30.9
LOS	D	C		B	D		D	E	A	D	D	B
Approach Delay		27.6			36.6			44.0			37.5	
Approach LOS		C			D			D			C	
95th % Queue Length	18	58		9	39		9	29	0	3	12	8
Queue Length 95th (ft)	#350	243		68	#532		68	233	0	73	141	80
Internal Link Dist (ft)		564			2587			297			578	
Turn Bay Length (ft)	600			300			150		150	175		175
Base Capacity (vph)	546	1386		1138	1138		1138	1138	512	298	440	589
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Cycle Length: 135

Natural Cycle: 90

Maximum v/c Ratio: 0.85

Intersection Capacity Utilization 79.3% ICU Level of Service D

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 6: Rolling Acres Rd & CR 466

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		0	1		0	1		1	1		1
Satd. Flow (prot)	1770	3500	0	1770	3465	0	1770	1863	1583	1770	1863	1583
Satd. Flow (perm)	361	3500	0	656	3465	0	1002	1863	1583	985	1863	1583
Satd. Flow (RTOR)		10			18				267			405
Link Distance (ft)		644			2667			377			658	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Lane Group Flow (vph)	453	792	0	61	641	0	56	168	99	127	222	538
Protected Phases	5	2		1	6		3	8		7	4	
Detector Phase	5	2		1	6		3	8	8	7	4	4
Minimum Initial (s)	5.0	15.0		5.0	15.0		5.0	8.0	8.0	5.0	8.0	8.0
Total Split (s)	27.0	55.0		15.0	43.0		15.0	25.0	25.0	15.0	25.0	25.0
Yellow Time (s)	4.8	4.8		4.9	4.9		4.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Recall Mode	None	None		None	None		None	Min	Min	None	Min	Min
Actuated g/C Ratio	0.53	0.41		0.31	0.24		0.23	0.16	0.16	0.26	0.20	0.20
Control Delay	50.3	24.1		15.8	38.7		26.1	45.3	1.0	29.4	45.0	24.0
Total Delay	50.3	24.1		15.8	38.7		26.1	45.3	1.0	29.4	45.0	24.0
Approach Delay		33.7			36.7			28.4			30.0	
Queue Length 50th (ft)	201	206		18	190		24	94	0	56	128	77
Internal Link Dist (ft)		564			2587			297			578	
Base Capacity (vph)	483	1788		288	1326		307	361	522	323	381	646
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0

Lane Group	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Storage Cap Reductn	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Reduced v/c Ratio	1.22	0.57	0.27	0.62	0.26	0.59	0.23	0.54	0.72	1.06	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 100.7

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.22

Intersection Signal Delay: 56.4 Intersection LOS: E

Intersection Capacity Utilization: 87.4% ICU Level of Service E

Analysis Period (min) 15

Volume exceeds capacity, queue is theoretically infinite.

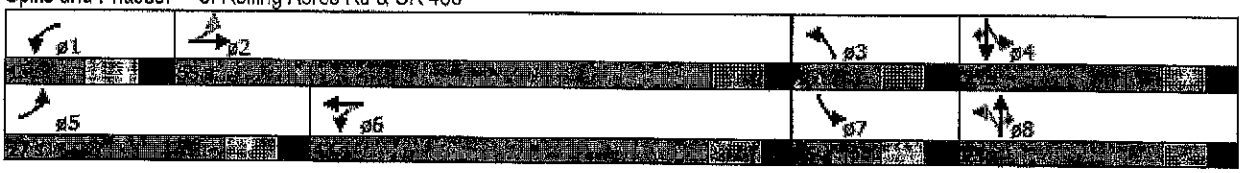
Queue shown is maximum after two cycles.

In percent, volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 6: Rolling Acres Rd & CR 466

ø1	ø2	ø3	ø4
ø5	ø6	ø7	ø8



Turn Lane Warrants

Reduced v/c Ratio	0.94	0.44		0.21	0.48		0.18	0.47	0.19	0.39	0.58	0.83

Area Type: Other

Actuated Cycle Length: 94.7

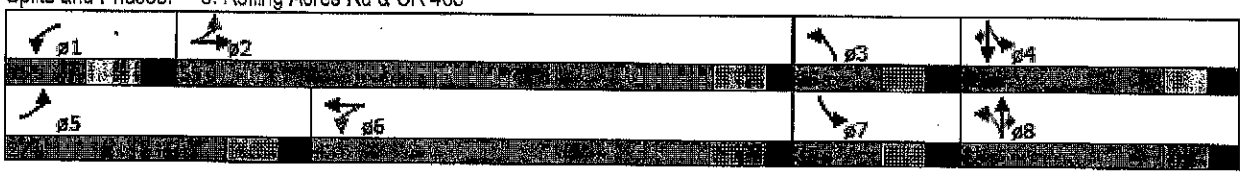
Control Type: Actuated-Uncoordinated

Intersection Signal Delay: 32.8 Intersection LOS: C

Analysis Period (min) 15

Queue shown is maximum after two cycles.

Splits and Phases: 6: Rolling Acres Rd & CR 466



Lane Configurations												
Volume (vph)	50			5	496		5		10		28	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100			100								
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1770	3500	0	1770	3465	0	1770	1863	1583	1770	1863	1583
Flt Permitted				0.29			0.43			0.46		
Satd. Flow (perm)	281	3500	0	520	3465	0	769	1863	1583	816	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10			18				267			361
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		644			2667			377			658	
Travel Time (s)		14.6			60.5			8.6			14.9	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	56	56	0	6	551	0	6	222	11	31	31	7
Lane Group Flow (vph)	540	953	0	72	770	0	67	200	118	153	264	640
Confl. Peds. (#/hr)												
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Turn Type	prot	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases									8			4
Detector Phase	5	2		1	6		3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	15.0		5.0	15.0		5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	12.5	22.5		12.5	22.5		12.5	14.5	14.5	12.5	14.5	14.5
Total Split (s)	27.0	55.0		15.0	43.0		15.0	25.0	25.0	15.0	25.0	25.0
Total Split (%)	22.5%	45.8%		12.5%	35.8%		12.5%	20.8%	20.8%	12.5%	20.8%	20.8%
Yellow Time (s)	4.8	4.8		4.9	4.9		4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)												
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)												
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?								Yes	Yes			
Recall Mode	None	None		None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	6.0	18.8		15.1	28.8		23.2	15.2	15.2	25.7	19.8	19.8
Actuated g/C Ratio	0.55	0.43		0.34	0.28		0.23	0.16	0.16	0.26	0.20	0.20
v/c Ratio	1.22	0.63		0.39	0.79		0.35	0.67	0.36	0.54	0.73	1.06
Control Delay	142.8	25.3		16.4	39.6		29.7	52.4	1.2	36.7	53.3	74.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	142.8	25.3		16.4	39.6		29.7	52.4	1.2	36.7	53.3	74.7
LOS	F	C		B	D		C	D	A	D	D	E
Approach Delay		67.8			37.6			32.8			63.8	
Approach LOS		E			D			C			E	
Queue Length 50th (ft)	~379	266		22	241		31	123	0	75	169	~275
Queue Length 95th (ft)	#561	564		60	287		63	210	0	139	227	#405
Internal Link Dist (ft)		564			2587			297			578	
Turn Bay Length (ft)	600			300			150		150	175		175
Base Capacity (vph)	443	1679		267	1245		261	339	506	283	366	601
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0

INDEX FOR ADDENDUM PACKAGE

Recreation Plantation

1. Custom Soil Resource Report and Soil Maps
2. FEMA Flood Map
3. USGS Topographical Map

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

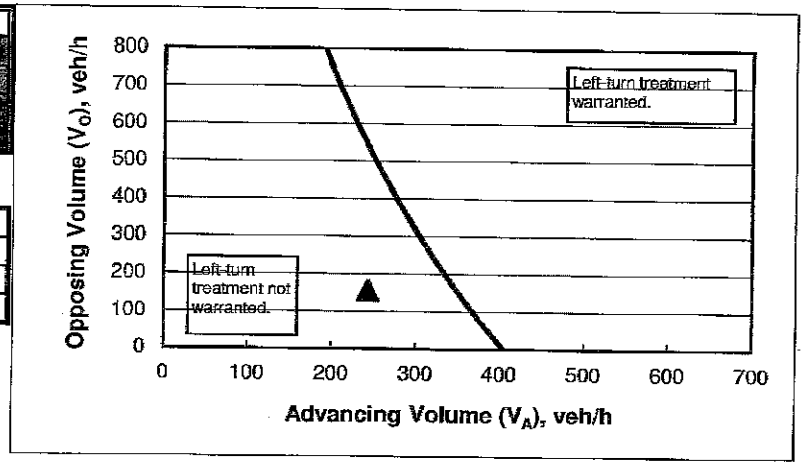
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	
Percent of left-turns in advancing volume (V_A), %:	
Advancing volume (V_A), veh/h:	
Opposing volume (V_O), veh/h:	

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	349
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	
Critical headway, s:	
Average time for left-turn vehicle to clear the advancing lane, s:	

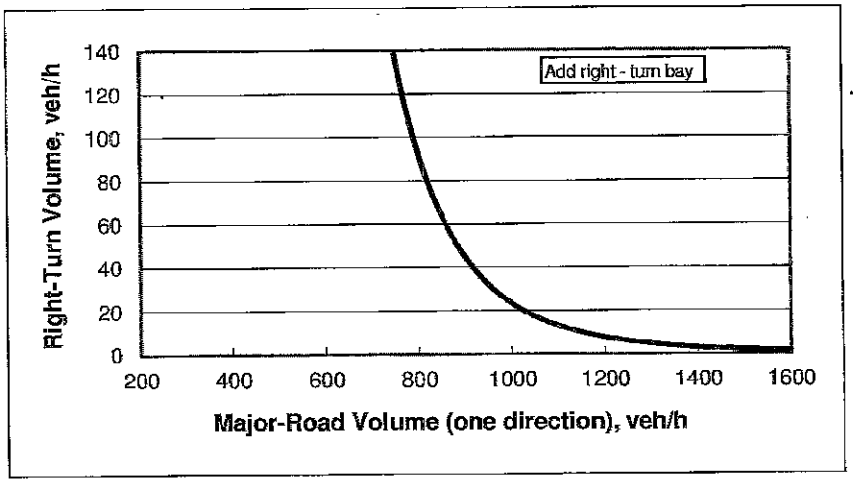
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	
Major-road volume (one direction), veh/h:	
Right-turn volume, veh/h:	

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2295609
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Traffic Signal Warrants

Prepared By	Scott P. Israelson	PE no.	54473	Count	11/4/15
Major Road	CR 466	Speed	40	Lanes	2
Minor Road	Clay Ave	Speed	30	Lanes	1

Warrants	1	2	3	4	5	6	7	8	9
Satisfied	no	no	N/A	no	N/A	N/A	N/A	no	no

Signal Warranted?	NO

Warrant 1, Eight-Hour Vehicular Volume

Requirements: Either Condition A (Minimum Vehicular Volume) or Condition B (Interruption of Continuous Traffic) is satisfied to 100% of the stated volumes for each of any 8 hours of an average day, OR Both Condition A and B are satisfied to 80% of the stated volumes for each of any 8 hours of an average day

Condition A - Minimum Vehicular Volume									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

100% Basic minimum hourly volume

80% Used for combination of Conditions A and B

70% Used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

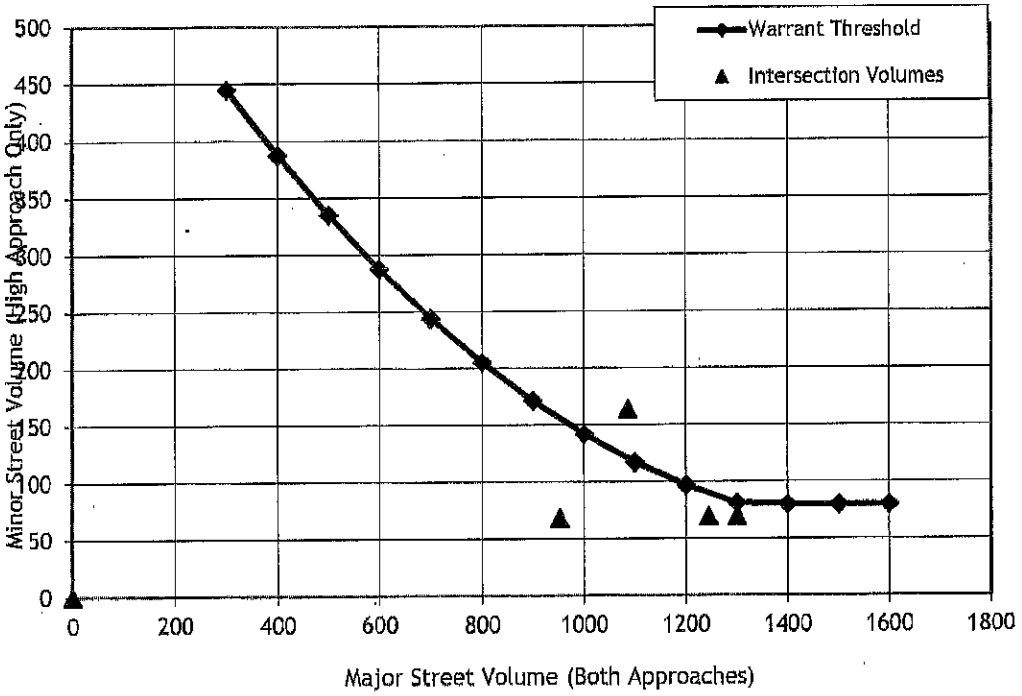
56% Used for combination of Conditions A and B and where 70% of minimum hourly volume is used

Hour	Major Street total	highest minor	Condition A	Condition B	Condition A+B
0:00	0	0			
1:00	0	0			
2:00	0	0			
3:00	0	0			
4:00	0	0			
5:00	0	0			
6:00	0	0			
7:00	1036	162	YES	YES	YES
8:00	952	68			
9:00	0	0			
10:00	0	0			
11:00	0	0			
12:00	0	0			
13:00	0	0			
14:00	0	0			
15:00	0	0			
16:00	1301	70			
17:00	1301	70			
18:00	0	0			
19:00	0	0			
20:00	0	0			
21:00	0	0			
22:00	0	0			
23:00	0	0			

Warrant 1 Met?	no
Condition A	no
Condition B	no
Condition A+B	no

Warrant 2, Four-Hour Vehicular Volume

Requirements Plot four highest hour volumes on the figures below, if four points lie above the curve then the warrant is satisfied



Warrant 2 Met? **no**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

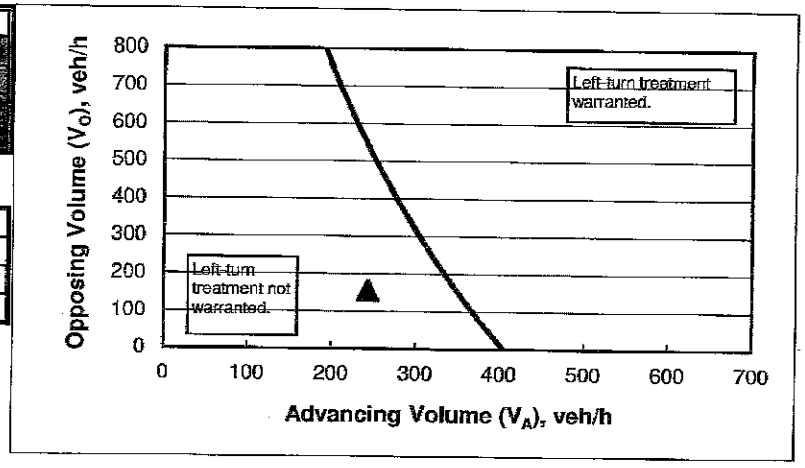
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	
Percent of left-turns in advancing volume (V_A), %:	
Advancing volume (V_A), veh/h:	
Opposing volume (V_O), veh/h:	

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	349
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	
Critical headway, s:	
Average time for left-turn vehicle to clear the advancing lane, s:	

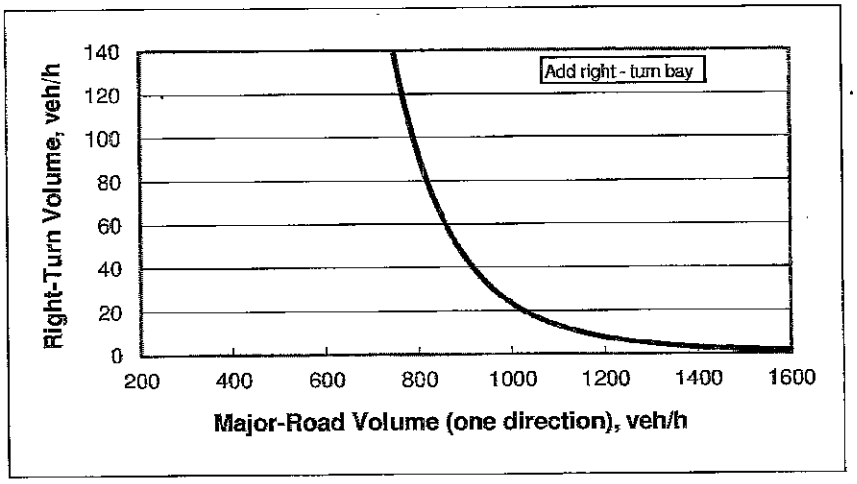
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	
Major-road volume (one direction), veh/h:	
Right-turn volume, veh/h:	

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2295609
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Traffic Signal Warrants

Prepared By	Scott P. Israelson	PE no.	54473	Count	11/4/15
Major Road	CR 466	Speed	40	Lanes	2
Minor Road	Clay Ave	Speed	30	Lanes	1

Warrants	1	2	3	4	5	6	7	8	9
Satisfied	no	no	N/A	no	N/A	N/A	N/A	no	no

Signal Warranted?	NO

Warrant 1, Eight-Hour Vehicular Volume

Requirements: Either Condition A (Minimum Vehicular Volume) or Condition B (Interruption of Continuous Traffic) is satisfied to 100% of the stated volumes for each of any 8 hours of an average day, OR Both Condition A and B are satisfied to 80% of the stated volumes for each of any 8 hours of an average day

Condition A - Minimum Vehicular Volume									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

100% Basic minimum hourly volume

80% Used for combination of Conditions A and B

70% Used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

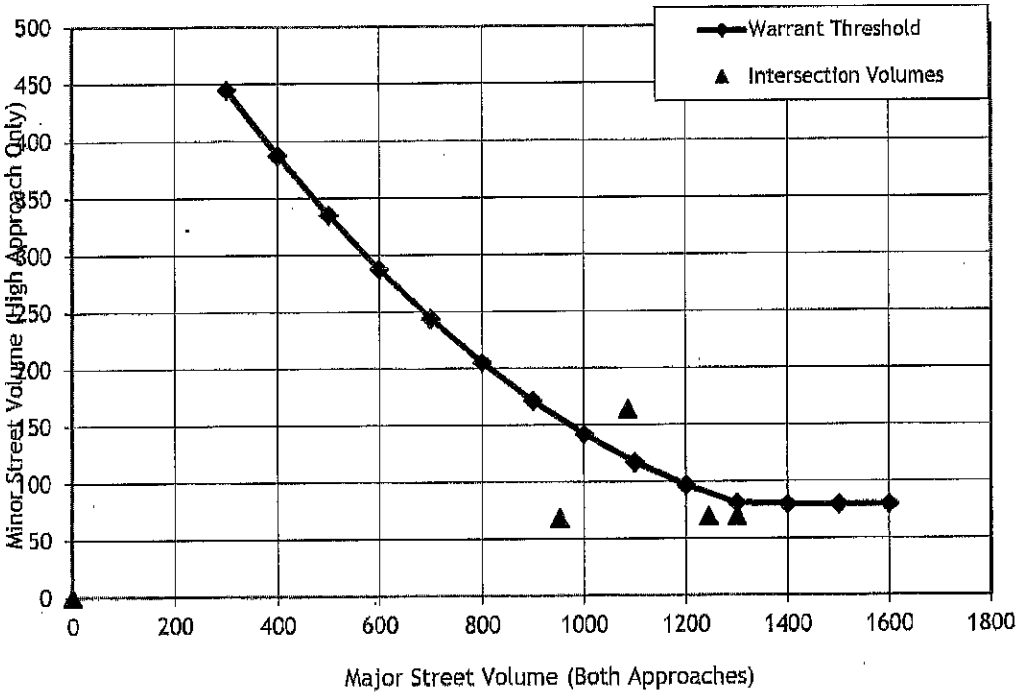
56% Used for combination of Conditions A and B and where 70% of minimum hourly volume is used

Hour	Major Street total	highest minor	Condition A	Condition B	Condition A+B
0:00	0	0			
1:00	0	0			
2:00	0	0			
3:00	0	0			
4:00	0	0			
5:00	0	0			
6:00	0	0			
7:00	1036	162	YES	YES	YES
8:00	952	68			
9:00	0	0			
10:00	0	0			
11:00	0	0			
12:00	0	0			
13:00	0	0			
14:00	0	0			
15:00	0	0			
16:00	1301	70			
17:00	1301	70			
18:00	0	0			
19:00	0	0			
20:00	0	0			
21:00	0	0			
22:00	0	0			
23:00	0	0			

Warrant 1 Met?	no
Condition A	no
Condition B	no
Condition A+B	no

Warrant 2, Four-Hour Vehicular Volume

Requirements Plot four highest hour volumes on the figures below, if four points lie above the curve then the warrant is satisfied



Warrant 2 Met? **no**