

To: Lady Lake Town Commission  
From: Department of Growth Management  
Date: March 18, 2019

**2019 CONCURRENCY REPORT**  
**LAND DEVELOPMENT REGULATIONS CHAPTER 4, SECTION 3:**  
**ADOPTED LEVEL OF SERVICE STANDARDS**

**COMPREHENSIVE PLAN REQUIREMENTS**

The adopted level of service standards for those public facilities for which concurrency is required shall be as established in the Town's Comprehensive Plan and as follows:

Transportation:

Functional Classification	Level of Service
Principal Arterial	D
Minor Arterial	D
Major Collector	D
Minor Collector	D
Local	D

Sanitary Sewer:

One hundred gallons per day, per resident.\*

Solid Waste:

Four pounds per capita, per day.\*

Stormwater Drainage:

Compliance with Chapter 40C-42 and Chapter 40C-4, F.A.C. and Chapter 17-25, F.A.C.

Potable Water:

One hundred gallons per day, per resident for residential land uses.\*

Eight hundred fifty gallons per commercial acre for commercial land uses.\*

\* Adjustments to these estimates may be made based on special information supplied by the applicant.

Recreation Facilities:

Four acres per one thousand residents.

## Schools:

The interlocal agreement states that, “The LOS standard to be used by the County and the School Board to implement school concurrency shall be as follows:

(1) Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

(2) Middle: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

(3) High: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.”

## LEVEL OF SERVICE SUMMARY

### Transportation:

Most roadway segments within the Town of Lady Lake are operating at a Level “C” as analyzed by the peak hour directional volumes. Two roadway segments are operating at a Level of Service D, including County Road 25/Teague Trail from Griffin Avenue to Highway 27/441 and Griffin Avenue from Highway 27/441 east to County Road 25/Teague Trail. Two segments of Rolling Acres Road exceed LOS Standards (Level of Service E and F). The segments of Rolling Acres Road from Highway 27/441 to Oak Street, and also from Oak Street to Hwy 466 are both operating beyond their capacity (see attached table). Town staff has been coordinating with FDOT and Lake County/MPO to ensure that these segments are prioritized for future improvements. The following descriptions regarding LOS have been provided below (see attached segment analysis)<sup>i</sup>.

LOS A: Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.

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<sup>i</sup> 2018 Lake County Traffic Counts

LOS B: Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.

LOS C: Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience an appreciable tension while driving.

LOS D: Borders on a range in which small increases in traffic flow may cause substantial increase in approach delay and, hence, decrease in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these.

LOS E: Represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. For planning purposes, this LOS equals lane capacity.

LOS F: Represents traffic flow characterized by extremely low speeds. Intersection congestion is likely at critical signalized locations, with resulting high approach delays. Adverse signal progression is frequently a contributor to this condition.

#### Sanitary Sewer and Reuse:

The adopted LOS is 100 gallons per day, per resident. The Town has 250,000 gallons per day of "reserved" wastewater treatment capacity at Villages Center Community Development District (VCCDD). The Town also operates a one million gallons per day wastewater treatment plant (permitted capacity) which provides wastewater treatment capacity in addition to the reserve capacity with the VCCDD. The average daily "flow" produced by the Town was approximately 335,000 gallons per day during the last year<sup>ii</sup>. The average daily flow of Reuse was 301,000 gallons per day.

#### Solid Waste:

The adopted LOS is 4.0 lbs. per capita, per day. The Town of Lady Lake contracts with Waste Management, Inc. for collection and disposal of solid waste. Refuse is presently taken to the Lake County Incinerator which has more than sufficient capacity for solid waste generated by Lady Lake.

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<sup>ii</sup> Source: Town of Lady Lake Public Works — March 5, 2019

### Stormwater Drainage:

All Developments must comply with St. Johns River Water Management District permitting procedures. At the time of site plan submission, compliance must be demonstrated with applicable SJRWMD criteria. The Town of Lady Lake has also formally adopted Impervious Surface Coverage Ratios (ISR) for individual properties. At the time of permit application, the ISR ratios are reviewed for compliance with adopted code.

The Town's facilities are concurrent with the impacts of development and there are no existing deficiencies that will affect the approval of development orders.

### Potable Water:

The adopted LOS is 100 gallons per day, per resident, and 850 gallons per commercial acre. The Town has a capacity of 2.3580 million gallons a day for the three municipal wells. Individual permitting by Department of Environmental Protect is as follows: Well #1 = 1,038,000 gal./day, Well #2 = 240,000 gal./day, and Well #3 = 1,080,000 gal./day. The amount permitted by SJRWMD is 1.188 million gal./day. The average daily demand (March 1, 2018 through Feb. 28, 2019) was 697,203 gallons per day <sup>iii</sup>. Therefore, the Town utilized 58.69% of total capacity allotted by the Consumptive Use Permit (1,188,000 gpd allowed by CUP) last year.

### Recreation Facilities:

The 2030 Comprehensive Plan identifies three types of parks in the Lady Lake recreational system: Special use facilities; Community Parks; and, Regional Parks (Objective REC 1-2). The Parks, Recreation and Open Space Element provides for a comprehensive system of public and private sites for recreation. The Town provides community and special use facilities, totaling 54.9 acres of parks and recreation land. There are also 417.48 acres of privately-owned recreational sites inside the town limits.

Between public and private recreation, there are 472.38 acres of land in Lady Lake identified as recreational. Policy Rec. 1-1.4 requires that new development provide recreational space, or money in lieu of sites, for the four acres per 1,000 residents; the application of this policy has been successful in providing recreational sites within private residential developments. There is no shortfall of recreational acreage or facilities based on the combination of public and private recreation. The ratio of park space required by the Town is presently 59.84 acres (14,960/ 1000 = 14.96), 14.96 multiplied by the four acres per 1,000 residents requirement yields 59.84 acres. As indicated above, the Town has 472.38 acres of park space.

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<sup>iii</sup> Source: Town of Lady Lake Public Works — March 2, 2018

Schools:

The Villages Elementary<sup>iv</sup> is currently operating under its core student capacity, meeting concurrency standards. Both Carver Middle School and Leesburg High School serve Lady Lake’s students and have sufficient capacity to absorb more students at this time.

School Name	Student Enrollment	Core Capacity	Current % Core Utilized
Villages Elementary	890	904	98%
Carver Middle	805	1,129	71%
Leesburg High	1,486	1,982	75%

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<sup>iv</sup> Source: 2018-2019 Lake County Schools Student Enrollment as of January 3, 2019