

2020 CONCURRENCY REPORT

To: Lady Lake Town Commission

From: Department of Growth Management

Date: April 6, 2020

LAND DEVELOPMENT REGULATIONS CHAPTER 4, SECTION 3:

ADOPTED LEVEL OF SERVICE STANDARDS

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:

A) ROADS/TRAFFIC CIRCULATION

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

B) SANITARY SEWER

One hundred gallons per day, per resident.*

C) SOLID WASTE

Four pounds per capita, per day.*

D) STORMWATER DRAINAGE

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

E) 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.

F) RECREATION FACILITIES

Four acres per 1,000 residents.

G) SCHOOLS

The interlocal agreement states that, “The Level of Service (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 Florida Inventory of School (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 (operating at LOS E), and from Oak Street to Hwy 466 (operating at LOS F) are both operating beyond their capacity. (see attached table) Town staff has been coordinating with the Florida Department of Transportation (FDOT) and Lake County/Metropolitan Planning Organization (MPO) to ensure that these segments are prioritized for future improvements. The following descriptions regarding LOS have been provided below (see attached segment analysis based on Lake County Annual Traffic Counts — 2019).

- **Level of Service 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.
- **Level of Service 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.
- **Level of Service 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.
- **Level of Service 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.

- **Level of Service 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.
- **Level of Service 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/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 429,000 gallons per day during the last year (Source: Town of Lady Lake Public Works — March 24, 2020). The average daily flow of Reuse was 386,000 gallons per day.

SOLID WASTE

The adopted LOS is 4.0 pounds 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.

POTABLE WATER

The adopted LOS is 100 gallons per day (gpd), 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 gallons per day, Well #2 — 240,000 gallons per day, and Well #3 — 1,080,000 gallons per day. The amount permitted by SJRWMD is 1.188 million gallons per day. The average daily demand during the period of March 1, 2019 through February 29, 2020 was 728,936 gallons per day (Source: Town of Lady Lake Public Works — March 9, 2020). Therefore, last year, the

Town utilized 61.35% of total capacity allotted by the Consumptive Use Permit (CUP) (1,188,000 gpd allowed by CUP).

RECREATION

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 420.67 acres of privately-owned recreational sites inside the town limits.

Between public and private recreation, there are 475.57 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 62.6 acres ($15,655/1000 = 14.96$) 14.96 multiplied by the four acres per 1,000 residents requirement yields 62.6 acres. As indicated above, the Town has 475.57 acres of park space.

DRAINAGE

All developments must comply with St. Johns River Water Management District (SJRWMD) 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.

SCHOOLS

The Villages Elementary is currently operating under its core student capacity, meeting concurrency standards. Both Carver Middle School and Leesburg High School that serve Lady

Lake’s students have enough capacity to absorb more students at this time. (Source: 2019-2020 Lake County Schools Student Enrollment as of February 20, 2020)

School Name	Student Enrollment	Core Capacity	Current % Core Utilized
Villages Elementary	879	904	97%
Carver Middle	828	1,129	73%
Leesburg High	1,540	1,982	77%