

1 **DRAFT ORDINANCE 2021-27**  
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING**  
4 **CORRECTIONS, UPDATES AND MODIFICATIONS TO THE CAPITAL IMPROVEMENTS**  
5 **SCHEDULE OF THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR**  
6 **REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH;**  
7 **PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

8 **WHEREAS**, Section 163.3177(3)(b), Florida Statutes, requires the Town to update the Capital  
9 Improvements Schedule of the Capital Improvements Element on an annual basis; and

10 **WHEREAS**, the Town of Lady Lake has conducted an annual review of the Capital  
11 Improvements Schedule of the Capital Improvements Element and finds that the corrections,  
12 updates, and modifications to the improvements schedule concerning costs, revenue  
13 sources, and dates of construction of facilities are required to maintain consistency with the  
14 Town’s Fiscal Year 2022—2026 Capital Improvements Budget; and

15 **WHEREAS**, the subject corrections, updates, and modifications related to the Capital  
16 Improvements Schedule annual update are accomplished by Ordinance and are not deemed  
17 to be amendments to the Town’s Comprehensive Plan.

18 **NOW, THEREFORE, BE IT ORDAINED** by the Town Commission of the Town of Lady Lake,  
19 Lake County, Florida:

20 **SECTION 1. Modification**

21 The Capital Improvements Schedule of the Town of Lady Lake’s Comprehensive Plan is  
22 hereby corrected, updated, and modified to include the listed improvements and tables as  
23 set forth in Exhibit "A" as filed with the Town Clerk and attached and made a part hereof by  
24 this reference.

25 **SECTION 2. Conflict**

26 All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such  
27 conflict.

28 **SECTION 3. Severability**

29 If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or  
30 application hereof, is for any reason held invalid or unconstitutional by a Court, such portion  
31 or application shall be deemed a separate, distinct, and independent provision, and such

1 holding shall not affect the validity of the remaining portions or application hereof.

2 **SECTION 4. Effective Date**

3 This Ordinance shall become effective immediately upon adoption.

4 **PASSED AND ORDAINED** this 20<sup>th</sup> day of **December, 2021** in the regular session of the  
5 Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final  
6 Reading.

7 Town of Lady Lake, Florida

8 \_\_\_\_\_  
9 Ruth Kussard, Mayor

10 Attest:

11 \_\_\_\_\_  
12 Nancy Slaton, Town Clerk

13 Approved as to form:

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15 Derek Schroth, Town Attorney

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**EXHIBIT “A” — Proposed Capital Improvements**

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**WATER SYSTEM:**

- Construction of Well Number 4
- Construction of High Service Pump for Well Number 4
- Construction of Ground Storage Tank for Well Number 4

**WASTEWATER AND STORMWATER SYSTEM:**

- Wastewater Treatment Plant Improvements

**TOWN HALL:**

- Engineering for Growth Management Building

**INFORMATION TECHNOLOGY:**

- Town Fiberoptic Wide Area Network Project

**TRANSPORTATION SYSTEM:**

- Rolling Acres Road from CR 466 to Griffin Ave.
- SR 500/441 — Upgrade and expansion to six lanes from Lake Ella Road to Avenida Central
- Lake Ella Road — New Alignment from April Hills Blvd. to US 27/441
- Lake Ella Road — Safety Project Sumter County to US 27/441

**PUBLIC SCHOOL FACILITIES:**

- Villages Elementary School Addition (addition of 240 seats)— 2025 opening

**LIBRARY AND PARKS AND RECREATION FACILITIES:**

- Construction of a new trail on Old Dixie Highway property

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**TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS**

Project	Imp. Category	Estimated Cost	Phase	2021/22 Budget Year	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	Fund Source
Well Number 4 Project	A	\$225,600	Engineering	\$225,600					Water Impact Fees
Well Number 4 Project	A	\$1,700,000	Construction	\$700,000	\$1,000,000				Water Impact Fees
High Service Pump for Well Number 4	A	\$175,000	Construction		\$175,000				Water Impact Fees
Ground Storage Tank for Well Number 4	A	\$1,250,000	Construction		\$1,250,000				Water and Sewer Impact Fees, Unrestricted Fund
<b>Total</b>		<b>\$3,350,600</b>		<b>\$925,600</b>	<b>\$2,425,000</b>				

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**TABLE 8-2: WASTEWATER AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS**

Project	Imp. Category	Estimated Cost	Phase	2021/22 Budget Year	2022/23 Budget Year	2022/23 Budget Year	2023/24 Budget Year	2034/25 Budget Year	Fund Source
Wastewater Treatment Plant Improvement Project	A	\$12,950,000	Engineering Construction	\$200,000 \$750,000	\$5,000,000	\$7,000,000			Unrestricted Fund
<b>Total</b>		<b>\$12,950,000</b>		<b>\$950,000</b>	<b>\$5,000,000</b>	<b>\$7,000,000</b>			

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**TABLE 8-3: TOWN HALL CAPITAL IMPROVEMENTS**

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Project	Imp. Category	Estimated Cost	Phase	2021/22 Budget Year	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	Fund Source
New Growth Management Building	A	\$285,000	Engineering	\$285,000					Sales Surtax
<b>Total</b>		<b>\$285,000</b>		<b>\$285,000</b>					

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**TABLE 8-4: LIBRARY AND PARKS AND RECREATION CAPITAL IMPROVEMENTS**

<b>Project</b>	<b>Imp. Category</b>	<b>Estimated Cost</b>	<b>Phase</b>	<b>2021/22 Budget Year</b>	<b>2022/23 Budget Year</b>	<b>2023/24 Budget Year</b>	<b>2024/25 Budget Year</b>	<b>2025/26 Budget Year</b>	<b>Fund Source</b>
Construction of Paved Trail Old Dixie Highway	C	\$1,250,000	Construction	\$1,250,000					P&R Impact Fees Sales Surtax
<b>Total</b>		<b>\$1,250,000</b>		<b>\$1,250,000</b>					

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TABLE 8-5: TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	2021/2022 Budget Year	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	Fund Source
Rolling Acres Road from CR 466 to Griffin Ave.	A	Widen to four lanes, add curb and gutter	\$750,000		\$500,000 PD&E			\$250,000 Construct.	Road Impact Fees
Lake Ella Road C-6604 from Sumter County to US-27/441	A	Safety Project 15,613 Linear Feet	\$409,180	\$409,180 Construction					FDOT
SR 500 (US 441) from Lake Ella Road to Avenida Central	A	Add lanes, reconstruct 4.157 miles	\$542,612	\$980 Preliminary Engineering \$349,666 Construction			\$191,966 Landscaping		FDOT
Lake Ella Road C6604 from April Hills Blvd. to US 27/441	A	New Alignment 2,640 linear feet	\$100,000					\$100,000 Right-of Way	Road Impact Fees
Lady Lake Memorandum of Agreement	A	Maintenance, Bridge, Roadway, Contract	\$43,010				\$21,505	\$21,505	FDOT
<b>Total</b>			<b>\$1,844,802</b>	<b>\$759,826</b>	<b>\$500,000</b>		<b>\$213,471</b>	<b>\$371,505</b>	

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**TABLE 8-6: PUBLIC SCHOOLS IMPROVEMENT SCHEDULE  
 FIVE YEAR CAPITAL WORK PLAN (FY 2022-2026)  
 September 13, 2021**

<b>Proposed New School Construction Projects</b>	<b>Carryover</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>5 Year Total</b>
Villages Elementary School Addition at 240 cap (Open 2025)			\$2,000,000	\$4,600,000			\$6,600,000
<b>Subtotal</b>			<b>\$2,000,000</b>	<b>\$4,600,000</b>			<b>\$6,600,000</b>

**TABLE 8-7: INFORMATION TECHNOLOGY CAPITAL IMPROVEMENTS**

<b>Project</b>	<b>Imp. Category</b>	<b>Estimated Cost</b>	<b>Phase</b>	<b>2021/22 Budget Year</b>	<b>2022/23 Budget Year</b>	<b>2023/24 Budget Year</b>	<b>2024/25 Budget Year</b>	<b>2025/26 Budget Year</b>	<b>Fund Source</b>
Town Fiberoptic Wide Area Network Project	C	\$317,000	Installation of Conduit	\$77,000	\$60,000	\$60,000	\$60,000	\$60,000	General Fund
Fiberoptic Master Plan	C	\$28,500	Planning	\$28,500					General Fund
<b>Total</b>		<b>\$345,500</b>		<b>\$105,500</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	