

1 **DRAFT ORDINANCE 2022-21**
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—2027 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26 All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such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 19th day of **December, 2022** 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 Jim Reitz, Mayor

10 Attest:

11 _____
12 Nancy Wilson, Town Clerk

13 Approved as to form:

14 _____
15 Derek Schroth, Town Attorney

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EXHIBIT “A” — Proposed Capital Improvements

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WATER SYSTEM:

Phase II - Well #4 and Well #5 Project

WASTEWATER AND STORMWATER SYSTEM:

Wastewater Treatment Plant Improvement Project- Phase II

TOWN FACILITIES:

Engineering and Construction for Library and Children’s Library Renovations

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

PARKS AND RECREATION FACILITIES:

Construction of a new walking trail on Old Dixie Highway property

New Lady Lake Community Center

Installation of Fitness Equipment at Old Dixie Highway Trail

Paving Project at Harry Sacks Field and Dog Park Parking Lot

Installation of New Fence at Harry Sacks Field

Lighting Project at Rolling Acres Sports Complex

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TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Phase II – Well #4 and #5 Project	A	\$2,100,000	Construction	\$2,100,000					Water and Reuse Impact Fees, Unrestricted Fund Surtax
Total		\$2,100,000		\$2,100,000					

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TABLE 8-2: WASTEWATER AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Wastewater Treatment Plant Improvement Project- Phase II	A	\$16,500,000	Construction	\$8,500,000	\$8,000,000				Unrestricted Fund
Total		\$16,500,000		\$8,500,000	\$8,000,000				

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TABLE 8-3: TOWN FACILITIES 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
Library Renovation Project for GM/IT/and Library Services	C	\$1,500,000	Engineering/ Construction	\$1,500,000					Sales Surtax
Total		\$1,500,000		\$1,500,000					

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TABLE 8-4: PARKS AND RECREATION CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Construction of Paved Walking Trail Old Dixie Highway	A	\$1,883,734	Construction Construction	\$350,000 \$1,533,734					P&R Impact Fees Sales Surtax
New Lady Lake Community Center	C	\$37,000	Conceptual Design	\$37,000					P&R Impact Fees
Installation of Fitness Equipment at Old Dixie Highway Trail	A	\$45,000	Construction	\$45,000					P&R Impact Fees
Paving Project at Harry Sacks Field and Dog Park Parking Lot	C	\$831,540	Design Construction	\$81,540	\$750,000				P&R Impact Fees General Fund and Sales Surtax
Installation of New Fence at Harry Sacks Field	A	\$80,000	Construction		\$80,000				General Fund
Lighting Project at Rolling Acres	C	\$425,000	Construction		\$425,000				P&R Impact Fees General Fund and

Project	Imp. Category	Estimated Cost	Phase	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Sports Complex									Sales Surtax
Total		\$3,183,734		\$2,047,274	\$1,255,000				

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TABLE 8-5: TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	2022/2023 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Rolling Acres Road from CR 466 to Griffin Ave.	A	Widen to four lanes, add curb and gutter	\$1,900,000	\$500,000 PD&E	\$400,000 PD&E			\$1,000,000 ROW	Road Impact Fees
Lake Ella Road C-6604 from Sumter County to US-27/441	A	Safety Project 2.957 Mi.	\$9,941	\$4,971 Engineering 4,971 Construction					FDOT
SR 500 (US 441) from Lake Ella Road to Avenida Central	A	Add lanes, reconstruct 4.157 miles	\$833,125	\$980 Engineering \$795,696 Construction			\$187,016 Landscaping		FDOT

Project	Imp. Category	Type of Work	Estimated Costs	2022/2023 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
				\$36,449 Misc.					
Lake Ella Road C6604 from April Hills Blvd. to US 27/441	A	New Alignment 2,640 linear feet	\$100,000				\$100,000 ROW		Road Impact Fees
Lady Lake Memorandum of Agreement	A	Maintenance, Bridge, Roadway, Contract	\$21,505					\$21,505	FDOT
Total			\$2,864,571	\$1,343,067	\$400,000		\$287,016	\$1,021,505	

TABLE 8-6: PUBLIC SCHOOLS IMPROVEMENT SCHEDULE

FIVE YEAR CAPITAL WORK PLAN (FY 2022-2026)

September 13, 2021

Proposed New School Construction Projects	Carryover	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	5 Year Total
Villages Elementary School Addition at 240 cap (Open 2025)		\$2,000,000	\$8,600,000				\$10,600,000
Subtotal		\$2,000,000	\$8,600,000				\$10,600,000

TABLE 8-7: INFORMATION TECHNOLOGY CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2022/23 Budget Year	2023/24 Budget Year	2024/25 Budget Year	2025/26 Budget Year	2026/27 Budget Year	Fund Source
Town Fiberoptic Wide Area Network Project	C	\$1,378,886	Installation of Conduit	\$100,000	\$323,267	\$296,919	\$326,036	\$332,664	General Fund
Fiberoptic Master Plan	C	\$133,653	Planning	\$133,653					General Fund
Total		\$1,512,539		\$233,653	\$323,267	\$296,919	\$326,036	\$332,664	