

## Thad Carroll

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**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  
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## Thad Carroll

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**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](mailto: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](mailto: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



## Thad Carroll

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

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

Facility ID	Facility Name	Office	Facility Type	County	Monitoring Group	Monitoring Date	Monitoring Location	PCS Code	Parameter	Description	Result Qualifier	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	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	MGD	AB - Annual Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	3/31/2016	FLW-1	Q	P 50050	Flow		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	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	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	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	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	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	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	#/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	#/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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	MK - Monthly Average	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	Y	P 74055	Coliform, Fecal		1	#/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	#/100mL	MB - Maximum	
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	2/29/2016	EFA-1	A	P 00400	pH		7.3	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	MK - Monthly Average	



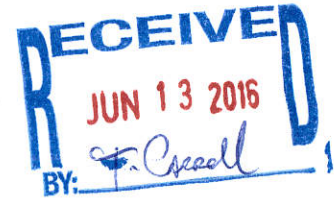
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	Y		P 00530	Solids, Total Suspended			1.8	20.0	mg/L	AB - Annual Average
FLA010593	Recreation Plantation RV Park	CD	DW	LAKE	R-001	10/31/2015	EFA-1	A		P 00530	Solids, Total Suspended			2.2	60.0	mg/L	MB - Maximum
FLA010593	Recreation 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

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

June 11, 2016



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.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
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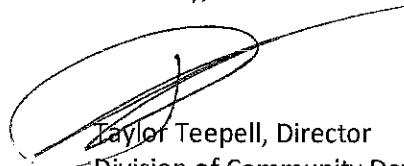
The City has an adopted LOS standard for sanitary sewer provided under the following Comprehensive plan policy, "PUB 1-2.1: Minimum Level of Service Standards. The Town of Lady Lake hereby adopts the following level of service standard for central sanitary sewer by which development shall be evaluated 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](mailto: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



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.



# 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](http://www.sjrwmd.com).

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

Handwritten signature: "Fred"

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](mailto:sfitzgib@sjrwmd.com).

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner  
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

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*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720-6834

JIM BOXOLD  
SECRETARY

May 31, 2016

Ms. Kristen Kollgaard  
Town Manager, 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](mailto:todd.davis@dot.state.fl.us).

Sincerely,

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

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## 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

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### GENERAL BACKGROUND INFORMATION

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.

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

**COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS**

**Local Government:** Town of Lady Lake  
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**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.

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

**COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS**

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**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 9<sup>th</sup> 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.

FDOT Contact:	Todd Davis, P.E. FDOT District 5 (In-House Consultant) Project Manager 386-943-5422 <a href="mailto:Todd.Davis@dot.state.fl.us">Todd.Davis@dot.state.fl.us</a>	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.  407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
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E-mail:			
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**COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS**

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**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
<b>Existing Maximum Trip Potential</b>						<b>1,105</b>
Proposed Maximum	Commercial Tourist	Mobile Home Park	240	353	Occupied DU	1,520
<b>Proposed Maximum Trip Potential</b>						<b>1,520</b>
<b>Change in Trip Potential</b>						<b>415</b>

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	<u>125</u>		<u>125</u>		<u>125</u>	
	<b>Total</b>	<b>28,425</b>	<b>C</b>	<b>31,825</b>	<b>C</b>	<b>37,525</b>	<b>C</b>				
SR 25/ US 27	CR 25/ Teague Trail	Rolling Acres Road	D	50%	Background	28,200	C	30,700	C	34,500	C
					Amendment	<u>208</u>		<u>208</u>		<u>208</u>	
	<b>Total</b>	<b>28,408</b>	<b>C</b>	<b>30,908</b>	<b>C</b>	<b>34,708</b>	<b>C</b>				

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



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**COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS**

**Local Government:** Town of Lady Lake  
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**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).

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FDOT Contact:	Todd Davis, P.E. FDOT District 5 (In-House Consultant) Project Manager 386-943-5422 <a href="mailto:Todd.Davis@dot.state.fl.us">Todd.Davis@dot.state.fl.us</a>	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc. 407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
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