



TO: Lake County Water Authority Board of Trustees
FROM: Chris Rider, Executive Office Manager/Financial Coordinator
DATE: October 13, 2016
SUBJECT: Approval of 2018 Board Calendar

Consent Item

Approval of 2018 Board Calendar

The Uniform Special District Accountability Act of 1989 requires the Authority to file their meeting schedule with the Clerk of the Board of County Commissioners quarterly, semiannually, or annually. Traditionally the Water Authority has submitted an annual schedule to both the Clerk’s Office and the Board of County Commissioners. The regular meetings are on the fourth Wednesday except for November and December. The Board of County Commissioners Chambers will be reserved for all of these dates except the July 11, 2018, Budget Meeting.

Table with 2 columns: Meeting Dates (2017-2018) and Meeting Types (e.g., Budget Meeting, Tentative Budget, Final Budget & Regular).

Executive Director Recommendation:

Authorize staff to file the LCWA Board meeting schedule as presented.

BOARD OF TRUSTEES

District One Peggy Cox

District Two

District Three Diana M. Mullins

District Four Doug Bryant

District Five Amy Stone

At-Large Adam Dufresne

At-Large Keith A. Farner



TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: October 9, 2017
SUBJECT: Lake Denham Ventures, LLC Access to Flat Island Preserve

Discussion Item

Lake Denham Cove Trailhead into Flat Island Preserve

Staff received notice from the City of Leesburg that a public meeting was scheduled to amend a Planned Unit Development (PUD) adjacent to the Water Authority’s Flat Island Preserve in Leesburg. This amendment would allow an age restricted community, revise the density from 2.83 units/acre to 3.38 units/acre and increase the total unit count from 512 to 600 units. A development, known as Lake Denham Cove had been approved back in 2005 and the new owners were amending the original development order.

Because this development is adjacent to the preserve (see attached map) staff felt that it might be an opportune time to approach the developers in the hopes of minimizing impacts to the preserve. In a preliminary meeting, there was discussion regarding the development being a source of future volunteers, allowing residents to visit the preserve without increasing traffic, creating an educational kiosk at their trailhead and encouraging the installation of landscaping that would not adversely impact the preserve, etc.

Lake Denham Ventures submitted the attached request to the Water Authority Board for consideration. A representative from Lake Denham Cove, LLC will be at the meeting to discuss this request.

Executive Director’s Recommendation:

Provide staff direction regarding this request.

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Diana M. Mullins

District Four
Doug Bryant

District Five
Amy Stone

At-Large
Adam Dufresne

At-Large
Keith A. Farner



TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: October 12, 2017
SUBJECT: Villages West Lake Development and Flat Island Preserve

Discussion Item

Villages West Lake and Flat Island Preserve

Staff received notice from the City of Leesburg that a September 28th Planning and Zoning meeting was scheduled to begin the process of updating the City's Comprehensive Plan to allow an age-restricted community on the City's property south of Lake Denham. This new 2,631-acre development would be called Villages West Lake, covering a majority of the City property and into Sumter County. The City's property had been used previously as a spray field and in 2012 the City decided to market this property as the Florida Energy and Aerospace Technology (F.E.A.T.) Park. Staff expressed concerns in 2012 and 2016 regarding the presence of commercial and industrial businesses impacting the preserve and Lake Denham. Staff has provided the 2012 and 2016 memos as reference to the LCWA Board detailing staff's concerns.

Staff found out recently that since there was no commercial interest in the concept of the F.E.A.T. Park, the City was now negotiating with the Villages Development for the sale and construction of an age-restricted community on the property bordering south Lake Denham.

Although the Villages West Lake Development is not immediately adjacent to Flat Island's upland areas, it is adjacent to the Preserve's wetlands, which are part of the Okahumpka Marsh. Staff does not feel that there would be an immediate impact upon the Preserve' uplands other than increased use due to a growing population in this area. However, there might be concerns regarding the impacts to Lake Denham, already an impaired waterbody, with increased boat traffic, proposed golf course(s), increased impervious surfaces (up to 80%), fertilized lawns, etc. According to the Developer's application the project will be entitled to 8,000 residential dwelling units and 3,000,000 square feet of non-residential development. The non-residential will include medical, commercial/retail, hotel, light industrial, institutional, recreation and recreational vehicle development.

Because this development will be built to the south of the Preserve (see attached map) staff felt that it was an appropriate time to bring it before the Water Authority Board for discussion. The first reading of this Comprehensive Plan change was October 9th before the City Council. The second reading will be December 18th. If the Board finds it necessary, staff could craft a letter to be sent to the City stating any concerns that the Board may have about Villages Lake West and what actions the Board would like to take.

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Carolyn M. Maimone

District Four
Doug Bryant

District Five
Charles C. Clark

At-Large
Adam Dufresne

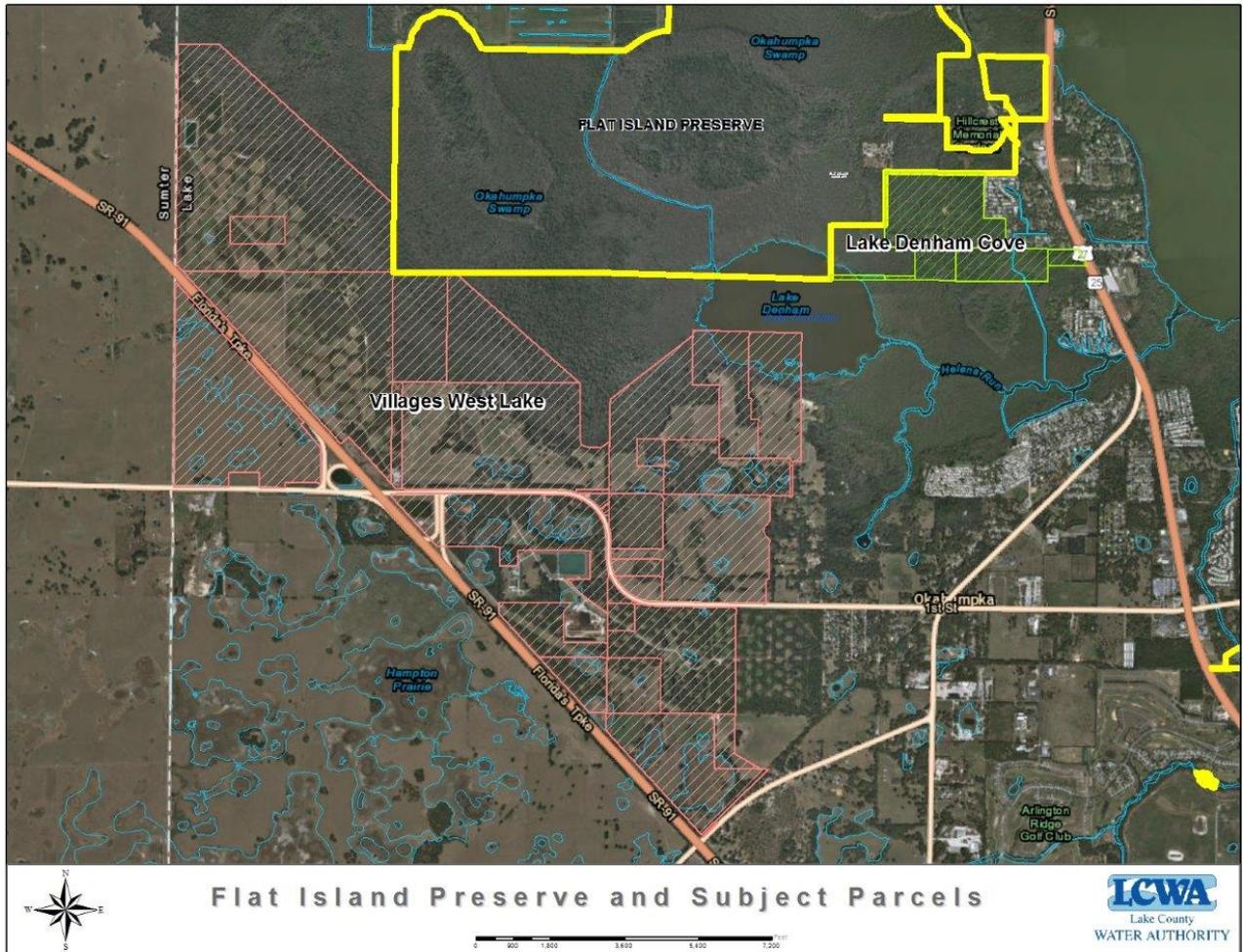
At-Large
John N. Harris

Staff wanted to bring the following points to the Board’s attention for discussion and direction:

- What effect would Villages West Lake have on Lake Denham’s long-term water quality?
- Will the Water Authority have a seat at the table with the City and St. Johns River Water Management District to review and provide input since the Water Authority is the largest landowner adjacent to this future development and has an interest in Lake Denham’s water quality?
- Because the Water Authority has entertained the possibility of purchasing the Lake Denham sod farm to prevent further degradation of the lake, could a partnership be formed with the developer, the City and St. Johns to purchase the sod farm?

Executive Director’s Recommendation:

Provide staff direction regarding this project.





TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: October 12, 2017
SUBJECT: Eddy Groves and Scrub Point Preserve

Discussion Item

Eddy Groves and Scrub Point Preserve

Staff received notice from the City of Clermont that the Eddy Groves Property (~114 acres) located to the southwest of 92 acre Scrub Point Preserve (see attached map) is seeking a comprehensive plan amendment to allow a residential development on that property. The purpose of this request is to amend the Future Land Use Map from Lake County Rural to the City of Clermont Master Planned Development. The owners and developer are seeking to be annexed into the City of Clermont to build 340 single family units.

Unlike a project that was presented to the Water Authority Board last year involving the Extreme Groves located to the southeast of the Preserve, the Eddy Groves are adjacent to a high density development called Heritage Hills and will have sufficient road access for residents and therefore will not need to use the Water Authority’s easement into Scrub Point Preserve.

However, staff would like to send a letter to the City of Clermont prior to their November 14th meeting stating the Water Authority’s concern regarding the current historic entrance road to Scrub Point being impacted and possibly future access closed or impeded. As the attached map shows, there are two areas that staff is currently concerned about in connection to the Eddy Property. The historic road dips close to their residential units at the entrance and then dips into the development alongside what is projected to be the retention pond. The City has told staff and it is noted on the site plan that the developer is hoping to have pedestrian access to the Preserve in the future.

Executive Director’s Recommendation:

Provide staff direction regarding this request.

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Diana M. Mullins

District Four
Doug Bryant

District Five
Amy Stone

At-Large
Adam Dufresne

At-Large
Keith A. Farner



TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: October 11, 2017
SUBJECT: Award Prescribed Fire Services Contracts

Discussion Item

Award Prescribed Fire Services Contracts

The Board authorized staff to release a Request for Proposals (RFP) for Prescribed Fire Services. The RFP was released and three (3) companies attended the mandatory pre-bid meeting with three (3) companies submitting prices & qualifications. Staff reviewed the RFPs and based their recommendations to the Board on previous experience with all three companies, qualifications and equipment availability. Staff is recommending that the Water Authority enter into contracts with the following companies (in alphabetical order):

- Atkins (Orlando, Orange County)
Habitat Restoration & Wildlife Protection Services (Eustis, Lake County)
Promise Habitat Services, LLC (Umatilla, Lake County)

Staff has changed the structure of this program to have more than one company available for burn preparation and conducting a burn. Having multiple companies allows the Water Authority flexibility and depth to call in more personnel to burn, to mop-up and have more equipment available during the pre- and post-fire preparations.

Similar to the engineering continuing services agreements, these prescribed fire services contracts would be on an "as needed" basis to accomplish the agency's work on the Preserves. Entering into a contract with any of these companies would not guarantee that any money would be spent. However, it will ensure that they would be available when the LCWA needed them and the prices would be locked in for a period of up to three (3) years (2020) and by "mutual consent of both parties evidenced in writing, be extended by 24 months for a cumulative total of five (5) consecutive years."

The Board has included \$63,000 in its FY 2017-2018 budget to conduct prescribed fire services on a variety of Preserves and \$24,000 to prepare the Preserves for burning in Account 700-460 Repair & Maintenance for a total of \$87,000. Currently staff still needs to rely on contractors to assist due to the complexity of the burns, the level of equipment needed (e.g., forestry grade bulldozer, airboat) and the amount of crew needed. A complex prescribed burn is defined by staff as a burn that is conducted on a property that has been fire suppressed for over 20 years or the burn units are in proximity to homes and/or major roads or the density of volatile vegetation or ladder fuels (i.e., dense vines on trees) is high.

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Diana M. Mullins

District Four
Doug Bryant

District Five
Amy Stone

At-Large
Adam Dufresne

At-Large
Keith A. Farner

These contractors have been pre-selected through the public process and the issuance of purchase orders reflect the understanding that staff does not know at the beginning of the budget year how much will be spent on each contractor. Although unlikely, there is a possibility that the agency could spend the entire amount with one contractor. Staff will open purchase orders with each contractor and then the Executive Director can move funds between the contractors via change orders as needed. This process is similar to how Lake County handles their term agreements.

The bid schedule sheet for the recommended companies are attached for Board Review with the lowest prices highlighted in green, the next lowest price in yellow, then the next price in blue. This spreadsheet allows staff to determine which companies were providing competitive prices in regards to prescribed fire services.

Executive Director's Recommendation:

1. Authorize the Executive Director to enter into Contracts with Atkins North America, Inc., Habitat Restoration & Wildlife Protection Services, LLC., and Promise Ranch Habitat Services, LLC for Prescribed Fire Services.
2. Authorize the Executive Director to open purchase orders with Atkins North America, Inc., Habitat Restoration & Wildlife Protection Services, LLC, and Promise Ranch Habitat Services, LLC., for prescribed fire services and preserve preparation for an amount not to exceed \$87,000 with no cap per vendor as long as the total approved amount is not exceeded. Authorize the Executive Director to move funds between the purchase orders as needed.



TO: Lake County Water Authority Board of Trustees
FROM: Patricia Burgos, Land Resources Director
DATE: October 11, 2017
SUBJECT: Award Land Management Services Contracts

Discussion Item

Award Land Management Services Contracts

The Board authorized staff to release a Request for Proposals (RFP) for Land Management Services. The RFP was released and four (4) companies attended the mandatory pre-bid meeting with four (4) companies submitting prices & qualifications. Staff reviewed the RFP and based their recommendations to the Board on previous experience with all four companies, qualifications and equipment availability. Staff is recommending that the Water Authority enter into contracts with the following companies (in alphabetical order):

- Alshouse and Associates (DeLand, Volusia County)
Green Isle Gardens (Groveland, Lake County)
Habitat Restoration & Wildlife Protection Services (Eustis, Lake County)
Promise Habitat Services, LLC (Umatilla, Lake County)

Similar to the engineering continuing services agreements and the prescribed fire services contracts, the land management services companies would be on an "as needed" basis to accomplish the agency's work on the Preserves. Entering into a contract with any of these companies would not guarantee that any money would be spent. However, it will ensure that they would be available when the LCWA needed them and the prices would be locked in for a period of up to three (3) years (2020) and by "mutual consent of both parties evidenced in writing, be extended by 24 months for a cumulative total of five (5) consecutive years."

The price spreadsheet for the recommended companies are attached for Board Review with the lowest prices highlighted in green, the next lowest price in yellow, then the next price in blue. This allows staff to determine which companies are providing competitive prices in regards to land management services.

Executive Director's Recommendation:

Authorize the Executive Director to enter into Contracts with Alshouse and Associates, LLC., Green Isle Gardens, LLC., Habitat Restoration & Wildlife Protection Services, LLC., and Promise Ranch Habitat Services, LLC for Land Management Services.

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Diana M. Mullins

District Four
Doug Bryant

District Five
Amy Stone

At-Large
Adam Dufresne

At-Large
Keith A. Farner



TO: Lake County Water Authority Board of Trustees
FROM: Michael J. Perry, Executive Director
DATE: October 11, 2017
SUBJECT: Lake County Fertilizer Ordinance

Discussion Item

Lake County Fertilizer Ordinance

On March 20, 2017 Water Authority staff received a copy of Lake County’s draft Fertilizer Ordinance from Nicholas Mcray, the County’s Stormwater Project Manager. According to Mr. Mcray, the purpose of this ordinance is to create a new section in Lake County Code, Appendix E, Land Development Regulations, Chapter VI, Section 6.13.00 entitled “Fertilizer Use” to adopt the Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes, as amended, and comply with requirements of the laws of the State of Florida.

The Model Ordinance was developed by the Florida Department of Environmental Protection in conjunction with the Consumer Fertilizer Task Force, the Department of Agriculture and Consumer Services, and the University of Florida Institute of Food and Agricultural Sciences in order to assist in protecting the quality of Florida’s surface water and groundwater resources.

Lake County Board of County Commissioners draft ordinance is adapted directly from the Florida Department of Environmental Protection’s 2015 Model Ordinance for Florida-Friendly Use of Fertilizer on Urban Landscapes. This Ordinance is being implemented to comply with the Florida Springs and Aquifer Protection act which requires jurisdictions within a Springs BMAP to have a Fertilizer Ordinance by July 1, 2017.

Mr. Mcray noted that the draft ordinance will be presented to the Board of County Commissioners at their April 4th meeting with a Public Hearing to be scheduled at a later date. At the April 18, 2017 Board of County Commissioners meeting, the adopted the FDEP model ordinance for Lake County. The ordinance is to be considered for revision by the BCC in November 2017.

Trustee Cox has asked that the Board review the ordinances that Seminole and Volusia Counties have adopted that includes:

- Summer Fertilizer Restrictions - Apply only summer blend fertilizer formulations, which contain iron, potassium and other micronutrients, but no nitrogen (N) or phosphorus (P) between June 1st and September 30th;

BOARD OF TRUSTEES

District One
Peggy Cox

District Two

District Three
Diana M. Mullins

District Four
Doug Bryant

District Five
Amy Stone

At-Large
Adam Dufresne

At-Large
Keith A. Farner

- Slow-Release Fertilizers - At least 50% slow release nitrogen (SRN) content when adopted and then increased to a minimum of 65% SRN after three years of adoption;
- Wider Fertilizer-Free Zone - No fertilizer within 15 ft. from top of bank of any surface water body, wetland or seawall;
- Additional Ordinance Exemptions - Same exemptions as model except for addition of fruit and vegetable gardens;
- Reclaimed Water - Reduce fertilizer nitrogen (N) application rates appropriately where reclaimed water is used;
- Enforcement - Staff from the Seminole County Watershed Management Division will conduct the authorized code enforcement activities for any violations to this ordinance. Volusia County has established a civil penalty and escalating fine for subsequent violations.

Water Authority staff has attached copies of the following:

- The proposed ordinance;
- The presentation made to the BCC at its April 4th meeting;
- Seminole County Model vs. Ordinance Comparison; and
- Volusia County Fertilizer Ordinance

Executive Director's Recommendation:

Provide direction to staff regarding comments to the Lake County Board of County Commissioners regarding its fertilizer ordinance.



TO: Lake County Water Authority Board of Trustees
FROM: Ron Hart, Water Resources Director
DATE: October 11, 2017
SUBJECT: Palatlakaha River Speed Zone

Discussion Item

Palatlakaha River Speed Zone

In September 2017, staff informed the Board of regular complaints for a new speed zone on the Palatlakaha near Lake Hiawatha (Figure 1). Several residents near the site were present and commented on the need for a speed zone.

After considerable discussion, the Board directed staff to draft a letter to the Florida Fish and Wildlife Conservation Commission (FFWCC) requesting a determination on whether a permit would be issued for a slow speed/minimum wake zone on the Palatlakaha between Lake Hiawatha and State Road 50. It should be noted that the process is not fast. It has taken many months and in some cases a year a more for the permit to be issued by the FFWCC. Staff has attached a draft letter for the Board's consideration.

Staff appreciates any comments the Board would like reflected in the letter. Should the Board desire to forward this document to the permit agency, the following is a list of actions that historically are followed before the speed zone would be implemented:



Figure 1. Location of Requested Speed Zone on the Palatlakaha River.

BOARD OF TRUSTEES

District One Peggy Cox

District Two

District Three Diana M. Mullins

District Four Doug Bryant

District Five Amy Stone

At-Large Adam Dufresne

At-Large Keith A. Farner

- 1) FFWCC determination that the requesting speed zone is permissible or not.
- 2) Public meeting by the LCWA with public notification that the speed zone is being considered. (local papers contacted)
- 3) LCWA Board determination following public comment on whether to proceed.
- 4) Staff drafting Lake County ordinance for review and comment by County Attorney.
- 5) Ordinance being scheduled for consideration and 2 public hearings by the Lake County Board of County Commissioners (BCC).
- 6) Upon adoption by the BCC, LCWA submits a permit application for the new speed zone.
- 7) When permitted, an order for the creation of the signs are placed.
- 8) Staff installs pilings and signs.

Executive Director's Recommendation:

Authorize staff to send a letter requesting a FFWCC determination of the whether a permit would be issued for a slow speed/minimum wake zone on the Palatlahaha between Lake Hiawatha and State Road 50.