



**LAKE COUNTY
LIBRARY SYSTEM
FACILITIES PLAN
2005-2020**

PREPARED FOR:
Lake County, Florida

PREPARED BY:
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IN ASSOCIATION WITH:
**Beach/Willey, Library Consultants
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**Final Report
April 6, 2005**



BACKGROUND

Beach/Willey, Library Consultants have been engaged as part of the Carter Goble Lee Team to update the Lake County Library System Facilities Plan as part the Lake County Master Facilities Plan. In 1996, Lake County commissioned Beach/Willey to develop a Facilities and Services to Outlying Areas Plan to guide the development of the Lake County Library System to the year 2017. The plan, which was completed and presented in March 1997, addressed a variety of service issues to include books-by-mail, access to electronic information, and funding alternatives. However, the majority of the recommendations related to needed new or expanded library facilities. The plan did not address facility needs in communities that were not affiliated with the Lake County Library System, to include Eustis, Fruitland Park, and Leesburg.

Since the 1997 plan was completed, the Lake County Public Library System has made commendable progress towards its goals, and in some respects surpassed them. Following is a summary of the 1997 recommendations, and the progress that Lake County has made towards them:

Facility	1997 Recommendation	2005 Status
LCLS HQs and Processing Center	New 60,000 square foot LCLS/LSCC joint central library	The Lake County Library System Administrative Offices were moved to an existing 3,160 square foot building in October 2001
Astor	New 4,000 square foot branch	4,200 square foot branch built in 2002
Cooper/Clermont	Add 1,200 square feet for meeting room for 15,200 square foot total	Building closed in 2003 due to structural problems. A 7,000 square foot Temporary replacement facility opened in March 2005
Lady Lake	Replace with new 25,000 square foot branch	Relocated in 2000 into renovated 8,700 square foot former city hall building
Mt.Dora/W.T. Bland	Expand by 10,000 square feet to 25,000 square foot total	No change
Tavares	Expand by 9,000 square feet to 13,467 square foot total	Building expanded to 9,100 square feet total in 1998
Umatilla	Expand by 7,000 square feet to 10,000 square foot total	Branch expanded to 8,620 square feet in 2002
East Clermont	New LCLS/LSCC Joint Library on South LSCC Campus	No action
South Lake	New 8,000 square foot branch with later expansion to 16,000 square feet	Opened 6,000 square foot Citrus Ridge branch in leased space, and 18,000 square foot replacement in process

In addition, the Lake County Library system has seen several other significant developments that have markedly changed the service environment since 1997. After efforts by the Lake County Library System to pursue a joint LCLS/LSCC joint central library proved unsuccessful, the Lake County Administration formed an internal library planning team in 1999 which recommended three new branches in rural areas that were not addressed in the 1997 plan (East Lake, Groveland and Paisley). In addition, Leesburg, Fruitland Park, and Montverde have since chosen to affiliate with the Lake County Library System as member libraries.



As a consequence, Lake County now provides service through thirteen facilities (six branches, and seven member libraries) in a mixed consolidated/cooperative library system, supported by an administrative headquarters. These developments have significantly changed the Lake County environment since 1997, requiring a fresh look at the future library facility needs over the next 15 years.

Population Growth

As noted in the overall Lake County Infrastructure Needs Study by Carter, Goble, Lee, Lake County is one of the fastest growing counties in the United States. The current estimated population for 2005 is 269,932 residents. It is projected that by 2020, the event horizon for this study, the county's year around population will reach 407,381 persons. This is a remarkable 51% growth over 15 years, and an annual growth rate of 3.4%. This is the target population used in this study for planning purposes.

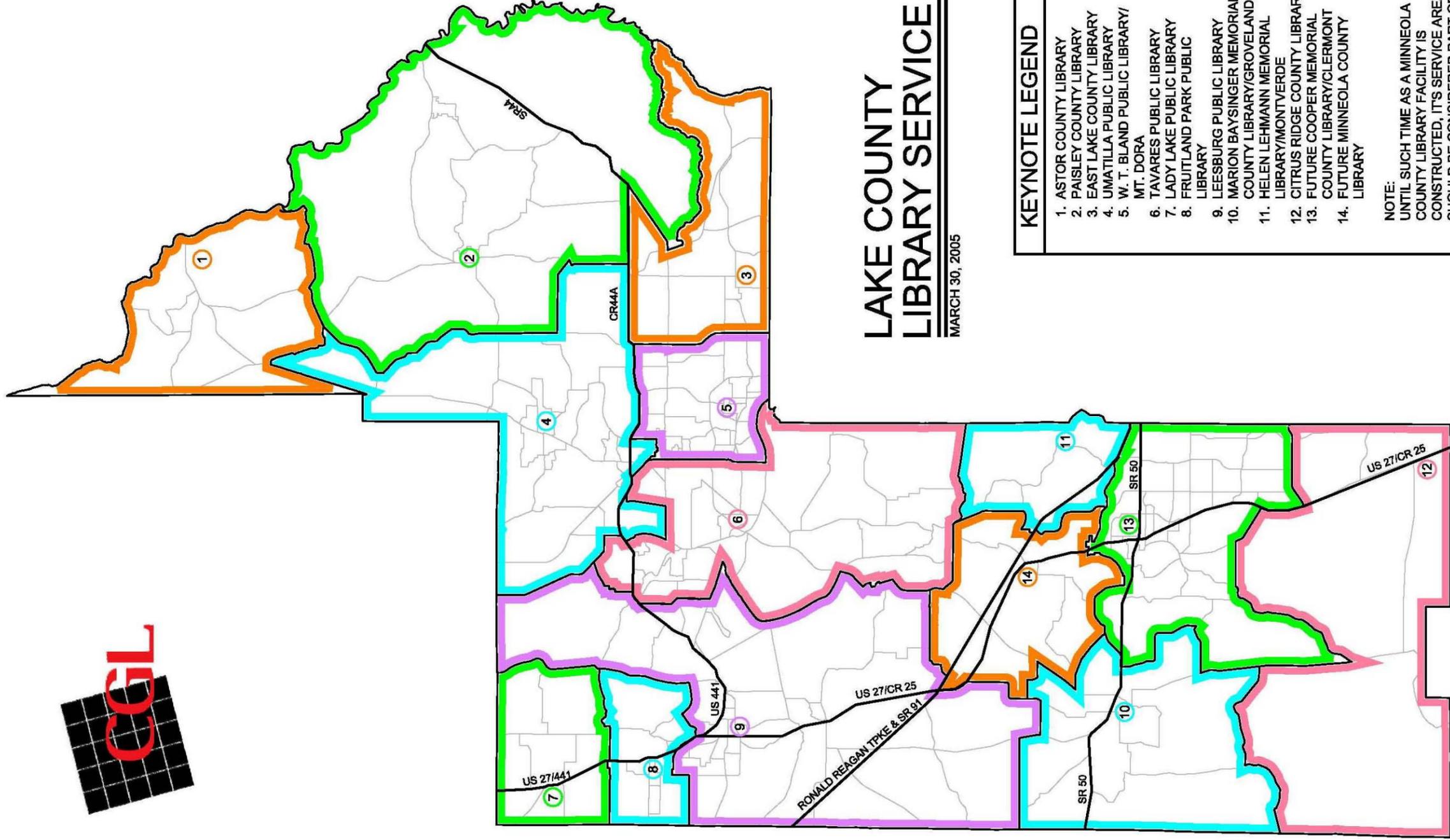
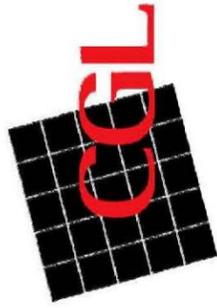
Community Input

The Beach/Willey consultants visited Lake County twice in September 2004 to assess current library facility conditions and to receive local input on future needs. Every Lake County Library System facility was visited, three public meetings were held for interested citizens, and one meeting was conducted with LCLS staff. In addition the consultants met with Assistant County Manager Cindy Hall and interviewed Lake Sumter Community College (LSCC) and University of Central Florida (UCF) staff at the LSCC South Campus Library.

Service Areas

In order to project future service loads on the libraries in the Lake County Library System by 2020, the Consultant divided Lake County into 13 service areas with each area assigned to a different LCLS library facility as shown in the figure on the following page (page 3). Only the Eustis and Howey in the Hills libraries, which are not affiliated with the Lake County Library System, have not been incorporated. Service populations for each branch and member library have been assigned by allocating residents in Traffic Analysis Zones (TAZs) to each facility. Assumptions as to which TAZ to assign to each library have been developed in consultation with LCLS staff. They take into account prevailing traffic patterns, natural barriers, and the proximity of neighboring LCLS facilities. It is understood that these service populations are not discrete, and that persons living in one service area may frequently use one or more other libraries serving other service areas. Nevertheless, in order to view the needs of a particular county area within the context of the entire county, the entire county population must be allocated to a single service area to avoid exaggerating the overall service impact.

It should be noted that the service populations for each library are approximate and based upon the aggregation of multiple Traffic Analysis Zones. Collectively they do not total exactly to the overall Lake County 2005 estimated population and the 2020 projected population.



LAKE COUNTY LIBRARY SERVICE AREAS

MARCH 30, 2005

SCALE: 1" = 25,000'

KEYNOTE LEGEND

1. ASTOR COUNTY LIBRARY
2. PAISLEY COUNTY LIBRARY
3. EAST LAKE COUNTY LIBRARY
4. UMATILLA PUBLIC LIBRARY
5. W. T. BLAND PUBLIC LIBRARY/
MT. DORA
6. TAVARES PUBLIC LIBRARY
7. LADY LAKE PUBLIC LIBRARY
8. FRUITLAND PARK PUBLIC
LIBRARY
9. LEESBURG PUBLIC LIBRARY
10. MARION BAYSINGER MEMORIAL
COUNTY LIBRARY/GROVELAND
LIBRARY/MONTVERDE
11. HELEN LEHMANN MEMORIAL
LIBRARY
12. CITRUS RIDGE COUNTY LIBRARY
13. FUTURE COOPER MEMORIAL
COUNTY LIBRARY/CLERMONT
LIBRARY
14. FUTURE MINNEOLA COUNTY
LIBRARY

NOTE:
UNTIL SUCH TIME AS A MINNEOLA
COUNTY LIBRARY FACILITY IS
CONSTRUCTED, ITS SERVICE AREA
SHOULD BE CONSIDERED PART OF
THE COOPER MEMORIAL COUNTY
LIBRARY SERVICE AREA.



Project Costs

The December 2004 Architecture issue of Library Journal lists an average 2003 national project cost for new public libraries at \$245 per square foot. Florida costs have proved slightly lower. An analysis of the 14 Florida public library projects listed in December Architecture issues of Library Journal for 2003 and 2004, shows a two year average of \$207 per square foot, excluding site acquisition.

Projects costs for proposed LCLS facilities based upon a start year of 2006 are estimated at \$235 per square foot for all costs except site acquisition. This figure includes design, construction, furnishings, library equipment, computers, and communications. For every year beyond 2006 this figure should be increased by at least 3%. In the case of Citrus Ridge, \$180 per square foot is projected since construction costs will only involve completing a shelled out portion of the building which is now in the construction phase. Renovation costs are set at \$150 per square foot. An exception is the Leesburg Library because that facility is of more recent construction. In that case, \$100 per square foot is projected for renovation, if an expansion is pursued by 2015.

Site acquisition costs can increase the funding requirements by anywhere from \$50,000 to \$250,000 per acre, depending upon the site chosen.

Operating Costs

Estimated additional operating costs are provided for each project in order that the total cost impact of the proposed facilities can be assessed. It is certain that expanded facilities will require additional staff to manage the enlarged spaces and to accommodate the increased public use that will certainly follow project completion. Additional costs for maintenance, utilities, materials acquisition, and communications must also be accounted for.

Additional staff positions are projected at an average \$35,000 per year, based upon an analysis of current LCLS staff costs. Additional annual operating costs other than staff are estimated at \$12 per square based upon a FY 2003 average of \$10.27 per square foot for all existing LCLS facilities. This includes several years' inflation beyond FY 2003. It also includes system overhead costs as well as individual building costs. If only building costs are calculated, then an estimated \$8 per square foot could be used.

These estimates are approximate only, and more precise cost impacts will be developed by the Lake County Library System staff on a project by project basis as they are developed.

Joint Public/College Library Options

In the 1996 LCLS Long Range Plan developed by Beach/Willey, there was an extended discussion of the feasibility of the Lake County Library System entering into a joint library building project with Lake Sumter Community College at the Central LSCC Campus. For various reasons, this option was not implemented, and since the affiliation of the Leesburg Public Library with the county library system, such a cooperative effort at the central campus is no longer advisable. However, a similar option was also proposed for the LSCC South Campus in Clermont, and this remains a serious possibility today, and alternative recommendations are offered in the discussion of the Clermont/Cooper Library.

However, should such a venture be pursued, there are many issues to be considered before entering into a partnership with the Lake Sumter Community College, and perhaps also with the University of Central Florida. The record of joint school/public library operations has been historically spotty, but in most cases, failures have been due



to either poor facility location and/or split administration. The prospects for success are significantly improved if several criteria are followed:

Location - The facility should have a strong separate, public identity, and be located according to the same guidelines as are used for public library buildings. The facility should not be submerged within a larger institutional facility or campus. Rather, it should be located along a major, high traffic roadway, with good public access. The public should perceive the facility as a "public library". More than any factor, placing joint libraries within school environments without regard to general public access has resulted in poor operational performance for the public library involved.

Administration - The joint facility should be administered by one or other of the partners on a day to day basis. Although policy issues will be addressed jointly, one party should be designated as responsible for operations. Since it is anticipated that most staff will be public library personnel, the consultants suggest this responsibility be assigned to the Lake County Library System. Community college library staff would participate in operations to directly address specific college support concerns, such as collection development, and student/faculty instruction. They might also take direct responsibility for certain program elements for which they may be more qualified, such as instructional media.

Most importantly, a commitment to success is necessary both by the respective library staffs, and the two administrations. Flexibility is essential with cooperative library facilities. Many cooperative efforts have dissolved over philosophical fine points that are lost on those outside the library profession.

Integrated Operations/Collections - The advantages of a joint operation are largely lost if the building operates as two separate libraries. Although two staffs may occupy the building, as much as possible, they should operate as a team, sharing collections and public service points.

It should be noted that Lake-Sumter Community College Library collection is classified according to the Library of Congress (LC) classification scheme, while the Lake County Library System employs the Dewey Decimal Classification scheme more common to public libraries. In past years this might have proven a difficult issue to resolve, but it is less so today given the advances in searching technology. A joint on-line catalog will provide most of the benefits of a unified collection; however, it will be necessary to have two separately shelved collections, unless one partner chooses to convert. The decision on such a matter should be the result of discussion and negotiation between the two partners.

Funding - As noted previously, operational economies are commonly overestimated, but there should be real incentives in reduced construction costs and shared funding. The resulting facility should be smaller than the sum of separate space requirements, and construction costs should be correspondingly reduced. Although the proportion of the project budget to be assumed by each party will be the result of negotiation, the consultants suggest a 50-50 split as a starting point.

A variety of approaches to ongoing funding might be employed, but one simple, successful model is Broward County, Florida. In that case, the community college takes responsibility for building utilities, building maintenance and security, and provides a college library staff to address college related service concerns. The county library provides the bulk of the public services staff, operating supplies, and library materials funds (including an allocation for library materials to be selected by college library staff).



FACILITY RECOMMENDATIONS

Astor Library

LCLS Relationship	Branch Library
Existing Building Area	4,200 square feet
Staffing	5.44 Full Time Equivalent Employees
Open Hours per Week	52 hours
FY2004 Materials Circulation	25,817 items
FY2004 Patron Visits	28,184 persons
FY2004 Collection Size	17,000 material items (books, audio, video)
Reader Seats	26 seats
Public PC Workstations	12 workstations
Estimated 2005 Service Area Population	1,800 residents
Projected 2020 Service Area Population	1,800 residents
15 year growth	No change

The Astor Library is a modular building which opened for service in May 2002. It is virtually a carbon copy of the Paisley Branch. At 4,200 square feet the size of the building is approximately sufficient to meet the needs of the Astor community and the surrounding area for the next 15 years. However, the building structure is not adequate for long term purposes and should be considered for replacement by a much sturdier, more permanent building of approximately the same size. The one part of the library requiring additional space is the public meeting room which can accommodate only 24 seated adults. On many occasions this room has proven inadequate to handle public demand. A meeting room of at least 600 square feet should be provided when the building is replaced. Although the facility is not prominently located, the usual rules for locating library facility are less applicable in such a small community. The library is located adjacent to a recreational facility which also draws residents, and it is likely that most in the community are already well aware of the location of this site.

Recommendation

Replace the Astor Branch Library with a new permanent 5,000 square foot building at the same location, to include a 600 square foot meeting room. An alternate location adjacent to the south side of County Road 40 might also be considered.

*Projected Project Cost: \$1,175,000
 Projected Additional Annual Operating Cost: \$44,400
 (including one additional employee)*



Citrus Ridge Library

LCLS Relationship	Branch Library
Existing Building Area	6,000 square feet
Staffing	7.08 Full Time Equivalent Employees
Open Hours per Week	53 hours
FY2004 Materials Circulation	127,748 items
FY2004 Patron Visits	143,748 persons
FY2004 Collection Size	27,555 material items (books, audio, video)
Reader Seats	45 seats
Public PC Workstations	16 workstations
Estimated 2005 Service Area Population	22,800
Projected 2020 Service Area Population	55,000
15 year growth	141%

This storefront branch located near the Orange County border opened for service in May 2000 and is now the fifth busiest library in the LCLS system, circulating over 107,000 library material items in FY2003, and since the closing of the Cooper Library in Clermont use has risen further. Families and retirees account for the bulk of this branch's activity, but tourist use is heavy also. The present facility is heavily used not only by Lake County, but due to the proximity of Osceola, Orange and Polk counties, nearly 50% of its activity comes from non-Lake County residents. This situation should provide a valid basis for exploring a four-county solution to the funding of library services in this area.

The 1997 Beach/Willey study recommended an initial 8,000 square foot library, with the capability for expansion to 16,000 square feet. This was based upon local population estimates for the Four Corners part of Lake County that have since proven far short of the mark. 1991 estimates then available projected a 2020 service population of 8,805 persons. The current projection for 2020 is now 55,000!

Lake County has already taken a major step toward a long term library facility solution for the Four Corners area. A new 18,000 square foot replacement for the Citrus Ridge Branch Library is now in design with construction scheduled to start in the Summer of 2005 with completion one year later. The building will be located on an excellent site in the Cagan's Crossing housing development as part of a commercial district being developed adjacent to U.S. Highway 27. The building will also include an additional 12,000 square feet of unfinished space on a second floor, which will allow the Citrus Ridge Branch to be expanded in the future to 30,000 square feet. This should be sufficient to meet the needs to the projected population beyond the 2020 planning horizon of this study.

Recommendation

Current plans to construct a new 18,000 square foot Citrus Ridge Branch with provision for expansion to 30,000 square feet should be adequate for service to the Four Corners area up to and beyond 2020. Options for shared operational and capital funding with Orange, Polk, and Osceola counties should be pursued to offset the expected cost of serving residents of those jurisdictions.

*Projected Construction Cost: N/A (Currently budgeted)
 Projected Additional Operating Cost: N/A (Currently budgeted)*



Recommendation

Within ten years of the completion of the initial 18,000 square foot Citrus Ridge Branch Library, the planned 30,000 expansion should be implemented to accommodate continuing population growth in the four corners area.

<i>Projected Construction Cost:</i>	<i>\$2,160,000</i>
<i>Projected Additional Operating Cost: (including 14 additional employees)</i>	<i>\$634,000</i>



Clermont/Cooper Memorial Library

LCLS Relationship	Branch Library
Existing Building Area	7,200 square feet
Staffing	12 Full Time Equivalent Employees
Open Hours per Week	55 hours
FY2003 Materials Circulation	215,959 items (in prior building)
FY2003 Patron Visits	116,116 persons (in prior building)
Current Collection Size	55,059 material items (books, audio, video)
Reader Seats	20 seats
Public PC Workstations	18 workstations
Estimated 2005 Service Area Population	48,000 residents
Projected 2020 Service Area Population	73,000 residents
15 year growth	52%

The City of Clermont has been receiving an inadequate level of public library service since the 14,000 square foot Cooper Library building was closed in May, 2004 because of mold infestation. Until recently Clermont and Minneola area residents have had to rely upon library service from the Groveland, and Citrus Ridge libraries which are from five to twenty miles distant. A temporary 7,000 square foot library in a former electrical supply store opened in March 2005 to bridge the gap until a new building can be constructed, but it is conceded by all that this is an inadequate replacement. This situation makes a new library facility a priority goal for Lake County.

The area surrounding Clermont and Minneola has been subject to tremendous growth in the last several years and this growth is not expected to abate any time soon. The current service population of a branch serving this area is estimated to be 48,000 people. By 2020, this figure is expected to rise 52% to 73,000 residents. This would require a new library building of 43,800 square feet to meet the minimum "essential" quality standard of the Florida Library Association. The "enhanced" standard would support a 51,000 square foot facility, while the "exemplary" standard would require a 73,000 square foot building. Given the distance between Clermont and Leesburg, and the future population growth in the Minneola area, the provision of additional library space under the "enhanced" standard might best be allocated to an additional facility near Minneola rather than adding area to a new Clermont/Cooper Library. (See Provisional Recommendation below)

The size issue is affected however, by the presence of the Lake Sumter Community College South Campus at a prominent location near the population center of the Clermont/Minneola Service Area. This offers an opportunity for collaboration on a joint facility which could provide construction cost and service advantages for both the college and the county. The Lake Sumter Community College and the University of Central Florida, which both offer degree programs on the LSCC South Campus, are currently contemplating replacing an existing small library with a new 35,000 square foot facility. If a LSCC/LCLS collaboration could be agreed upon, then a shared 70,000 square foot college/public library facility could provide enhanced services for both college students and area residents. The combined facility would be larger than either agency could build separately, but would be smaller than the sum of the two individual buildings. The net savings as compared to two separate buildings could total \$2,500,000 or more. It should be noted that while construction and building support cost savings could be realized, library service operational savings should not be assumed (see the joint library discussion on pages 4-6). The primary reason for entering into joint college/public library operations should be the enhanced services and collections available.

There was strong support among attendees of the Clermont public focus group meeting for the joint library option. LSCC and UCF Representatives from the LSCC South Campus library also expressed cautious interest.



The location of a new Clermont library facility was another issue raised with the Clermont focus group. Some attendees strongly felt that keeping the library in a downtown location was important, while others supported moving the facility farther east closer to the population center of Clermont. The site of a vacant Publix store near the intersection of U.S. Highway 27 and State Road 50 was mentioned as an example. While the interest in preserving the downtown Clermont core is acknowledged, the primary factor in locating a public library should be maximizing use. This supports placing a new Clermont Library east of U.S. Highway 27 where the bulk of the service population lives. This would also distance it from the Groveland Branch which is only six miles west of Downtown Clermont. Another factor working against a downtown location is the availability of a suitable site. At minimum, a five acre site should be provided for a 45,000 square foot or larger building. The largest potential site that could be identified in the downtown Clermont area was a wooded two-acre property on the south shore of Lake Minneola. While an attractive site, severe compromises in building functionality would be required by such a tight site.

While there is division with the Clermont community on the site issues, regardless of which site is ultimately selected there is unanimous agreement that a larger new library building is needed soon, and everyone would welcome a new library no matter where it is located.

Given the complexities of this issue, and the divided nature of community opinion, three options in descending order of recommendation are offered:

Recommendation

Construct a 45,000 square foot Clermont Library on a five acre or larger site east of U.S. Highway 27, ideally next to State Road 50. Parking for 250 vehicles will be required.

*Projected Construction Cost): \$10,575,000
Projected Additional Operational Cost: \$1,136,000
(including 16 additional employees)*

Recommendation

The possibility of constructing a 70,000 square foot LSCC/UCF/LCLS shared library facility should be pursued, assuming that a site on the east side of the LSCC South Campus adjacent to North Hancock Road can be agreed upon.

*Projected Construction Cost (to be shared): \$16,450,000
Projected Additional Operational Cost (LCLS): \$1,136,000
(Assumes same staffing level as for separate facility)*

Provisional Recommendation

Should the City of Clermont make a significant contribution to the cost of a library located in downtown Clermont, Lake County might consider placing a 10,000 square foot branch facility on the current library site or some other suitable site offered by the city. In such case, the library constructed east of U.S Highway 27, could be reduced by 5,000 square feet.

*Projected Construction Cost): \$2,350,000
Projected Additional Operational Cost: \$400,000
(Including eight additional LCLS employees)*



Provisional Recommendation

Should Lake County decide to set the .7 square foot per capita "Enhanced" standard set by the Florida Library Association as a 15 year goal for the county library system, then a new 15,000 square foot branch should be constructed on the north side of Minneola, ideally adjacent to U.S. Highway 27.

<i>Projected Construction Cost):</i>	<i>\$3,325,000</i>
<i>Projected Additional Operational Cost:</i>	<i>\$520,000</i>
<i>(Including ten additional LCLS employees)</i>	



East Lake Library

LCLS Relationship	Branch Library
Existing Building Area	5,000 square feet
Staffing	5.78 Full Time Equivalent Employees
Open Hours per Week	55 hours
FY2004 Materials Circulation	66,059 items
FY2004 Patron Visits	59,147 persons
FY2004 Collection Size	24,808 material items (books, audio, video)
Reader Seats	35 seats
Public PC Workstations	11 workstations
Estimated 2005 Service Area Population	10,100 residents
Projected 2020 Service Area Population	15,900 residents
15 year growth	57%

The East Lake Library, located one block south of State Road 46 on Plymouth Sorrento Road, serves the rural areas east of Mt. Dora and the Sorrento and Mt. Plymouth communities. Not included in the 1997 Beach/Willey study, the facility was recommended by the Lake County staff planning team in 1999 and opened for service in October 2000. It is a prefabricated steel building leased by Lake County. While materials circulation is not large, it is creditable given the low population density, and it has had the positive effect of relieving pressure on the W.T. Bland Library in Mt. Dora five miles west. The facility has also served effectively as a community focal point for Sorrento and Mt. Plymouth two miles east.

At 5,000 square feet the building is too small to support the projected population growth for its service area over the next 15-20 years. The county should consider replacing this leased space with a larger county owned facility. One part of the library requiring additional space is the public meeting room which can accommodate only 40 seated adults. This has proven inadequate to handle public demand on a number of occasions. A meeting room of 900 square feet or larger should be provided when the building is replaced.

Recommendation

Replace the East Lake Library with a new permanent 8,000 square foot building at the same location, to include a 900 square foot meeting room.

Projected Construction Cost: \$1,880,000
Projected Additional Operating Cost: \$114,400
(including two additional employees)



Groveland/ Marion Baysinger Memorial Library

LCLS Relationship	Branch Library
Existing Building Area	4,300 square feet
Staffing	5.78 Full Time Equivalent Employees
Open Hours per Week	54 hours
FY2004 Materials Circulation	101,136 items
FY2004 Patron Visits	85,785 persons
FY2004 Collection Size	21,016 material items (books, audio, video)
Reader Seats	39 seats
Public PC Workstations	14 workstations
Estimated 2005 Service Area Population	9,500 residents
Projected 2020 Service Area Population	14,000 residents
15 year growth	47%

The Groveland Library did not figure into the recommendations of the 1997 Beach/Willey study, since it was a small independent library operation supported by the local women’s club at that time. However, since then the community of Groveland has elected to affiliate with the Lake County Library System as a branch facility. This has recently proven providential for the residents of nearby Clermont since the closing of the Cooper Library in May 2004 due to mold. Although inconvenient due to the five mile trip, the Groveland Branch has given Clermont residents a library service alternative while the issue of the Cooper Library is being resolved.

Converted to library service from a former hardware store the present facility has functional limitations, but it is well located adjacent to State Road 50. The present clientele is family oriented and the staff estimates that nearly 35% of the branch use comes from Hispanic customers. Although the facility is meeting current needs, the areas immediately north and northeast of Groveland are projected to see considerable single family population growth over the next 15 to 20 years. Overall the population of the Groveland branch service area is expected to increase 47 % by 2015. Consequently, a larger library facility is warranted at this location. Because of its prime location, the ideal solution would be replacement of the present building on the same site. Expansion is not recommended due to structural limitations of the current facility.

Recommendation

Replace the present Groveland Library with an 8,000 square foot branch, if possible on the same site. Include a meeting room of at least 900 square feet.

*Projected Construction Cost: \$1,880,000
 Projected Additional Operating Cost: \$114,400
 (including two additional employees)*



Lady Lake Public Library

LCLS Relationship	Member Library
Existing Building Area	8,700 square feet
Staffing	5.5 Full Time Equivalent Employees
Open Hours per Week	49 hours
FY2004 Materials Circulation	103,209 items
FY2004 Patron Visits	96,404 persons
FY2004 Collection Size	34,760 material items (books, audio, video)
Reader Seats	28 seats
Public PC Workstations	17 workstations
Estimated 2005 Service Area Population	20,300 residents
Projected 2020 Service Area Population	24,000 residents
15 year growth	18%

The present Lady Lake Library relocated into a renovated former city hall building in 2000. While a considerable improvement over its previous quarters, the present facility is inadequate to meet current and future needs. Besides lacking sufficient space, the library suffers from a cut-up floor plan due to the presence of many load bearing walls. Library functions are spread among 5 separate rooms, whereas one large open space would be preferable.

The service area of the Lady Lake Library includes a portion of The Villages, one of the nation's largest retirement communities. As such, senior citizens make up a significant part of the Lady Lake Library's customer base. Seniors tend to proportionally make greater use of public library facilities than other adult groups, consequently this library experiences more intense use compared to its population base than most libraries.

A new and larger library should be considered a priority need for this community. A 20,000 square foot building located on U.S 27 near the new Lady Lake Municipal Complex would best serve both residents of The Villages to the northwest and the residents of Lady Lake to the south. A new building should incorporate a meeting room of 1,500 square feet or more. Parking for 110 vehicles will be required.

Recommendation

Replace the present Lady Lake Library with a 20,000 square foot library facility, located adjacent to U.S. Highway 27 near the Lady Lake municipal complex. Include a meeting room of at least 1,500 square feet.

Projected Construction Cost: \$4,700,000
Projected Additional Operating Cost: \$636,600
(including 15 additional employees)



Leesburg Public Library

LCLS Relationship	Member Library
Existing Building Area	19,700 square feet
Staffing	25 Full Time Equivalent Employees
Open Hours per Week	67 hours
FY2004 Materials Circulation	284,968 items
FY2004 Patron Visits	235,213 persons
FY2004 Collection Size	120,795 material items (books, audio, video)
Reader Seats	74 seats
Public PC Workstations	41 workstations
Estimated 2005 Service Area Population	45,400 residents
Projected 2020 Service Area Population	80,000 residents
15 year growth	76%

The City of Leesburg is in the process of constructing a new 40,000 square foot public library facility to replace its present 19,700 square foot library building. The new facility will be well located in the heart of downtown Leesburg and should adequately meet the Leesburg service area for 10 years or more. However, the Leesburg vicinity will experience one of the highest growth rates in Lake County over the next fifteen years. For example, Okahumpka immediately southwest of Leesburg is anticipating an unprecedented housing boom following the recent opening of a new interchange at the Florida Turnpike and County Road 470. A development of nearly 8,000 homes has been approved on 3,500 acres just west of Okahumpka. This will result in virtually a new small city of more than 16,000 people. All of these residents will rely upon the Leesburg Public Library for service. The area immediately west of Leesburg to the Sumter County line will also see major growth. The fact that Leesburg is the major commercial center in central Lake County will only add to the service pressures on the new library.

By 2020, the projected service population for the Leesburg service area will be 80,000 persons or more. At that time, it is recommended that a 20,000 square foot expansion of the Leesburg Public Library be considered as part of a countywide effort to provide an "enhanced" level of library service under Florida Library Association standards.

Recommendation

By 2020, consider expanding the 40,000 square foot Leesburg Public Library (now under construction) by another 20,000 square feet.

*Projected Construction Cost: \$7,700,000**
Projected Additional Operating Cost: \$515,000
(including 5 additional employees)

**incorporates \$3,000,000 for renovation of existing space @\$75 per sq. ft.*



Montverde/Helen Lehmann Memorial Library

LCLS Relationship	Member Library
Existing Building Area	3,500 square feet
Staffing	2 FTE
Open Hours per Week	36 hours
FY2003 Materials Circulation	N/A
FY2003 Patron Visits	N/A
FY2003 Collection Size	N/A
Reader Seats	46
Public PC Workstations	3
Estimated 2005 Service Area Population	5,200 residents
Projected 2020 Service Area Population	13,800 residents
15 year growth	165%

The Helen Lehmann Memorial Library is the newest addition to the Lake County Library System. It affiliated with the county system in October 2004. While the present 3,500 square library facility is adequate to this sparsely populated area, conditions will change markedly over the next several years. By 2015 the 5,200 person service area, stretching along the east shore of Lake Apopka, will see a remarkable 165% increase in population – totaling approximately 13,800 persons according to current projections. To meet future demands, an 8,000 square replacement library should be constructed in the immediate vicinity of the present library adjacent to County Road 455.

Recommendation

Replace the present Montverde library facility with a new 8,000 square foot building, to include a 900 square foot meeting room.

Projected Construction Cost: \$1,880,000
Projected Additional Operating Cost: \$264,000
(including 6 additional employees)



Paisley Library

LCLS Relationship	Branch Library
Existing Building Area	4,200 square feet
Staffing	3.5 Full Time Equivalent Employees
Open Hours per Week	48 hours
FY2004 Materials Circulation	34,482 items
FY2004 Patron Visits	42,486 persons
FY2004 Collection Size	17,834 material items (books, audio, video)
Reader Seats	30 seats
Public PC Workstations	14 workstations
Estimated 2005 Service Area Population	6,800 residents
Projected 2020 Service Area Population	7,400 residents
15 year growth	9%

The 4,200 square foot Paisley Library, which opened in 2002, is a modular building similar to the Astor and East Lake branches. At its present size, the building is approximately sufficient to meet the needs of the Paisley community and the surrounding area for the next 15 years. However, as with the Astor Branch, the building structure is not adequate for long term purposes and should be considered for replacement by a more permanent building of approximately the same size. The one part of the library requiring additional space is the public meeting room which can accommodate only 30 seated adults. To meet public demand, a 600 square foot or larger meeting room should be provided when the building is replaced. The present location, adjacent to County Road 42, is quite good, so replacement on the same site is recommended.

Recommendation

Replace the Paisley Branch Library with a new permanent 5,000 square foot building at the same location, to include a 600 square foot meeting room.

Projected Project Cost: \$1,175,000
Projected Additional Annual Operating Cost: \$44,600
(including one additional employee)



Tavares Public Library

LCLS Relationship	Member Library
Existing Building Area	9,100 square feet
Staffing	10.25 Full Time Equivalent Employees
Open Hours per Week	49 hours
FY2004 Materials Circulation	104,576 items
FY2004 Patron Visits	128,101 persons
FY2004 Collection Size	41,318 material items (books, audio, video)
Reader Seats	57 seats
Public PC Workstations	9 workstations
Estimated 2005 Service Area Population	32,000 residents
Projected 2020 Service Area Population	47,000 residents
15 year growth	47%

In 1998 the Tavares Library was nearly doubled in size from 4,467 square feet to its present 9,100 square feet. The renovation/expansion was nicely done. The public area is open and airy and the building offers a conference room and study rooms for public use in additions to the collection. However, the library is still quite crowded. It is about 4,300 square feet short of the recommendations in the 1996 Beach/Willey study, and even those recommendations require rethinking in the light of a new planning horizon and higher than projected population growth.

It is recommended that the Tavares Library be expanded to 20,000 square feet by 2015 or earlier on the same site, which is well located on Old Highway 441 (Alfred Street). Expansion towards the adjacent tennis courts would be the most promising alternative, and possibly the 2,900 square foot community room to the east of the library could be incorporated. Off street parking for at least 80 vehicles should be provided. A 2,000 square foot or larger community room should be included.

Recommendation

Expand the Tavares Public Library by 11,900 square feet to a total size of 20,000 square feet at the present location, to include a 2,000 square foot meeting room.

*Projected Project Cost: \$4,161,500
 Projected Additional Annual Operating Cost: \$562,800
 (including 12 additional employees)*

Provisional Recommendation

Should the City of Tavares choose to set the Enhanced Standard as a goal for the Tavares Library, then the facility should be expanded by 16,900 square feet to a total size of 25,000 square feet at the present location, to include a 2,000 square foot meeting room.

*Projected Project Cost: \$5,336,500
 Projected Additional Annual Operating Cost: \$570,800
 (including 12 additional employees)*



Umatilla Public Library

LCLS Relationship	Member Library
Existing Building Area	8,620 square feet
Staffing	8.25 Full Time Equivalent Employees
Open Hours per Week	46 hours
FY2004 Materials Circulation	130,263 items
FY2004 Patron Visits	103,471 persons
FY2004 Collection Size	31,473 material items (books, audio, video)
Reader Seats	19 seats
Public PC Workstations	24 workstations
Estimated 2005 Service Area Population	17,400 residents
Projected 2020 Service Area Population	21,700 residents
15 year growth	25%

The 1996 Beach/Willey study recommended that the then 3,000 square foot library be expanded to 10,000 square feet. The City of Umatilla has closely approached this goal by increasing the library to its present 8,620 square feet in 2000. The library spaces are used somewhat differently than most other LCLS facilities. There are only 19 reader seats. Most of the building is devoted to the collection, and 24 computer stations. There is also a 100 seat community room which is larger than might be expected for a library facility this size. Most library use appears to be walk-in, with less in-library use than in other system libraries. This is likely due to insufficient space to allow more reader seats.

By 2015 the population of the Umatilla Library's service area is projected to reach approximately 21,700, which will exceed the building's service capacity. More space will be required for in-library use as well as a growing collection. The existing site appears tight, so additional adjacent property may be required to accommodate a recommended expansion to 12,000 square feet. The existing parking for 67 vehicles should be sufficient for the larger building.

Recommendation

Expand the Umatilla Public Library by 3,380 square feet to a total size of 12,000 square feet, at the present location.

Projected Project Cost: \$1,987,300
Projected Additional Annual Operating Cost: \$111,600
(including two additional employees)



Mount Dora/W. T. Bland Public Library

LCLS Relationship	Member Library
Existing Building Area	15,000 square feet
Staffing	10.5 Full Time Equivalent Employees
Open Hours per Week	47 hours
FY2004 Materials Circulation	186,219 items
FY2004 Patron Visits	194,556 persons
FY2004 Collection Size	57,794 material items (books, audio, video)
Reader Seats	110 seats
Public PC Workstations	25 workstations
Estimated 2005 Service Area Population	29,500 residents
Projected 2020 Service Area Population	42,000 residents
15 year growth	42%

The W.T. Bland Library in Mount Dora is a very attractively designed building, and quite functional; however it suffers from crowded conditions and insufficient parking. The current parking lot offers only 40 paved spaces. 28 more vehicles can be accommodated in an adjacent grass area. The staff has indicated that the facility requires more storage space. This is particularly true for the youth services programming. The building also would benefit from a larger community room, since the current one hold only 40-50 seats. The Friends of the Library in Mount Dora are quite active and a larger space for Friends book sales would also be desirable.

The Mount Dora library service area is expected to see a 42% growth over the next 15 years. By 2020, the W.T. Bland Library can expect a service population of 42,000 persons. To meet both current and future demands, an expansion of 10,000 square feet is proposed. This will bring the total building size to 25,000 square feet. The expansion should include a 1500 square foot or larger community room and off-street parking for 110 vehicles.

Recommendation

Expand the W. T. Bland Public Library by 10,000 square feet to a total size of 15,000 square feet, to include a 1,500 square foot or larger community room and off-street parking for 110 vehicles.

Projected Project Cost: \$4,600,000
Projected Additional Annual Operating Cost: \$470,000
(including ten additional employees)



LCLS Administrative and Processing Center

LCLS Relationship	Headquarters Facility
Existing Building Area	3,160 square feet
Staffing	20.5 Full Time Equivalent Employees
Open Hours per Week	Not Applicable
FY2003 Materials Circulation	Not Applicable
FY2003 Patron Visits	Not Applicable
FY2003 Collection Size	Not Applicable
Reader Seats	None
Public PC Workstations	None
Estimated 2005 Service Area Population	269,932 residents (County Total)
Projected 2020 Service Area Population	407,381 residents (County Total)
15 year growth	51% (County Total)

The present LCLS Administrative Center, located in Tavares across the street from the Lake County Administrative Center, contains the system administrative offices and materials processing facilities. At 3,160 square feet in area, it is inadequate to support the current library system, much less the larger system envisioned over the next 15 years. Besides administrative offices and materials processing activities, a facility appropriate to Lake County's future growth should include a system training lab, central supply storage for system support, an enlarged delivery support area, space for automated services support, and shelving to allow periodic redistribution of library materials among branches.

It is recommended that Lake County either build or acquire a 15,000 square foot facility to service as a LCLS Administrative and Processing Center to replace the present facility. It could be located centrally in Lake County in either Tavares, Leesburg or somewhere in between. Parking for 35 vehicles should be provided to accommodate both the LCLS headquarters staff and additional staff visiting the training lab. If a new building is constructed, the cost per square foot should be lower than that projected for public library facilities, since only a very basic building is required. For budget purposes, \$180 per square foot is assigned to cover all project cost (\$55 lower than for public facilities). The same cost is anticipated if an existing building is acquired and renovated.

Recommendation

Replace the existing LCLS Administrative and Processing Center with a 15,000 square facility, to include off-street parking for 35 vehicles.

Projected Project Cost: \$2,700,000
Projected Additional Annual Operating Cost: \$492,000
(including ten additional employees)



SUMMARY

The following chart summarizes recommendations for public library facilities for Lake County to the year 2020. Estimated project costs are included, but priorities for the overall project list are not included, since decisions as to which projects proceed and when are subject to multiple jurisdictions. However, for the projects within the direct purview of Lake County, the following priorities are proposed with 1 being the highest:

1. Clermont/Cooper;
2. Administrative Headquarters;
3. East Lake;
4. Groveland;
5. Paisley;
6. Astor;
7. Citrus Ridge; and
8. Minneola (if the 0.7 square foot per capita enhanced standard is set as an LCLS goal).



Lake County Library System
Summary of Capital Needs – 2005 to 2020

Facility	2005 Service Population	2020 Service Population	% Growth 15 years	Current Building Area	Proposed Area at Essential Standard	Proposed Area at Enhanced Standard	Project Cost at Essential Standard	Project Cost at Enhanced Standard
Astor	1,800	1,800	No growth	4,200	5,000	5,000	\$1,175,000	\$1,175,000
Citrus Ridge	22,800	55,000	141%	18,000	30,000	30,000	\$2,160,000	\$2,160,000
Clermont/Minneola	48,000	73,000	52%	7,200	45,000	60,000	\$10,575,000	\$10,575,000
East Lake	10,100	15,900	57%	5,000	8,000	8,000	\$1,880,000	\$1,880,000
Fruitland Park	10,900	14,000	28%	6,800	6,800	6,800	None	None
Groveland	9,500	14,000	47%	4,300	8,000	8,000	\$1,880,000	\$1,880,000
Lady Lake	21,700	25,000	15%	8,700	20,000	20,000	\$4,700,000	\$4,700,000
Leesburg	45,400	80,000	76%	40,000	40,000	60,000	None	\$7,700,000
Montverde	5,200	13,800	165%	3,500	8,000	8,000	\$1,880,000	\$1,880,000
Paisley	6,800	7,400	9%	4,200	5,000	5,000	\$1,175,000	\$1,175,000
Tavares	32,000	47,000	47%	9,100	20,000	25,000	\$4,161,500	\$5,336,500
Umatilla	17,400	21,700	25%	8,620	12,000	12,000	\$1,987,300	\$1,987,300
W.T. Bland	29,500	42,000	42%	15,000	25,000	25,000	\$4,600,000	\$4,600,000
Administrative HQ				3,160	15,000	15,000	\$2,700,000	\$2,700,000
County Total	269,932	407,381	51%	137,780	247,800 (.61 sfpc)	287,800 (.71 sfpc)	\$38,873,800	\$47,748,800