

SPECIAL MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Wednesday, January 19, 2011
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING.

AGENDA

CALL TO ORDER: Jim Richards, Chairperson

ROLL CALL:

1. Approval of Minutes: October 4, 2010 Local Planning Agency Meeting
2. Large Scale Comprehensive Plan Amendment – 18.18± Acres of Property Located South of County Road 466 and West of Rolling Acres Road – Change From Lake County-Urban Expansion to Town of Lady Lake-Commercial General-Retail Sales & Services (RET) – LPG Urban & Regional Planners on Behalf of Larry M. And Linda S. Phillips (Ordinance No. 2011-02) (Thad Carroll)
3. Capital Improvements Plan Update (2011-2015) of Lady Lake Comprehensive Plan, Chapter 8 (Ordinance No. 2011-04) (Thad Carroll)
4. Small Scale Comprehensive Plan Amendment – .33 +/- Acres Located on West Lady Lake Blvd. in the Vicinity of County Road 466 and Rolling Acres Road – Change From Lake County Urban Expansion to Town of Lady Lake - Religious Facilities (RF) – Church of St. Albans (Anglican) Inc. (Ordinance No. 2011-06) (Thad Carroll)

ADJOURN:

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

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**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
October 4, 2010**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Jim Richards presiding. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairperson Jim Richards

ROLL CALL: Member Tony Holden
Member Ty Miller
Member Paul Hannan
Chairperson /Member Jim Richards

ABSENT: Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Chief Ed Nathanson, Police Department; and Jayne York, Staff Assistant to Town Clerk

1. Approval of Minutes

July 19, 2010 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Miller, the Board approved the Minutes of the Local Planning Agency Meeting for July 19, 2010 as Presented, by a vote of 4 to 0.

2. Ordinance No. 2010-21 – Small Scale Comprehensive Plan Amendment – Renee B. Morse, Trustee – Amendment of 0.22± Acres Located on Arizona Avenue and Diana Drive, Lady Lake, Florida – Requesting Change from Lake County - Urban to Town of Lady Lake - Mixed Residential Medium Density (MR MD)

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that the Applicant, Grant & Dzuro, has filed an application on behalf of the Renee B. Morse Revocable Trust for property located north of the Spring Arbor Subdivision in the vicinity of Arizona Avenue and Diana Drive which includes 0.22± acres currently in unincorporated Lake County. The Applicant has requested the following:

Small Scale Comprehensive Plan Amendment of 0.22± acres to change from Future Land Use of Lake County Urban to Lady Lake (MR-MD) Mixed Residential Medium Density.

Mr. Carroll stated that the property is currently vacant; however, the adjacent lot to the west has been developed as a single family residence and has already been incorporated into the Town of

1 Lady Lake. The application was received on September 1, 2010 and has been reviewed and
2 determined to be complete. All material was found to be in compliance with the adopted
3 Comprehensive Plan.

4
5 Impact on Town Services:

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7 Potable Water-

- 8 ♦ Potable Water Systems will not be impacted by this proposal.

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10 Sewer -

- 11 ♦ Subject parcel not served by Town's sewer utility.

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13 Schools -

- 14 ♦ Not factored for project - no impact of additional students.

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16 Transportation -

- 17 ♦ No additional trips will be created by approval of the proposed amendment.

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19 Parks & Recreation -

- 20 ♦ Approval of ordinances will not impact P&R Level of Service.

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22 Stormwater -

- 23 ♦ No impact to storm water design will be affected.

24
25 Mr. Carroll stated that the present Future Land Use of Lake County-Urban allows similar land
26 uses under the Lake County Comprehensive Plan; therefore, the impact of the project would be
27 no greater than what would already be permitted in the county. The single family residential use
28 is in character with adjacent uses; further, the lot size of the property to which this lot will be
29 joined at the present time is larger than those of the adjacent residences. A justification
30 statement has also been included as part of the Small Scale Comprehensive Plan Amendment
31 Application which the Applicant submitted for justifying why the Future Land Use should be
32 amended for the development proposed.

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34 Mr. Carroll stated that the Technical Review Committee (TRC) reviewed the application on
35 September 7, 2010 and determined the application to be complete and ready for transmittal to the
36 Planning & Zoning Board with a vote of 4-0; the Planning & Zoning Board reviewed the
37 application on September 13, 2010 and recommended approval by a vote of 5-0; the Town
38 Commission is scheduled to consider this ordinance for the First Reading later in the evening;
39 the Second/Final Reading before the Town Commission is scheduled for October 18, 2010.

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41 There were no comments or questions from the Commission or the public.

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43 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*
44 *Commission approved Ordinance No. 2010-21 - Small Scale Comprehensive Plan*
45 *Amendment - Renee B. Morse, Trustee - Amendment of 0.22± Acres Located on Arizona*
46 *Avenue and Diana Drive, Lady Lake, Florida - Requesting a Change from Lake County -*

1 *Urban to Town of Lady Lake - Mixed Residential Medium Density (MR_MD), by the*
2 *following roll call vote:*

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4 *HOLDEN YES*
5 *MILLER YES*
6 *HANNAN YES*
7 *RICHARDS YES*
8

9 **ADJOURN:** There being no further discussion, the meeting was adjourned at 5:35 p.m.

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16 _____
17 Kristen Kollgaard, Town Clerk

16 _____
17 James Richards, Chairperson

18 Minutes transcribed by Jayne York, Staff Assistant to Town Clerk

DRAFT



2

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LPA MEETING DATE: January 19, 2011

SUBJECT: Ordinance No. 2011-02 – Large Scale Comprehensive Plan Amendment – 18.18± Acres of Property Located South of County Road 466 and West of Rolling Acres Road – Requesting to Change from Lake County - Urban Expansion to Town of Lady Lake - Commercial General - Retail Sales and Services (RET) – LPG Urban & Regional Planners on Behalf of Larry M. and Linda S. Phillips

DEPARTMENT: GROWTH MANAGEMENT

Please see Commission Packet Item #10 for supplemental materials.

STAFF RECOMMENDED MOTION:

Approval of Ordinance No. 2011-02 – Large Scale Comprehensive Plan Amendment – Requesting to Change from Lake County - Urban Expansion to Town of Lady Lake - Commercial General - Retail Sales and Services (RET)

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Larry M. and Linda S. Phillips; to amend the Future Land Use designation of property (AK# 1279844) located South of County Road 466 and West of Rolling Acres Road, which includes 18.18 ± acres currently in unincorporated Lake County, from Lake County Urban Expansion to Lady Lake Commercial General - Retail Sales and Services (RET).

The Large Scale Future Land Use Map Amendment application was received on November 1, 2010, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan. The applications are ready to be transmitted to the Florida Department of Community Affairs (DCA).

Notices to inform the surrounding property owners within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Wednesday, December 22, 2010. The property was also posted Monday, December 30, 2010.

The property is proposed to be developed as a 221,358 square feet Planned Unit Development - commercial development.

Impact on Town Services

Potable Water-

- ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- ♦ Current water systems usage – 625,208 gpd (2010 average to date - November)
- ♦ Demand Contingent on Occupants of Development (562, 792 available)

Sewer -

- ♦ 400,000 gpd is maximum capacity for sanitary sewer plant
- ♦ Current sanitary sewer usage – 88,000± gpd
- ♦ Over 300,000 gpd available for sanitary sewer

Schools –

- ♦ Not factored for project – no foreseen impact of students.

Transportation –

- ♦ See attached Study Conclusions from Traffic Study

Parks & Recreation –

- ♦ Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines.

The applicant will be required to file a site plan(s) for any structures and obtain all necessary permits from outside agencies provided the large-scale comprehensive plan is approved for the property.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 18.18 ± acres lies in Section 19, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lake County – Urban Expansion (Up to 4 du/ac)
Future Land Use of Adjacent Properties	
West	Lake County – Urban Expansion (Up to 4 du/ac)
East	Lake County – Urban Expansion (Up to 4 du/ac)
North	Lady Lake - Commercial General (RET) and Mixed Residential Medium Density (MR-MD Up to 8 du/acre)
South	Lake County – Urban Expansion (Up to 4 du/ac)

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2011-02 for the second and final reading after the Florida Department of Community Affairs (DCA) has reviewed the transmitted amendment.

At the January 10, 2011 meeting of the **Planning and Zoning Board**, the board recommended approval of Ordinance 2011-02 by a vote of 5-0.

The **Technical Review Committee (TRC)** reviewed the application for Ordinance 2011-02 at their regular meeting on January 4, 2011, and determined the application to be complete and ready for transmittal to the P&Z Board with a vote of 5-0.

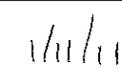
FISCAL IMPACT: \$ 7,000 (Present Taxable Value)

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD 	Submitted 	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date

TOWN MANAGER *KHO*

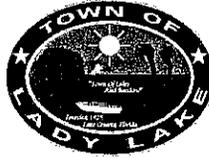
Approved Agenda Item for:

Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification



3

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LPA MEETING DATE: January 19, 2011

SUBJECT: Ordinance No. 2011-04 – Capital Improvements Plan Update of the Lady Lake Comprehensive Plan, Chapter 8, amending Data & Analysis and amending Goals, Objectives, and Policies to incorporate capital improvements for the 2011 – 2015 Five Year Planning Period.

DEPARTMENT: GROWTH MANAGEMENT

Please see Commission Packet #12 for supplemental materials.

STAFF RECOMMENDATION:

Approval of Ordinance No. 2011-04 – Capital Improvements Plan Update (2011-2015) of the Lady Lake Comprehensive Plan, Chapter 8

SUMMARY:

The Capital Improvements Element focuses on capital infrastructure planning for the time-period covered by the comprehensive plan and based upon the public facility needs identified in the other elements of the Comprehensive Plan. The Capital Improvements Element must provide a five-year schedule of capital improvements, which must include specific capital projects necessary to achieve and maintain level-of-service standards identified in the other elements of the Comprehensive Plan, reduce existing deficiencies, provide for necessary replacements, and meet future demand during the time period covered by the schedule (2011-2015).

The Capital Improvements Element is important in setting direction for the Town of Lady Lake for several reasons. It sets policy to coordinate the provision of infrastructure with the land use plans of the community over the timeframe of the Comprehensive Plan. It provides a five-year schedule of capital improvements that are aimed at achieving and maintaining the Town's adopted levels of service, and it identifies sufficient revenues to fund the identified capital improvements.

Pursuant to §163.3177 (3)(b)1, of the Florida Statutes, the capital improvements element must be reviewed on an annual basis and modified as necessary in accordance with §163.3187 or §163.3189 in order to maintain a financially feasible 5-year schedule of capital improvements. An amendment to the comprehensive plan is required to update the schedule on an annual basis or to eliminate, defer, or delay the construction for any facility listed in the 5-year schedule. All public facilities must be consistent with the

capital improvements element. a local government may not amend its future land use map, except for plan amendments to meet new requirements under this part and emergency amendments pursuant to s. 163.3187(1)(a), after December 1, 2008, and every year thereafter, unless and until the local government has adopted the annual update and it has been transmitted to the state land planning agency.

In order for the Florida Department of Community Affairs (FDCA) to consider any land use changes and amendments to the Future Land Use Map of the Town of Lady Lake, FDCA must review, and find in compliance, a financially feasible Capital Improvement Plan in accordance with §163.3187(1)(a), of the Florida Statutes. Attachment "Exhibit A" provides the necessary amendments to reflect a financially feasible plan for the five-year planning period.

Public Hearing Dates:

At the January 10, 2011 meeting of the **Planning and Zoning Board**, the board recommended approval of Ordinance 2011-04 by a vote of 5-0.

Only one reading of the Ordinance is required as per Florida Statute to adopt the Comprehensive Plan Update.

FISCAL IMPACT: \$ _____ (see tables) _____

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

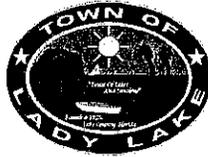
DEPARTMENT HEAD  Submitted 1/11/11 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for:  Date

BOARD ACTION: **Approved as Recommended** **Disapproved** **Tabled Indefinitely** **Continued to Date Certain** **Approved with Modification**



4

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LPA MEETING DATE: January 19, 2011

SUBJECT: Ordinance #2011-06, of 0.33+/- Acres to Change from Future Land Use of Lake County Urban Expansion to Lady Lake (RF) Religious Facilities – The Church of St. Albans (Anglican) Inc.

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Adoption of Ordinance #2011-06 - Small Scale Comprehensive Plan Amendment of 0.33+/- Acres of property located on West Lady Lake Blvd., approximately .102 miles east of Rolling Acres Rd., from Future Land Use of Lake County Urban Expansion to Lady Lake (RF) Religious Facilities – The Church of St. Albans (Anglican) Inc.

Please see Commission Packet #14 for supplemental materials.

Applicant, the Church of St. Albans (Anglican) Inc., has filed applications to amend the Future Land Use designation for property located on West Lady Lake Blvd. (AK# 1610958), in the vicinity of CR 466 and Rolling Acres Road, Lady Lake, Florida, which includes 0.33 ± acres currently in unincorporated Lake County, from Lake County Urban Expansion to Lady Lake Religious Facilities.

The Small Scale Future Land Use Map Amendment application was received on November 29, 2010, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Florida Department of Community Affairs (DCA).

Notices to inform the surrounding property owners within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Wednesday, December 22, 2010. The property was also posted Thursday, December 30, 2010.

The subject parcel is currently vacant and is proposed to be developed as a 3,020 Sq. Ft. Church Parish/Worship Hall.

Impact on Town Services

Potable Water-

- ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- ♦ Current water systems usage – 625,208 gpd (2010 average to date - November)

Sewer -

- ♦ 400,000 gpd is maximum capacity for sanitary sewer plant
- ♦ Current sanitary sewer usage – 88,000± gpd
- ♦ Over 300,000 gpd available for sanitary sewer

Schools –

- ♦ Not factored for project – no foreseen impact of students.

Transportation –

- ♦ Traffic Analysis has demonstrated no significant impact.

Parks & Recreation –

- ♦ Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines – See July 08, 2010 letter.

The applicant would be required to file a site plan(s) for any structures and obtain all necessary permits from outside agencies provided the annexation, small-scale comprehensive plan amendment, and rezoning ordinances are approved for the property.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Planning & Zoning Board. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 0.33 ± acres lies in Section 20, Township 18, and Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property involved, and a Memorandum of Agreement and Bubble Plan of the proposed development have been included with the submitted applications. The Future Land Use designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lake County – Urban Expansion
Future Land Use of Adjacent Properties	
West	Lady Lake – Other Institutional Facility (OIF)
East	Lake County – Urban Expansion
North	Lady Lake – Other Institutional Facility (OIF)
South	Lady Lake – Commercial General Retail Sales & Services

Comments:

1. Applicant must submit site plans for future construction of buildings on site if the Town Commission approves the comprehensive plan amendment and rezoning of the above property.
2. Permitted Uses and restrictions of the property will be governed by those outlined on the attached Bubble Plan and MOA (Exhibit "C" of Ord. 2011-07).

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2011-06 for second and final reading on Monday, February 7, 2011 at 6:00 p.m.

The **Planning and Zoning Board** considered Ordinance 2011-06 at their regular meeting on Monday, January 10, 2011, and recommended approval by a vote of 5-0.

The **Technical Review Committee (TRC)** reviewed the application for Ordinance 2011-06 at their regular meeting on January 4, 2011, and determined the application to be complete and ready for transmittal to the P&Z Board with a vote of 5-0.

FISCAL IMPACT: \$ 1,600 (present taxable Value)

Capital Budget

Operating

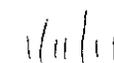
Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD 

Submitted 

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

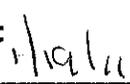
Date

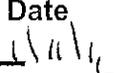
TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: 

Date 

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

