



## REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

**DATE:** Monday, July 18, 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: June 20, 2011 Meeting
2. Ordinance No. 2011-12 – Small Scale Comprehensive Plan Amendment – 1.77± Acres of Property Located South of Lake Griffin Road and North of Hermosa Street – Requesting a Change from Lady Lake Mixed Residential Low Density (MR-LD) to Town of Lady Lake Religious Facilities (RF) – Seventh-Day Adventists of Lady Lake on Behalf of Florida Conference Association of Seventh-Day Adventists (Thad Carroll)
3. Ordinance No. 2011-15 – Small Scale Comprehensive Plan Amendment – 8.1± Acres of Property Located South of County Road 466 and West of Rolling Acres Road – Requesting a Change from Lake County Urban Expansion to Town of Lady Lake Commercial General – Retail Sales & Services (RET) – Goffredo Martelli on Behalf of ZMSS, LLP (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.

# 1

**MINUTES OF THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
June 20, 2011**

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/Member Jim Richards

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

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Chief Ed Nathanson, Police Department; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; and Jayne York, Deputy Town Clerk

1. Approval of Minutes: February 7, 2011 Local Planning Agency Meeting (on file in the Town Clerk's office)

*Upon a motion by Member Miller and seconded by Member Hannan, the Board approved the Minutes of the Local Planning Agency Meeting for February 7, 2011 as presented, by a vote of 5 to 0.*

2. Amending the Town of Lady Lake Comprehensive Plan in its Entirety Based Upon the Findings of the Evaluation and Appraisal Report (Ordinance No. 2011-10) (Thad Carroll/Matt West, Florida Engineering Group)

Growth Management Director Thad Carroll gave the background summary for this agenda item, which is on file in the Town Clerk's office. It states that, pursuant to Section 163.3191 of the Florida Statutes, "each local government shall adopt an evaluation and appraisal report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan." The report evaluates how successful a community has been in addressing major community land use planning issues through implementation of its comprehensive plan.

Based on this evaluation, the report suggests how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in state requirements. On February 17, 2010, the Town Commission adopted the Evaluation and Appraisal Report, which then was subsequently transmitted to the Florida Department of Community Affairs (DCA). On April 30, 2010, the Town received the Finding of Sufficiency letter from DCA acknowledging acceptance of the issues as specified in the EAR. Following

1 receipt of that letter, the Town had an eighteen (18) month period to address the issues identified  
2 in the EAR through amendments to the Comprehensive Plan.  
3

4 On November 15, 2010, the Town of Lady Lake awarded a bid to the Florida Engineering  
5 Group, Inc. to complete the Evaluation and Appraisal Report (EAR) based amendments as  
6 required by Florida Statute. Since that time, Florida Engineering Group has been working  
7 diligently to address the issues as put forth in the EAR. The draft prepared in its present form is  
8 open for suggestions, and recommendations by Town Commission are welcome at this time.  
9 Following this meeting, the amendments will be transmitted to the State Land Planning Agency  
10 for their review. Following the transmittal, the Town anticipates receipt of the Objections  
11 Recommendations and Comments (ORC) Report 60 days after the agency has received the  
12 complete transmittal package.  
13

14 On May 17, 2011, the Commission was presented with a draft document of the 2030  
15 Comprehensive Plan with proposed changes. At that meeting, the consensus of the Commission  
16 reflected a desire to maintain Level of Service (LOS) standards on local roads. Since that  
17 meeting, the Florida Engineering Group has re-established LOS for local roads in the  
18 Transportation Element Goals, Objectives, and Policies as well as in the Capital Improvements  
19 Element. Within the Future Land Use Element, typos have been corrected and Commercial Land  
20 Use needs language has been amended.  
21

22 On June 13, 2011, the Planning & Zoning Board voted 4-0 to recommend approval of the  
23 ordinance to the Town Commission with minor changes to the Data & Analysis and the Goals  
24 Objectives and Policies of various elements of the proposed amendments.  
25

26 Future public hearings and workshops include a Town Commission workshop on the ORC  
27 Report in September 2011 and a Town Commission adoption hearing in October/November  
28 2011.  
29

30 Mr. Carroll introduced Mr. Matthew West of Florida Engineering Group to review the EAR  
31 amendments.  
32

33 Mr. West stated that the purpose of the EAR is to review the comprehensive plan every seven  
34 years to recommend potential changes, update data and analysis that the plan is based on, and  
35 make sure it is up to date with any statutory changes that may have occurred in growth  
36 management laws since the last update. He stated the Town's last report was done in 2005.  
37

38 Mr. West reviewed the comprehensive plan's elements, which includes future land use,  
39 transportation, housing, public facilities, conservation, parks, recreation and open space,  
40 intergovernmental coordination, capital improvements, economic issues, and public school  
41 facilities. Mr. West pointed out that all of the noted elements are requirements for the plan with  
42 the exception of the economic element. This was a voluntary element that was adopted by the  
43 Town.  
44

45 Mr. West stated that there were issues that the Department of Community Affairs recommended  
46 amendments on in the last evaluation and appraisal report of 2005. The new plan includes

1 remedial amendments for these issues. One issue the town was working on is changes to the  
2 water supply plan. The first major policy issue to be addressed was regarding assessing the  
3 population projections of the Town and adjusting the Town's plan to meet the needs of the  
4 projected population, including land and services. It was noted that an additional school site may  
5 be needed, and the Town needed to promote multi-modal transportation which would be forms  
6 of transportation other than passenger vehicles in the Rolling Acres area. Other issues included  
7 focusing on the downtown Lady Lake area and making sure urban sprawl did not occur with  
8 annexation.  
9

10 The general changes in the plan include updating data, inventory, and analysis. The long range  
11 planning horizon has been extended to 2030, and to 2015 for short-term planning. All the  
12 elements and policies have been updated to include changes in organization names. Deadlines for  
13 policies that were not met were extended. Policies that were accomplished were amended to  
14 show that.  
15

16 Mr. West stated that the State recently signed a new growth management law into effect which is  
17 H.B. 7207. The new law states that energy conservation/greenhouse gas policies are now  
18 optional, although the Town still has these policies in their EAR. H.B. 7202 simplifies the  
19 process.  
20

21 Future land use changes were made to meet the DCA's recommendations for caps on the  
22 intensity of non-residential development and mixed development land use, and the JPA between  
23 the Town and Lake County was amended. Transportation policies were changed to add multi-  
24 modal issues and it was noted that US 27/441 and Rolling Acres roads will fail in the long range  
25 plan if concurrency is not maintained.  
26

27 Mr. West stated that under the new legislation, parks concurrency is now optional. The  
28 playground ratios were changed from 1:2,000 to 1:2,500 due to population demographics. If the  
29 Level of Service requirement is maintained, which is four acres per 1,000 residents, the Town  
30 will need to count both the public and private recreation facilities to meet those needs.  
31 Otherwise, to meet the projected 2030 population growth, the Town would need an additional 30  
32 acres of public land.  
33

34 Under Intergovernmental Coordination, the plan addressed interlocal service boundary  
35 agreements (ISBA) since many are changing to joint planning agreements (JPA). Mr. West  
36 stated the Capital Improvements element was unchanged except for the addition of a water  
37 supply policy recommended by the Water Supply plan. Under the Economic element, the Special  
38 Area Plans noted previously and an ISBA with the County were added. References and cross  
39 references were updated throughout the EAR plan. Mr. West stated the Public Schools  
40 concurrency is now optional, although it is in the Town's comprehensive plan and there is an  
41 interlocal agreement with the School Board. The references to the school facilities capital plan  
42 and the school concurrency service area map have to be updated.  
43

44 Mr. West reported that a member of the Planning and Zoning Board pointed out that CR 466 is  
45 now completely a divided four-laned highway and the old map shows parts of it as still being

1 two lanes. There may be a policy constraint on CR 466 to keep it from being widened to six  
2 lanes in the future. This will be reviewed and investigated.

3  
4 Mr. West stated that the Town should receive the comments back from the State before the  
5 workshop scheduled for September and be able to work on any outstanding issues at that time.  
6 The revised comprehensive plan could be ready to be adopted by October or November.

7  
8 Member Hannan asked if there was any reference to the overpass bridge on Hwy 27/441 being  
9 there or being torn down.

10  
11 Mr. Carroll replied that the plan mentions the widening of Hwy 27/441, but does not mention site  
12 plan specifics.

13  
14 Mr. West stated that the local roads Level of Service has been maintained in the comprehensive  
15 plan as requested.

16  
17 Mr. West pointed out that a public sign-in sheet is available for anybody interested in receiving  
18 notification of comments from the State, when adoption hearings will be, etc.

19  
20 Chairperson Richards asked if there were any questions or comments from the audience. There  
21 were none.

22  
23 *Upon a motion by Member Holden and a second by Member Kussard, the Local Planning*  
24 *Agency recommended approval and transmittal of Ordinance 2011-10 to the Town*  
25 *Commission for consideration and approval. A roll call vote was taken and the motion passed*  
26 *by a vote of 5-0.*

27  
28 **ROLL CALL:**            *Member Holden*            **YES**  
29                            *Member Miller*            **YES**  
30                            *Member Hannan*            **YES**  
31                            *Member Kussard*            **YES**  
32                            *Chairperson Richards*            **YES**

33  
34 **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:40 p.m.

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36  
37  
38  
39  
40 \_\_\_\_\_  
41 Kristen Kollgaard, Town Clerk

40 \_\_\_\_\_  
41 James Richards, Chairperson

42  
43 Minutes transcribed by Nancy Slaton, Staff Assistant to Town Clerk



## LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: July 18, 2011

**SUBJECT:** Ordinance No. 2011-12 – FLUM Amendment Requesting a Change from Lady Lake Mixed Residential Low Density (MR-LD) To Town of Lady Lake – Religious Facilities (RF) (Alt. Keys 1132525, 1763401, 1724112, 3817890).

**DEPARTMENT:** GROWTH MANAGEMENT

*PLEASE SEE COMMISSION AGENDA ITEM H-8 FOR SUPPLEMENTAL INFORMATION.*

**STAFF RECOMMENDED MOTION:** Staff Recommendation is for approval of Ordinance 2011-12, amending the Future Land Use Classification of 1.77 ± Acres of Property from Lady Lake Mixed Residential Low Density (MR-LD) To Town of Lady Lake – Religious Facilities (RF)

### SUMMARY:

Applicant, the Seventh Day Adventist Church of Lady Lake On Behalf of Florida Conference Association of Seventh-Day Adventists, has filed applications to amend the Future Land Use designation for property located South of Lake Griffin Road, And North of Hermosa Street, which includes 1.77 ± acres currently within the Town's jurisdiction.

The Small Scale Future Land Use Map Amendment application was received on June 8, 2011, 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 Town Commission. 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 proposed uses for the property include Bible Student Missionary Housing, Temporary Housing for Displaced Families during declared emergency events, Classrooms, and Church Youth activities. These uses are consistent with the uses as permitted under the Religious Facilities (RF) Future Land Use Category.

The applicant would be required to file a site plan(s)/modifications for any structures and obtain all necessary permits from outside agencies provided the amendment is approved for the property.

#### Impact on Town Services

##### Potable Water-

- ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- ♦ Current water systems usage – 662,274 gpd (2011 average to date - April)

##### 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 –

- ♦ Amendment will not cause P&R Level of Service to be exceeded (non-residential).

##### Stormwater –

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

The subject property involving approximately 1.77 ± acres lies in Section 16, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions and a survey of the property involved have been included with the submitted application. The Future Land Use designations of the adjacent properties are as follows:

### Future Land Use

<b>Subject Property</b>	Lady Lake – Mixed Residential Low Density (MR-LD)
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lady Lake – Single Family Medium Density (SF-MD)
<b>East</b>	Lady Lake – Religious Facilities (RF)
<b>North</b>	Lady Lake – Manufactured Home High Density (MH-HD)
<b>South</b>	Lady Lake – Mixed Residential Low Density (MR-LD)

The application meets the requirements of the Town of Lady Lake comprehensive plan amendment application requirements for transmittal to the Town Commission. The remaining Public Hearings are scheduled as follows:

- Town Commission 2<sup>nd</sup> Reading, Monday, August 1, 2011 at 6:00 p.m.

**Comments:**

The **Technical Review Committee (TRC)** reviewed the application for Ordinance 2011-12 at their regular meeting on July 05, 2011, and determined the application complete and ready for transmittal to the P&Z Board with a vote of 5-0.

At the July 11, 2011, meeting of the **Planning and Zoning Board**, the board voted 5-0 to forward Ordinance 2011-12 to the Town Commission with the recommendation of approval.

FISCAL IMPACT: \$ \_\_\_\_\_

- Capital Budget  
 Operating  
 Other

ATTACHMENTS:  Ordinance(s)  Resolution  Budget Resolution

Other

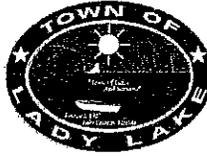
Support Documents/Contracts Available for Review in Manager's Office

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DEPARTMENT HEAD <i>[Signature]</i>	Submitted <i>2/13/11</i>	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER <i>[Signature]</i>	Approved Agenda Item for: <i>7/18/11</i>	Date <i>7/13/11</i>

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



## LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: July 18, 2011

**SUBJECT:** Ordinance No. 2011-15 – FLUM Amendment Requesting a Change from Lake County Urban Expansion to Town of Lady Lake – Commercial General – Retail Sales & Services (RET) (Alt. Key 1279861).

**DEPARTMENT:** GROWTH MANAGEMENT

*PLEASE SEE COMMISSION AGENDA ITEM H-11 FOR SUPPLEMENTAL INFORMATION.*

**STAFF RECOMMENDED MOTION:** Staff Recommendation is for approval of Ordinance 2011-15, amending the Future Land Use Classification from Lake County Urban Expansion to Town of Lady Lake – Commercial General – Retail Sales & Services (RET).

**SUMMARY:**

Applicant, Goffredo Martelli On Behalf of ZMSS, LLP, has filed applications to amend the Future Land Use designation for property located South of County Road 466, and West of Rolling Acres Road, which includes 8.1 ± acres currently unincorporated.

The Small Scale Future Land Use Map Amendment application was received on June 10, 2011, 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 Town Commission. 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 proposed uses for the property include light commercial uses with the primary intent of medical offices.

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

### Impact on Town Services

#### Potable Water-

- ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- ♦ Current water systems usage – 662,274 gpd (2011 average to date - April)

#### 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 (commercial).

#### Transportation –

- ♦ Traffic Analysis has demonstrated no significant impacts.

#### Parks & Recreation –

- ♦ Amendment will not cause P&R Level of Service to be exceeded (non-residential).

#### Stormwater –

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

The subject property involving approximately 8.1 ± acres lies in Section 19, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions and a survey sketch of the property involved have been included with the submitted application. The Future Land Use designations of the adjacent properties are as follows:

### Future Land Use

<b>Subject Property</b>	Lake County – Urban Expansion
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lady Lake – Other Institutional Facility (OIF)
<b>East</b>	Lady Lake – Multi-Family High Density (MH-HD) and Commercial General (RET)
<b>North</b>	Lady Lake –Commercial General Retail Sales & Services (RET)
<b>South</b>	Lady Lake – Other Institutional Facility (OIF)

The application meets the requirements of the Town of Lady Lake comprehensive plan amendment application for transmittal to the Town Commission. The remaining Public Hearings are scheduled as follows:

- Town Commission 2<sup>nd</sup> Reading, Monday, August 1, 2011 at 6:00 p.m.

**Comments:**

The **Technical Review Committee (TRC)** reviewed the application for Ordinance 2011-15 at their regular meeting on July 05, 2011, and determined the application complete and ready for transmittal to the P&Z Board with a vote of 5-0.

At the July 11, 2011, meeting of the **Planning and Zoning Board**, the board voted 5-0 to forward Ordinance 2011-15 to the Town Commission with the recommendation of approval.

FISCAL IMPACT: \$ \_\_\_\_\_

[ ] Capital Budget  
 [ ] Operating  
 [ ] Other

ATTACHMENTS:    [ X ] Ordinance(s)    [ ] Resolution    [ ] Budget Resolution

Other

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

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DEPARTMENT HEAD	<i>[Signature]</i>	Submitted	7/13/11	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER	<i>[Signature]</i>	Approved Agenda Item for:	7/16/11	Date 7/13/11

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BOARD ACTION:     Approved as Recommended     Disapproved

Tabled Indefinitely         Continued to Date Certain

Approved with Modification