

**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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROLL CALL:	Member Holden	YES
	Member Miller	YES
	Member Hannan	YES
	Member Kussard	YES
	Chairperson Richards	YES

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

Kristen Kollgaard, Town Clerk

James Richards, Chairperson

Minutes transcribed by Nancy Slaton, Staff Assistant to Town Clerk