

**MINUTES OF THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
July 18, 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; Derek Schroth, Town Attorney; and Jayne York, Deputy Town Clerk

1. **Approval of Minutes:** June 20, 2011 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 June 20, 2011 as presented, by a vote of 5-0.*

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)**

Thad Carroll, Growth Management Director, gave the background summary for this agenda item which is on file in the Town Clerk's office. It states that the applicant, the Seventh Day Adventist Church of Lady Lake on behalf of the 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 application meets the requirements of the Town of Lady Lake comprehensive plan amendment application requirements for transmittal to the Town Commission.

The Technical Review Committee (TRC) reviewed the application on July 05, 2011 and determined the application was complete and ready for transmittal to the Planning & Zoning Board by a vote of 5-0; on July 11, 2011. The Planning & Zoning Board recommended approval of the ordinance by a vote of 5-0. The First Reading before the Town Commission is scheduled for later this evening; the Second/Final Reading before the Town Commission is scheduled for August 1, 2011.

Mr. Carroll showed an aerial view of the property. He stated the church property is currently zoned RF and the applicant would like to aggregate the four surrounding parcels they purchased under Religious Facilities.

Mr. Carroll reported adjacent property owners within 150' were notified by certified mail on June 29, 2011, and the property was posted on July 1, 2011. Three responses have been received by staff; none either for or against the re-zoning, just one site inquiry and two questions regarding the re-zoning.

Mr. Carroll stated that Mr. Robert Couch was available to answer any questions as representative for the applicant.

Commissioner Hannan asked how Water Oaks residents are notified if they are the adjacent property owners.

Mr. Carroll reported that staff would notify the property owner and in the case of Water Oaks residents that would be Sun Communities. It would then be up to the HOA to notify the residents of the community.

*Upon a motion by Member Holden and a second by Member Miller, the Local Planning Agency recommended approval and transmittal of Ordinance 2011-12 to the Town Commission for consideration and approval. A roll call vote was taken and the motion passed by a vote of 5-0.*

<b>ROLL CALL:</b>	<i>Member Holden</i>	<b>YES</b>
	<i>Member Miller</i>	<b>YES</b>
	<i>Member Hannan</i>	<b>YES</b>
	<i>Member Kussard</i>	<b>YES</b>
	<i>Chairperson Richards</i>	<b>YES</b>

**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)**

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet, which is on file in the Town Clerk's office. It states that the 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 application meets the requirements of the Town of Lady Lake comprehensive plan amendment application for transmittal to the Town Commission.

The Technical Review Committee (TRC) reviewed the application on July 05, 2011 and determined the application to be complete and ready for transmittal to the Planning & Zoning Board by a vote of 5-0. On July 11, 2011, the Planning & Zoning Board recommended approval of the ordinance and transmittal to the Town Commission by a vote of 5-0. The First Reading before the Town Commission is scheduled for later this evening; the Second/Final Reading before the Town Commission is scheduled for August 1, 2011.

Mr. Carroll showed an aerial view of the subject property. He clarified that the property is east of the Lexington ALF and west of the Rolling Acres Apartments adjacent to CR 466, and currently has a vacant residential structure on it.

Notices to inform the eleven adjacent property owners within 150' feet were sent by certified mail on June 29, 2011 and the property was posted on July 11, 2011.

Mr. Carroll reported that there are no foreseen negative impacts if this application is approved and that staff recommends approval. He stated that the applicant, Goffredo Martelli, is present to answer any questions.

There were no questions or comments.

*Upon a motion by Member Kussard and a second by Member Holden, the Local Planning Agency recommended approval and transmittal of Ordinance 2011-15 to the Town Commission for consideration and approval. A roll call vote was taken and the motion passed by a vote of 5-0.*

<b>ROLL CALL:</b>	<b>Member Holden</b>	<b>YES</b>
	<b>Member Miller</b>	<b>YES</b>
	<b>Member Hannan</b>	<b>YES</b>
	<b>Member Kussard</b>	<b>YES</b>
	<b>Chairperson Richards</b>	<b>YES</b>

Commissioner Hannan stated that the language of the motions made by the LPA need to be correct.

Attorney Schroth stated the minutes typically reflect the correct language of the motions, which are to recommend approval and transmittal to the Town Commission for consideration and approval. He stated that this is due to the LPA being an advisory committee and asked that they keep the language technically correct when making the motions for the record.

Town Manager Kristen Kollgaard asked if a roll call is necessary, or could they just do an all in favor.

Attorney Schroth said either is correct and it is the Mayor's preference.

**ADJOURN:** There being no further discussion; the meeting was adjourned at 5:39 p.m.

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Kristen Kollgaard, Town Clerk

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James Richards, Chairperson

Minutes transcribed by Nancy Slaton, Staff Assistant to Town Clerk