

**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
October 17, 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

ABSENT: Member Rosanne Brandeburg

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

1. **Approval of Minutes:** July 18, 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 July 18, 2011 as presented, by a vote of 5-0.

2. **Ordinance No. 2011-24 – Small Scale Comprehensive Plan Amendment – Lake Recreational, LLC and Twofus Investments, LLC – 1.77± Acres Located Approximately 650 feet North of the Intersection of Griffin Road and County Road 25 – Requesting a Change from Lake County Urban Low to Town of Lady Lake Commercial General - Retail Sales and Services (RET) (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. He stated that the applicant, Lawrence Breech, has filed an application for Small Scale Future Land Use Map Change on behalf of Lake Recreational, LLC and Twofus Investments, LLC for property being 1.77 +/- acres of land, located approximately 650 feet north of the intersection of Griffin Road and County Road 25.

The application was received on August 26, 2011 and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the adopted Comprehensive Plan Land Development Regulations, as well as the Land Development Regulations, and is ready for transmittal to the Town Commission for their review. The application has been found sufficient to satisfy criteria as required for small scale amendments

under Florida Statute 163.3187. The proposed uses for the property are commercial uses as proposed by Ordinance 2011-25.

Mr. Carroll stated the applicant has supplied a justification statement as part of the application which is included in the supportive documents in the packet under Item H-12. Views of the property and adjacent properties were shown.

The applicant has filed an annexation application for the property concurrent with the Small Scale Future Land Use Map Amendment request; when property is annexed, the Town must designate a land use classification that is consistent with the Comprehensive Plan. The applicant has received prior site plan approval with Lake County and the property is currently under construction. The applicant has also executed a Utility Agreement for provision of water to the property on August 11, 2011.

Mr. Carroll stated that notices were sent to all property owners within 150 feet, and to date, no letters of support or opposition have been received. The property was posted on September 27, 2011.

Impact on Town Services:

- Potable Water: 500 Gallons per Day (2 ERUS)
- Sewer: On Septic, no impact to Town Systems.
- Schools: No impact to School Facilities, non-residential development.
- Transportation: Site Plan Has Been Approved in County (Traffic Analysis Attached)
- Parks & Recreation: No impact to Parks & Recreation facilities, non-residential development.
- Stormwater: Project has been design in accordance with SJRWMD guidelines.

The subject property involving 1.77 +/- acres lies in Section 8, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions and a survey of the subject properties have been submitted with the applications.

Subject Parcel	Lake County Urban Low
FLU of Adjacent Parcels	
North	Lake County Urban Low
South	Lady Lake Commercial General (RET)
East	Lake County Urban Low
West	Lake County Urban Low

Mr. Carroll reported that at the October 4, 2011 meeting of the **Technical Review Committee** (TRC), the Committee voted 5-0 to transmit Ordinance 2011-24 to the Planning and Zoning Board for their review; and at the October 10, 2011 meeting of the **Planning and Zoning Board**, the Board voted 4-0 to send Ordinance 2011-24 to the Town Commission with the recommendation of approval. He stated that the second and final reading of Ordinance 2011-24 is scheduled for Monday, November 7, 2011 before the **Town Commission**.

Mr. Carroll stated that Mr. Lawrence Breech was present to answer any questions.

Commission Hannan asked if the County had done a road study on this; and was it mandatory.

Mr. Carroll replied that the applicant had already been given site plan approval by the County, and an evaluation of the impact on traffic would have been considered as part of that site plan approval.

Commissioner Hannan asked if the speed limit in that area is 35 mph or did it go up to 55 mph at that point.

Mayor Richards stated that he knows the speed limit is still 35 mph in that area; it does not go up until you get past the Blue Parrot.

Commissioner Hannan asked if population dictates the speed limit.

Mayor Richards stated that population is considered as part of an engineering study along with other items such as density per mile, fixed objects, etc.

Commissioner Hannan asked if this development would increase the population density.

Mayor Richards and Mr. Carroll both replied that it would not as there were no residential units proposed, only commercial. Mr. Carroll stated that the commercial development is not affecting the level of service on the road at this time.

Commissioner Kussard asked how close Town sewer is to this property.

Mr. Carroll stated that Town sewer is near the end of Griffin Avenue at this time. He stated the Town only has a water agreement with the developer for an 8" line at this time, as the property is served by a septic system. He stated that when sewer becomes available in the future, the developer can then tie into the sewer system.

Commission Kussard asked if it will be mandatory for the development to tie into the sewer system when it becomes available.

Mr. Carroll stated the Town's water and sewer agreements state that when water and sewer becomes available, they will connect to them, although he stated there are some exemptions such as agricultural uses.

Commissioner Hannan asked if people live in an area where the Town has installed water and sewer lines, are they forced to connect.

Mr. Carroll replied that if they are annexed into the Town and have signed an agreement, then they will connect as part of their annexation agreement.

Commissioner Holden asked if the building shown in the documents outlined in red on the back side of the property is part of the development.

Mr. Carroll replied that it is Wade Surveying and that it is included as part of the application.

Chairperson Richards asked if there were any questions or comments from the audience.

- Phil Mathias, Lakes of Lady Lake, asked if this development is in compliance with the Town's design standards.

Mr. Carroll replied that it does not fully meet the commercial design standards, although they comply with some of them. He stated this property already had site plan approval from the County when it came before the Town for annexation.

- Mr. Mathias asked if there was a well on the property.

Mr. Breech replied that the water well permit on the property received from Lake County was vacated last week.

Upon a motion by Member Kussard and a second by Member Hannan, the Local Planning Agency recommended approval and transmittal of Ordinance 2011-24 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

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Staff Assistant to Town Clerk