

**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
December 19, 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: Vice-Chairperson/Member Ruth Kussard (Chairperson Jim Richards was a few minutes late)

ROLL CALL: Member Tony Holden
Member Dan Vincent
Member Paul Hannan
Member Ruth Kussard
Chairperson/Member Jim Richards

ABSENT: Lake County School Board Representative Rosanne Brandeburg

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Wendy Then, Town Planner; Derek Schroth, Town Attorney; and Jayne York, Deputy Town Clerk

1. **Approval of Minutes:** October 17, 2011 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Holden, the Local Planning Agency approved the Minutes of the October 17, 2011 Meeting as Presented, by a vote of 5 to 0.

2. **Ordinance No. 2011-30 – Small Scale Comprehensive Plan Amendment – J.T. Beahan IV & Sandra Rector – 1.81± Acres Located on the Northeast Corner of Hwy 27/441 & Hartsock Sawmill Road – Requesting a Change from Lady Lake Manufactured Home High Density (MH-HD) to Town of Lady Lake Commercial General - Retail Sales and Services (RET) (Thad Carroll)**

Wendy Then, Town Planner, gave the background summary for this agenda item which is on file in the Town Clerk's office. She stated that the Applicant, Agent Betty Salas, has filed applications on behalf of J.T. Beahan IV and Sandra Rector for property located on the northeast corner of the intersection of Hwy 27/441 and Hartsock Sawmill Road, which includes 39.04± acres (Alternate Key #1771421 – parent parcel) currently in the Town of Lady Lake. The Applicant has filed the following application for this property:

Small Scale Comprehensive Plan Amendment of 1.81± acres to change from Future Land Use of Lady Lake Mobile Home High Density (MH-HD) to Lady Lake Commercial General (Retail Sales & Services) (RET).

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Ms. Then stated that the subject property is currently vacant and it is the Applicant's intent to develop the subject parcel as commercial property consisting of a health/exercise club, condominiums, and retail sales/services. The Applicant would be required to file a site plan(s) for the buildings proposed if this Small Scale Comprehensive Plan Amendment is approved for the property.

Ms. Then stated that the current Future Land Use designation for the 1.81± acres of the subject property is Lady Lake Manufactured Housing, which is not compatible with the requested Health/Exercise Club, Condominium, and Retail uses. Therefore, the Applicant is requesting the Future Land Use Map Amendment to reclassify it to General Commercial (Retail Sales & Services), which would make the proposed use consistent with the directives of the Comprehensive Plan.

Ms. Then stated that the application has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the adopted Comprehensive Plan as well as the Land Development Regulations. 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.

Ms. Then stated that notices to inform the surrounding property owners within 150' of the property of the proposed rezoning were mailed on November 29, 2011 and the property was posted on November 29, 2011 as well; the Technical Review Committee (TRC) reviewed the application on December 6, 2011 and determined the application to be complete and ready for transmittal to the Planning & Zoning Board and Town Commission by a vote of 5-0; the Planning & Zoning Board recommended approval and transmittal to the Town Commission on December 12, 2011 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 January 18, 2012.

Ms. Then stated that one property owner attending the Planning & Zoning Board meeting requested some information about the type of development that was going to take place on this property. It was also noted that the Applicant was present to answer any questions.

Commissioner Kussard asked if the property owner who responded and requested information had any objections.

Ms. Then stated that the property owner was just curious about the type of development; once she found out it was a health/exercise club, she was very much in favor of it and that is reflected in the Planning & Zoning Board meeting minutes.

There were no comments or questions from the public.

Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2011-30 – Small Scale Comprehensive Plan Amendment – J.T. Beahan IV & Sandra Rector – 1.81± Acres Located on the Northeast

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Corner of Hwy 27/441 & Hartsock Sawmill Road – Change from Lady Lake Manufactured Home High Density (MH-HD) to Town of Lady Lake Commercial General - Retail Sales and Services (RET) , by the following roll call vote:

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| <i>HOLDEN</i> | <i>YES</i> |
| <i>VINCENT</i> | <i>YES</i> |
| <i>HANNAN</i> | <i>YES</i> |
| <i>KUSSARD</i> | <i>YES</i> |
| <i>RICHARDS</i> | <i>YES</i> |

ADJOURN: There being no further discussion; the meeting was adjourned at 5:37 p.m.

Kristen Kollgaard, Town Clerk

James Richards, Chairperson

Minutes transcribed by Jayne York, Deputy Town Clerk