

REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Wednesday, September 2, 2015
TIME: 5:45 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: Ruth Kussard, Mayor/Chairperson

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Minutes – July 6, 2015
2. Ordinance No. 2015-09 – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (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.

NS/Word/Town Clerk/Agendas/Local Planning Agency Meeting – 09/02/15

MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
July 6, 2015

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

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

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; John Pearl, I.T. Director; Chief Chris McKinstry and Capt. Rob Tempesta, Police Department; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if anyone in the audience would like to comment at this time. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** June 17, 2013 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Holden and seconded by Member Richards, the Local Planning Agency approved the minutes of the June 17, 2013 meeting as presented by a vote of 4 to 0.

2. **Ordinance No. 2015-05 - Sawmill Holdings, LLC - Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility - Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item which is on file in the Town Clerk's office. He stated that the applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC, to amend the Future Land Use designation of property located at 3105 Hartsock Sawmill Road (Alternate Key #1771358), approximately 1,500 feet east of US Highway 27/441, which includes 53.14± acres within Lady Lake town limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

Mr. Carroll requested that members of the public who would like to receive comments received from the Florida Department of Economic Opportunity after staff has transmitted this to them sign in on the sign-in sheet on the table.

Mr. Carroll reported that the present use of the property is vacant residential and the proposed use of the property is for a 185 unit RV Park site with amenities. He stated staff recommends approval of Ordinance No. 2015-05. Drawings and aerial views of the property were shown, as was a conceptual plan drawing. Future land use of the property and adjacent property was shown.

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

The Large Scale Future Land Use Map Amendment application was received on April 28, 2015 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.

Mr. Carroll reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015, and the property was also posted this same day. Photos of the property posting were shown. He stated that there have been two phone inquiries and staff was approached by one resident voicing objection to the project.

The conceptual bubble plan dated May 22, 2015 was submitted by LPG Urban and Regional Planners, Inc. and highlights a complete facility to include a clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. (40' x 90'). The lots will be individually sold for fee-simple ownership.

Mr. Carroll review the impact on Town services as follows:

Potable Water -

- ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- ♦ Current water systems usage – 687,016 gpd
- ♦ Demand contingent on occupants of development (500,984 gpd available)

Sewer -

- ♦ 1,000 gpd is maximum capacity for sanitary sewer plant.
- ♦ Current sanitary sewer usage – 240,000 ± gpd
- ♦ 480,000 gpd available for sanitary sewer
- ♦ At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- ♦ Not factored for project – no foreseen impact of students.

Local Planning Agency Meeting

July 6, 2015

1 Transportation –

- 2 ♦ Traffic Analysis indicates that the proposed Future Land Use designation of CT – RV park
3 only will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the
4 current SF-MD designation, assuming maximum potential under the Future Land Use
5 Classification.

6
7 Parks & Recreation –

- 8 ♦ Addition in population will not cause P&R Level of Service to be exceeded.

9
10 Stormwater –

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

12
13 Mr. Carroll reviewed the following comments:

- 14
15 1. Rezoning and Special Exception Use Applications have been submitted concurrently with
16 this Large Scale Future Land Use Amendment Application.
17 2. Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town
18 Commission approves the comprehensive plan amendment, rezoning, and Special Exception
19 Use applications to allow the RV Park.
20 3. Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE
21 and Wetlands, a flood study will be required by the applicant establishing BFE during the site
22 plan review and to mitigate compensation storage.
23 4. Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must
24 be adhered to prior to any design of site plans for the proposed buildings associated with this
25 development.
26 5. Connection to Town Utilities will be required to service this RV Park Site.
27 6. Prior to the initiation of development activities, the applicant will need to conduct a
28 coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit
29 accordingly if found.
30 7. Mitigation may be necessary for site plan approval to address concurrency deficiencies
31 associated with the impacts of this project.

32
33 Mr. Carroll reported that the application was received on April 28, 2015. All applications have
34 been reviewed and determined to be complete. The applicant has submitted all appropriate
35 material in compliance with the Land Development Regulations (LDRs) and the application is
36 ready for transmittal to the Town Commission. Additionally, the applications were reviewed and
37 determined to be in compliance with the directives of the adopted Comprehensive Plan in
38 accordance with the sought designation. A justification statement has also been included as part
39 of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted
40 for justifying why the future land use should be amended for the development proposed.

41
42 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
43 reviewed the application for Ordinance No. 2015-05 and provided comments on May 27, 2015,
44 determining the application to be complete and ready for transmittal to the Planning and Zoning
45 Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-05 at their
46 regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote. The Town
47 Commission is scheduled to consider Ordinance No. 2015-05 for first reading following the LPA
48 meeting, and for second and final reading after the Florida Department of Economic Opportunity
49 (DEO) has reviewed the transmitted amendment.

**Local Planning Agency Meeting
July 6, 2015**

1 Mr. Carroll stated that Greg Beliveau of LPG is present to represent the applicant, as is the
2 applicant's counsel, Ashley Hunt, if there are any questions.

3
4 Mayor Kussard asked if there were any questions and stated that there would be a three minute
5 limit for each speaker at the podium for questions or comments.

- 6
7 - Mariane Hartsock-Patten of 3040 Hartsock Sawmill Road stated she had two questions:
8 1) whether the applicant has decided which trees on the property will be kept or taken
9 away; and 2) per the report at the Planning & Zoning Board meeting regarding the 63 ft.
10 of the southern end of the property deeded to Lake County for the road right-of-way, who
11 will be building the road to be maintained by Lake County?
12

13 Mr. Beliveau replied that he is aware of the Town's tree requirements and that prior to the site
14 plan approval process, a tree survey will be performed which will show the number and type of
15 trees on the property. He stated they will have to get permission from the Town to remove any
16 trees and the replacement of some that are removed before the site plan is approved. Mr.
17 Beliveau stated that they met with Lake County Public Works and discussed that the applicant
18 will build the road and the 63 feet of property will be dedicated to Lake County, who will then
19 include that roadway in their maintenance schedule.
20

- 21 - Ms. Hartsock-Patten also stated she has spoken with Mr. Bates, property owner, and
22 asked him whether a wall will be put up and he said there would be. She stated that at the
23 Planning and Zoning Board meeting, they reported that a landscape buffer would be put
24 in place rather than a wall. She asked whether she would still be able to access her private
25 access easement and whether there would be a wall or bushes.
26

27 Mayor Kussard asked Mr. Carroll if those details would come out during the site plan process,
28 and Mr. Carroll agreed that they would.
29

30 *Upon a motion by Member Richards and seconded by Member Holden, the Local Planning*
31 *Agency recommended approval of Ordinance No. 2015-05 – Sawmill Holdings, LLC – Large*
32 *Scale Future Land Use Amendment Application to change Future Land Use from Single*
33 *Family Medium Density (SF-MD) to Commercial Tourist (CT) to establish an RV Park facility*
34 *– located at 3105 Hartsock Sawmill Road, approximately 1,500 ft. east of Highway 27/441, by*
35 *the following roll call vote:*
36

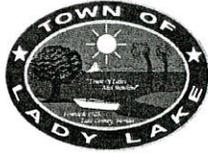
HOLDEN	YES
VINCENT	YES
RICHARDS	YES
KUSSARD	YES

41
42 **ADJOURN:** There being no further discussion; the meeting was adjourned at 6:02 p.m.
43
44
45

46
47 _____
48 Kristen Kollgaard, Town Clerk
49

46
47 _____
48 Ruth Kussard, Chairperson
49

50 Minutes transcribed by Nancy Slaton, Deputy Town Clerk



LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: SEPTEMBER 2, 2015

Please Refer to Commission Packet L-10 for the Item Materials

SUBJECT: Ordinance No. 2015-09 –The Villages of Lake-Sumter, Inc.- Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-09 - A Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan for properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The MH-HD future land use classification is consistent with the homes in the Orange Blossom Gardens Sections already incorporated by the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, 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.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Concurrency Determination Statement

The Villages is proposing to remove existing manufactured homes on eleven (11) lots in a historic section of the Villages known as Orange Blossom Gardens and construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- ♦ No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- ♦ Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- ♦ No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 1.56 ± acres lies in Section 06, Township 18 South, and Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties are as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General-Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3.) Project will be required to adhere to St. John’s River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-09 at their regular meeting on Monday, August 10, 2015, and recommended approval with a 3-0 vote.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-09 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD 

Submitted 

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: 

Date

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification