

**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.

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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.

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Transportation –

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

Parks & Recreation –

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

Stormwater –

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

Mr. Carroll reviewed the following comments:

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

Mr. Carroll reported that the application was received on April 28, 2015. All 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 justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

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

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

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

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

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

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

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

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of 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, by the following roll call vote:

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

ADJOURN: There being no further discussion; the meeting was adjourned at 6:02 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson