

**MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA**

**April 11, 2016
5:30pm**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL Michael McKenzie, Member
Peter Chiasson, Member
William Sigurdson, Vice Chair/Member is absent
John Gauder, Chairperson

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Carol Osborne, Staff Assistant to Town Clerk; and Nancy Slaton, Deputy Town Clerk.

Also Present: Attorney Sasha Garcia, BRS Legal; Martin Dzuro, of The Villages of Lake-Sumter, Inc., Attorney Angela Strange and Grant Gore, Lady Lake, Inc.

OPEN FORUM:

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

- Herb Holmes stated the font on the presentation slide on the overhead screen is too small for him to read, and requested for it to be enlarged.

Growth Management Director Thad Carroll stated the presentation slide is scaled to include all information on one page. Mr. Carroll stated he would make a copy of the slide for Mr. Holmes.

NEW BUSINESS:

1. Approval of Minutes – February 8, 2016 Regular Meeting

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of February 8, 2016 as presented by a vote of 3-0.

2. Ordinance No. 2016-11 – Annexation – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

Ms. Then stated the five lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as non-contiguous lots.

The annexation application was received on Monday, February 29, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The application was found 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 (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016, and the properties were posted this same date. Ms. Then stated there have been no objections. There were two inquiries regarding annexation.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-11, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-11 for first reading on Monday, May 2, 2016 at 6:00 p.m., and for second/final reading on Monday, May 16, 2016 at 6:00 p.m.

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

- William Wilcox, residing at 1015 Aloha Way, Lady Lake, stated his only objection is, in the future, he will be forced to annex into The Town of Lady Lake regardless if he wants to or not.

Mr. Wilcox stated The Villages are building houses in various locations and, because of this, he fears a percentage of homeowners will be forced to annex.

Growth Management Director, Thad Carroll, stated the position of the Town of Lady Lake is to not force annexation of property. These applications have been voluntary; the property owners requested to come into the Town for various reasons, in this case to pull the building permits from the Town. Because the Lake County offices are located in Tavares, it is easier for them to deal with the Town and its building codes. The Town does not provide water or sewer services to these properties.

- Mr. Wilcox questioned if there are any scenarios where he would be forced to annex and, if so, would he need to comply with the Town's ordinances or The Villages'.

Mr. Carroll stated these are two separate issues. If you live in The Villages, you need to comply with The Villages' Home Owner's Association, which is a separate set of restrictions. The Town's code is followed unless the case is more stringent, then The Villages' code must be followed. Mr. Carroll stated that would be a civil matter between the homeowner and the Home Owner's Association.

- Mr. Wilcox stated his desire to build a two-story home, and has been denied by The Villages', and stated this would be acceptable in the Town.

Mr. Carroll stated that is part of the agreement that homeowners enter into with the Villages, and the Town does not interfere with those issues.

Hearing no further comments, Chairperson Gauder asked for a motion from the board.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-11 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

3. Ordinance No. 2016-12 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). Ms. Then stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 2016, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016, and the properties were posted this same date. Ms. Then stated there have been no objections. There were two inquiries regarding annexation.

Concurrency Determination Statement: The Villages has removed existing manufactured homes on three of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have yet to be removed). 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 small scale future land use amendment 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 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

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.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-12, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-12 on Monday, May 2, 2016, at 5:30 p.m. The Town Commission is scheduled to consider Ordinance 2016-12 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board or the audience, and hearing none, asked for a motion.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-12 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

4. Ordinance No. 2016-13 – Rezoning – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium

(RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

Town Planner Wendy Then, presented the background summary for this agenda item (on file in the Clerk’s Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 2016, 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 (70) within 150’ of the property of the proposed annexation were mailed on Thursday, March 24, 2016, and the properties were posted this same date. Ms. Then stated there have been no objections. There were two inquiries regarding annexation.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-13, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-

13 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the audience. Hearing none, he asked for a motion.

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-13 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

5. Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – Changing from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

Growth Management Director, Thad Carroll, presented the background summary for this agenda item (on file in the Clerk’s Office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150’ of the property of the proposed amendment were mailed on Monday, March 28, 2016 and the property was posted this same date.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- ♦ Current water systems usage – 697,461 gpd
- ♦ Demand Contingent on Occupants of Development (482,539 gdp available)
- ♦ Estimated consumption 28,000 gpd

Sewer -The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake.

Schools –Not factored for project – no foreseen impact of students.

Transportation – Traffic Analysis indicates that the proposed Future Land Use designation of CT – RV Park, will generate 145 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks and Recreation – Addition in population will not cause Parks and Recreation Level of Service to be exceeded.

Stormwater – Project will be required to adhere to SJRWMD guidelines.

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.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

- 4) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
- 5) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
- 6) 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.
- 7) Connection to Town Water Utility will be required to service this RV Park Site.

- 8) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-14 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-14 on Monday, May 2, 2016. The Town Commission is scheduled to consider Ordinance No. 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Member Chiasson stated this proposal is to add 232 RV lots, and questioned how many RV lots are currently on this property.

Mr. Carroll stated currently there are no RV lots on this property as it is being utilized for storage. He stated in the Recreation Plantation complex, there are 850 RV lots on the west side.

Member Chiasson clarified that 850 RV lots currently exist within the boundaries of Recreation Plantation, and this proposal will add, roughly, 232 more.

Mr. Carroll replied that was correct.

Member McKenzie questioned what items are stored on the property.

Mr. Carroll stated there are a variety of items such as boats, RV's, trailers, etc. This is a permitted use.

Member McKenzie questioned who will remove these items.

Mr. Carroll stated it is the responsibility of the owners of the property to relocate them. He stated he has received questions regarding traffic along Clay Avenue, as well as, Oak Street.

Mr. Carroll stated in evaluating a comprehensive plan amendment, the two existing land uses are compared. Regarding the traffic impact, the proposed 232 RV lots will have less impact on traffic than if this area was a planned development, which could accommodate 217 single-family homes. A family with two children would generate more traffic entering and exiting the area.

Member Chiasson stated the comparison is to a hypothetical but absolutely, lawful development of single family homes as it is currently zoned. Changing the zoning to this (proposed) zoning and allowing this intended use of the land, the traffic pattern for the proposed use would be less onerous on Highway 466 and Rolling Acres than would be if the land was developed under the current zoning category.

Mr. Carroll replied that was correct.

Member Chiasson stated if the property owner came forward requesting to build 217 homes, the County would look at the traffic impact and say it looks acceptable, go ahead, or might they say no there is too much of a traffic impact and we need to alter something else, such as traffic signals.

Mr. Carroll stated this is the first part of the process. Once a land use and property entitlement is granted, depending on the subsequent applications and the timing of them being approved, traffic scenarios could change. He stated in the case of a residential development, the timing of that plat would dictate what changes need to be made regarding signalization or road widening. Should the land use and rezoning be granted for Lady Lake, Inc. in this proposal, a subsequent site plan would be submitted and, depending on the timing of that site plan that traffic study would evaluate those trips entering and exiting the area. Mitigation would be determined at that time.

- Theresa Stangle, residing at 450 N. Clay Avenue, Unit 901, Lady Lake, stated she has read through the impact report. Regarding the issue of schools and students, Ms. Stangle stated the current school bus route on Clay Avenue includes two stops, and several small children utilize these bus stops, standing within ten feet of Clay Avenue. The transportation-related report mentions the traffic is not affected. However, but the size of the RV's and the trailers traveling on Clay Avenue may be too wide. Ms. Stangle noted that Clay Avenue is narrow and, with the increased RV traffic, this may cause oncoming vehicles to leave the roadway to accommodate the larger vehicles to pass. She stated this could be dangerous for the children waiting at the bus stops, for anyone walking on the sidewalks, and for the potential damage to mailboxes. Ms. Stangle requested the board consider widening Clay Avenue to safely accommodate the larger vehicles. She stated she is not opposed to the rezoning and believes it to be beneficial.

Mr. Carroll stated he will discuss Clay Avenue right-of-way width with the Town's Public Works Director. He stated if it is an issue of a bus stop, the Town may be able to work with the school board to determine if this is a permanent bus stop. If it is determined that Clay Avenue is deficient, it will be addressed at that time.

Member Chiasson stated the type of RV's that would be parked in Recreation Plantation would hook up to water and sewer, and would not be entering and exiting the park on a regular basis.

Attorney Alison Strange from Bret Jones PA, representing Lady Lake, Inc., thanked Mr. Carroll and staff working with them on this project. Ms. Strange confirmed Member Chiasson's comment the RV's will be one time entering, and one time exiting the park. The owner's intent for the proposed development is to have long-term residents, opposed to short-term residents. The tenants would consider themselves residents and would be, potentially, involved in the community. Ms. Strange stated the owner's do not foresee several large RV's traveling on Rolling Acres Road or Clay Avenue on a daily basis.

- Herb Holmes, (no address stated for the record), requested clarification. The rezoning is on the east side of the property, which is the deeper part of the property that is undeveloped.

Chairperson Gauder replied that Mr. Holmes is correct.

- Mr. Holmes questioned how will rezoning be impacted by the proposed expansion of Rolling Acres Road from two to four lanes.

Mr. Carroll stated as a result of this project with the proposed location of the additional 232 lots, widening of Rolling Acres Road is currently not in the construction time frame with Lake County. He stated should funding become available and the roadway is widened, it will not affect this property. Mr. Carroll stated it will be the property adjacent to the existing park, to the west.

- Mr. Holmes questioned the proposed new clubhouse and swimming pool that he read about and stated this was not discussed tonight.

Mr. Carroll stated we are currently assessing this proposed planned land use application. The next application is the rezoning application in which there is a conceptual drawing of the proposed layout. Mr. Carroll cautioned that the conceptual drawing is part of the special conception use, which will be heard before the Town Commission. The Planning and Zoning Board does not specifically make recommendations to the Town Commission.

Chairperson Gauder asked if there were any additional comments or questions from the audience, and hearing none, asked for a motion.

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-14 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

6. Ordinance No. 2016-15 – Rezoning – Lady Lake, Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

Growth Management Director, Thad Carroll, presented the background summary for this agenda item (on file in the Clerk’s Office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc. to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant’s proposal; in addition, a Special Exception Use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, 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 (17) within 150’ of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-15 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-15 for first reading on Monday, May 2, 2016. The second/final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

Mr. Carroll reiterated that this is a conceptual plan and could be altered. This plan shows the access to the existing park. The majority of ingress and egress will be at Clay Avenue.

Member Chiasson questioned where the major point of entry into the proposed development is located.

Mr. Carroll stated according to the traffic study, the major point of entry is Clay Avenue as it is more efficient. However, there will be some vehicles that would enter from Highway 466

Member McKenzie stated he has not been to Recreation Plantation in a long time and considering the current layout of the park, how will the tenants access the new part of the park.

Grant Gore, owner of Recreation Plantation., stated all registrations will continue to be at the front office. Mr. Gore stated, in this market, there is a demand for park models or small mobile homes, which will be located in the proposed expansion of the park, and these will be for the long-term tenants. Short-term tenants, those staying overnight or up to one month, will stay on the lots located behind the front office. Mr. Gore stated many of The Villages residents have relocated to Recreation Plantation because it is more affordable. Mr. Gore stated the front parking lot is very large, enabling large vehicles to maneuver easily. Recreation Plantation is considered a destination park rather than an overnight park. Mr. Gore stated out of the 850 existing lots, 65 lots are designated as overnight lots. The majority of those lots have already been rented for the entire season. Mr. Gore stated he offers two long-term resident options: an annual plan for full-time residents, and a plan for residents to live in the park six months and to store their RV in the park for six months. With the exception of 4 available lots, the entire park is completely rented out. These lots are not in the overnight section.

Member McKenzie stated he understands and agrees with the intent of the plan, and questioned Mr. Gore if he will bend the rules, in the short term, to accommodate everyone. Member McKenzie stated he is concerned with the traffic impact on Highway 466.

Mr. Gore stated tenants can access the park through the back. However, entering and exiting via Highway 466 is easier.

Member McKenzie agreed this is easier for the tenants, and questioned the impact the increased traffic will have on the existing traffic.

Mr. Gore stated many tenants arrive in November and leave in the spring. Therefore, at those times of the year, traffic will increase. However, a single-family development would have families coming and going throughout the day. Currently the tenants in Recreation Plantation travel to various places in groups, utilizing one vehicle, once or twice a week. The park provides various types of activities and entertainment, which is unique in the campground industry. In terms of traffic and comparing Recreation Plantation to a mainstream campground, a mainstream campground will generate more traffic. Mr. Gore stated all of the roads in the park are two-lane paved, 20-foot wide roads. There are no one-way streets in the park.

Mr. Carroll stated the application before the board is for consideration of the zoning. The special conception use and the subsequent site plan will be presented prior to finalization.

- Buddy Johnson, a member of The Villages Church of Christ, stated the church is north of the proposed site. There is no objection to the application for rezoning. However, he stated the concern is with the traffic patterns that are on Clay Avenue. He stated he travels Clay Avenue on Sunday mornings, Sunday afternoons, and Thursday, and there is a lot of traffic that cuts through from C.R. 25 over to Highway 466. The sight lines are limited on Clay Avenue and Oak Street. When traveling east on Highway 466, most often there is a one minute to two-minute wait to turn left onto Clay Avenue. Mr. Johnson feels Clay Avenue needs to be widened to accommodate the current traffic flow, and the proposed addition to Recreation Plantation will increase traffic and exacerbate this issue to the point of requiring a traffic light at Clay Avenue and Highway 466, or possibly at Clay Avenue and Oak Street.

Mr. Johnson stated that when the property on Oak Street was purchased for the church, church officials were told by someone associated with the Town that Clay Avenue and Oak Street would be improved down through the church property. However, apparently there were issues with that project and Oak Street was not improved. He stated the church officials installed a parallel access road off of Clay Avenue for its parishioners. This access road is offset from the stop sign and has caused some confusion when the parishioners are exiting the church property trying to continue onto C.R. 25 or to turn right on to Highway 466. Mr. Johnson stated the Town needs to consider the width of Clay Ave. and the traffic pattern prior to this being approved.

Mr. Carroll stated the State has scheduled the widening of Highway 27/441 in 2019/2020. Once the widening of Highway 27/441 occurs, which includes intersection improvements at Highway 466, Mr. Carroll believes people will stay on the corridor to Highway 466. However, given the existing traffic on Highway 27/441, people are utilizing Clay Avenue as an alternate route. The Town of Lady Lake has no plans, at the moment, to widen Clay Avenue. Depending on the timing of the development and the impact of the development, the traffic on Clay Avenue may dissipate as the improved Highway 27/441 becomes a more efficient route. In the traffic study, the intersection of Clay Avenue and Highway 466 was reviewed and did not merit improvements at this time. This information will be submitted to the MPO (Metropolitan Planning Organization), who assisted the Town with the traffic study analysis, and their results will be considered. Also, there will be no improvements to Oak Street at this time. Mr. Carroll has discussed Oak Street improvements with Lake County officials as a potential project and currently Lake County officials do not have an improvement plan for Oak Street.

Ms. Strange stated the majority of comments regarding this proposed land use are traffic concerns on Clay Avenue and other roadways. She emphasized to the Board that the proposed land use, even though it is mainly commercial tourism, does have a lesser impact than the current MX-8 zoning. Not only on the number of vehicles that will be traveling on the road, but actually a reduced impact on the amount of traffic. This is in direct relation to the type of use and the type of homes that will be on this property. Considering the concerns about the use of the roadways, Ms. Strange emphasized the benefit of this application is that it brings the benefit of economic development with a lesser impact on the community than the current use would have.

Chairperson Gauder asked if there were any comments or questions from the audience, and hearing none, asked for a motion.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-15 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: *With nothing further to discuss, the meeting was adjourned at 6:35 p.m.*

Carol Osborne, Staff Assistant

John Gauder, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant