

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
May 2, 2016**

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 5:30 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** March 7, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency members approved the minutes of the March 7, 2016 meeting as presented by a vote of 5 to 0.

2. **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 – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921 (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He 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

**Local Planning Agency Meeting
May 2, 2016**

- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

Mr. Carroll stated that staff's recommendation is for approval of this ordinance. A map of the properties, an aerial view, a Future Land Use map, and photos of the postings were shown.

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.

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.

Mr. Carroll noted that there will be no impact on Town services as shown below:

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.

Mr. Carroll reported that the application for the SSFLUM application was received Monday, February 29, 2016. 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. He stated there have been no objections or letters of support from surrounding property owners regarding the application to date.

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. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-12 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-12 for second/final reading on Monday, May 16, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present if there are any questions.

Commissioner Hannan asked if there will be any trees cut down to provide for this new construction.

Mr. Dzuro replied that he did not believe any trees will be cut down, but if there were, they would conform to the Lady Lake tree ordinance.

Commission Hannan commented that he has noticed trees being cut down daily illegally.

Mayor Kussard asked if anyone in the audience had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-12 by the following roll call vote:

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

3. Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town 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 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

Mr. Carroll stated that the present use of the property is a storage area for the RV park and the proposed use is for a 232-unit RV park site with amenities. He stated staff's recommendation is for approval.

A map and an aerial view of the property, a Future Land Use and adjacent parcels map, and photos of the posting of the properties were shown.

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016. It 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.

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.

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

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 gpd 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 (pending waiver to not connect).

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

Transportation – Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips

Local Planning Agency Meeting

May 2, 2016

than the current MR-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 reported the only concerns staff has heard is regarding traffic, and he reviewed the report that showed the reduction of what the current land use permits versus what is proposed. He reviewed the transportation assessment report which showed the roads in the vicinity will be operating at Level of Service C, which is less than the Town’s Comprehensive Plan requirement of Level of Service D.

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 29.43 ± acres lies in Section 17, 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)

Mr. Carroll reviewed comments for this application as follows:

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 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.
3. 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.

**Local Planning Agency Meeting
May 2, 2016**

4. Connection to Town Water Utility will be required to service this RV Park Site.
5. Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Mr. Carroll stated that 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 also posted this same day. Four inquiries have been received to date.

Mr. Carroll reported that 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. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-14 for first reading following this meeting at 6 p.m., and for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll noted that there are two sign-in sheets on the table if anyone wants to receive copies of the correspondence regarding the amendment and the comments from the DEO. He stated Mr. Grant Gore and his legal counsel, Allison Strange, are present to answer any questions.

Mayor Kussard stated she is aware of the concerns regarding traffic and has received email from Mr. Johnson, an official with the Villages Church of Christ, regarding the driveway proposed to be on Clay Avenue.

Allison Strange from Bret Jones, PA, thanked the Commission for considering this application, and commented that Mr. Carroll, staff, and Town Attorney Derek Schroth have been wonderful to work with.

Mayor Kussard asked if there were any other questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-14 by the following roll call vote:

<i>HOLDEN</i>	<i>YES</i>
<i>HANNAN</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 5:43 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson