

**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
June 17, 2013**

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

CALL TO ORDER: Vice-Chairperson/Member Ruth Kussard

ROLL CALL: Member Tony Holden
Member Dan Vincent
Member Paul Hannan
Vice Chair/Member Ruth Kussard

ABSENT: Chairperson Jim Richards

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Jeannine Michaud, Finance Director; Chief Chris McKinstry; and Nancy Slaton, Deputy Town Clerk

1. **Approval of Minutes:** December 19, 2011 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning Agency approved the Minutes of the December 19, 2011 Meeting as Presented, by a vote of 4 to 0.

2. **Ordinance No. 2013-05 – J.T. Beahan, IV (Tavand Investments Group, LLC) – Small-Scale Comprehensive Plan Amendment – From Lady Lake Manufactured Home High Density (MH-HD) to Lady Lake Commercial General-Retail Sales & Services (RET) – 4.24 Acres Located Approximately 260 Lineal Ft. North of the NE Corner of Highway 27/441 & Hartsock Sawmill Road (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 Agent Greg Beliveau with LPG Urban & Regional Planners, Inc. has filed applications on behalf of J.T. Beahan, IV for property located on the northeast corner of the intersection of US Hwy 27/441 and Hartsock Sawmill Road, (Alternate Keys 1771421 & 1699100) currently in the Town of Lady Lake. The applicant has filed the following applications for this property:

- Small Scale Comprehensive Plan Amendment for 4.24± acres of the parent parcel 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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The subject property involving approximately 4.24+/- acres lies in Section 28, Township 18, and Range 24 in Lake County, Florida. Appropriate legal descriptions and a survey of the property involved have been included with the submitted applications. The subject property is located just 260 lineal feet on the northeast intersection of US Highway 27/441 and Hartsock Sawmill Road. The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – Manufactured Home High Density (MH-HD)
Future Land Use of Adjacent Properties	
West	ROW/Lady Lake General Commercial (Retail Sales & Services)(RET)
East	Lake County- Urban Medium Density (up to 7 du/acre)
North	Lady Lake – Manufactured Home High Density (MH-HD)
South	ROW/Lady Lake – General Commercial (Retail Sales & Services)(RET), Lake County – Urban Medium Density (up to 7 du/acre)

Mr. Carroll stated the applicant will be proposing that the 8.22 acre parcel be developed as an assisted living campus consisting of a 90 bed independent living facility (ILF), a 40 bed memory care facility, and 22,000 sq. ft. of commercial support uses. These uses will be conducted within the proposed Planned Commercial (CP) zoning district, as depicted by the Memorandum of Agreement shown as Exhibit “B” under Ordinance No. 2013-06. A Bubble Plan depicted as Exhibit “C” has also been provided as a conceptual plan for the development. Mr. Carroll stated that staff’s recommendation for this Future Land Use amendment is for approval.

Maps and photos of the property were shown. Mr. Carroll noted that the 4.24 acres in the rear of this 8.22 acre parcel is the only section needing the change of land use designation as the front of the parcel already has the proper land use entitlements for the applicant’s proposed project.

The permitted land uses include the following: Adult Congregate Living Facilities/Skilled Nursing, Assisted and/or Independent Living Facilities, Memory Care, offices, personal services, financial services, business services, multi-family dwelling units (gross density not to exceed nine units/acre), banks, medical office/clinic, retail sales and services, adult day care, office complex, office condominium, health/exercise club, massage parlor (therapeutic massage clinic), and café/deli (Wi-Fi café with deli).

Mr. Carroll reported that the applicant has stated in his Justification Statement that the Town of Lady Lake is the focus of the proposed facility and the evaluation need is addressed to the residents of the Town and the surrounding communities; as there is great need in all forms of private congregate housing, specifically in the areas of Assisted Living (ALF) and Skilled Nursing Home (SNH) facilities.

As part of the application, Town staff has received a Trip Generation Analysis for the proposed development. Other concurrency management elements such as sanitary sewer and potable water will be evaluated with more detail at the Site Plan Review Process; however, anticipated capacity is in place for these services at the present time. Mr. Carroll reviewed the projected impact on Town services as follows:

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Potable Water Systems – CUP allocation of 1.188 million gallons per day (gpd) (2013); current water systems usage – 705,222 gpd (2012 average to date - November); and projected demand of development is 7,750 gpd.

Sewer - 400,000 gpd is maximum capacity for sanitary sewer plant. Current sanitary sewer usage is 88,000± gpd/

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

Transportation – Traffic Analysis indicates a net increase of 21 PM peak hour trips.

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 that the application was received on May 13, 2013, and notices to inform the seven surrounding property owners within 150' of the property of the proposed small scale comprehensive plan amendment were mailed by certified mail return receipt on Friday, May 24, 2013. No objections or comments have been received to date. The property was posted on Tuesday, May 28, 2013.

Mr. Carroll stated that Ordinance No. 2013-05 was reviewed by Town Attorney Derek Schroth on Tuesday, June 4, 2013 and was determined to be correct in form. At the June 4, 2013 meeting of the Technical Review Committee (TRC), the Committee voted 5-0 to forward Ordinance No. 2013-05 to the Planning and Zoning Board for their review. On June 10, 2013, the Planning and Zoning Board reviewed Ordinance No. 2013-05 at their regular meeting recommending approval by a 5-0 vote, and the Town Commission is expected to consider Ordinance No. 2013-05 for first reading this evening, and for second reading at their regular scheduled meeting on Monday, July 1, 2013 at 6:00 p.m.

Mr. Carroll reported that the applicant is present to answer questions, and any questions should be focused on the land use portion of the amendment, as the rezoning will be considered at the Town Commission meeting.

Commissioner Hannan asked if the property goes straight to US Hwy 27/441.

Mr. Carroll replied that the subject parcel regarding the land use amendment does not go to US Hwy 27/441, although the front portion of the parcel owned by the applicant already has the land use entitlement needed. He stated the rear portion of the parcel was formerly a mobile home park and the designation needs to change to Commercial Retail Sales & Services, so the entirety of the property can be under one land use designation, and can be considered for a subsequent rezoning application.

Commissioner Hannan asked if this was the same property the health club was proposed for.

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Mr. Carroll replied that this property is just north of and adjacent to that property. He stated the health club will be between this property and Hartsock Sawmill Road.

Commissioner Holden stated he was concerned that this developed property will block all access to the rear of the property not scheduled for development at this time. He stated Hartsock Sawmill Road is the only avenue out from this area to go either way on the main highway (US Hwy 27/441).

Mr. Carroll stated that this application is for change of land use designation only; the accessibility and site plan will be addressed under a separate ordinance/item.

Upon a motion by Member Hannan and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2013-05 – J.T. Beahan, IV (Tayand Investments Group, LLC) – Small-Scale Comprehensive Plan Amendment – From Lady Lake Manufactured Home High Density (MH-HD) to Lady Lake Commercial General-Retail Sales & Services (RET) – 4.24 Acres Located Approximately 260 Lineal Ft. North of the NE Corner of Highway 27/441 & Hartsock Sawmill Road, by the following roll call vote:

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

ADJOURN: There being no further discussion; the meeting was adjourned at 5:53 p.m.

Kristen Kollgaard, Town Clerk

James Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk