

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
December 5, 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 Jim Richards presiding. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

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

NEW BUSINESS:

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

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

2. **Ordinance No. 2016-34 – Large Scale Future Land Use Amendment – Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee – from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District – 269.15 +/- Acres of Land Located South of County Road 466 and East of Cherry Lake Road in Lake County, Florida; Referenced by Alternate Key Numbers 1279810, 3325451, 1279801, 1770700, 1279828, and 1279780 (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, F. Thomas Ustler, on behalf Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee, has filed an application to amend the Future Land Use designation of properties south of County Road 466, and east of Cherry Lake Road, which includes 269.15± acres within Town of Lady Lake limits, from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District. Mr. Carroll stated the present use of the property is a single family residence and agricultural, and the proposed use is for mixed use development. Staff recommends approval of this ordinance.

**Local Planning Agency Meeting
December 5, 2016**

A map and an aerial view of the property was shown, as were photos of the property from different perspectives. The Lake County future land use designation map was shown along with the Town of Lady Lake future land use classifications of the subject property and adjacent properties. Mr. Carroll explained that Lake County's current classification of Urban Low permits up to four dwelling units per acre. He stated that the Town's land use includes adjacent retail/commercial designation, and other institutional facility which includes the assisted living facility (ALF) and Villages Rehab. He stated the Village of La Zamora is across C.R. 466, as well as an entitled ALF development known as Lumen Park or Living Waters.

Mr. Carroll stated that the proposal for the land use change is a result of a study where the Town Commission and staff met with the community at a public workshop in 2010. The public's preference was shown on a map of the area depicting red for commercial development, blue for water features, green for park/open space features, and yellow for mixed use developments. He stated the proposed development is very close in line to the land use amendment proposed this evening.

The Large Scale Future Land Use Map Amendment application was received on Wednesday, September 14, 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 in accordance to what is being proposed under the MDD-TND designation, and is ready for presentation to the Town Commission.

Mr. Carroll reviewed the standards for the MDD-TND land use categories. He stated the applicant is adhering to the comp plan percentage criteria with the maximum being 12 dwelling units per acre and the minimum being four dwelling units per acre; with the overall density being roughly 4.7 +/- dwelling units per acre.

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 – 733,536 gpd
- ♦ Demand Contingent on Occupants of Development (446,464 gpd available)
- ♦ Estimated consumption 402,500 gpd

Sewer – The projected demand on the wastewater system is 402,500 gpd

Reuse – The project is proposed to generate 1,610 ERU's at build-out, for a total of 0.4411 MGD. A 10" reuse main is adjacent to the property on CR 466.

Schools – The property is proposed to generate 280 students and is located within the Lake County School Board CSA#8 with current 2016 Attendance Zones as follows: Villages Elementary with 854 students; Carver Middle with 793 students; and Leesburg High with 1,519 students.

Transportation – Traffic analysis indicates that the project will generate a total of 17,450 new daily trips of which 1,571 trips will occur during the PM peak hour. During the PM peak hour, 802 vehicles are forecasted to enter the project and 769 vehicles are projected to exit the site.

Parks & Recreation – The project site plan will meet or exceed the recreation space requirement of the Comprehensive Plan Level of Service Objective of four acres per 1,000 residents: 8.22 acres.

**Local Planning Agency Meeting
December 5, 2016**

The applicant has designed Central Park, a 28-acre active park amenity for the residents and public enjoyment, and will include additional recreational trails, sidewalks and passive park opportunities throughout the residential neighborhoods.

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

Mr. Carroll reported that an executive summary regarding the full transportation/traffic impact analysis was provided with comments. He stated there will be some adjustments made as a result of those comments, with signalization recommended at C.R. 466 and Cherry Lake Road, as well as turn lanes on both roads. There are also comments regarding open medians versus directional medians. Mr. Carroll stated the applicant is meeting with both Lake and Sumter counties to sort out those issues. The resulting recommendations will become part of the memorandum of agreement under the zoning ordinance for the development. He stated that Lake County has stated they do not see a need for emergency egress using Via San Palo, thus residents of this development, should it be approved, will not be able to cut through that subdivision.

Mr. Carroll reported that this property was surveyed for development constraints pertaining to environmental concerns including wetlands, critical habitats, and protected flora and fauna on June 21st and July 22, 2016. Only five or six gopher tortoises were observed and they will have to be relocated.

Mr. Carroll stated that this development has been designed to be compatible with the adjacent property owners and does provide for mixed uses which is consistent with what the public had requested in the visionary workshops.

A justification statement was 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 properties involve approximately 269.15 ± acres in Section 19, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lake County – Urban Low Density, and Lake County Planned Unit Development
Future Land Use of Adjacent Properties	
West	Sumter County - Commercial and Agriculture
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lady Lake – Commercial General (RET) and Mixed Residential Medium Density (MR-MD), Other Institutional Facilities (OIF), Lake County (CFD)
South	Lake County – Urban Low Density

Comments:

- 1) Annexation and Rezoning Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

**Local Planning Agency Meeting
December 5, 2016**

- 2) 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.
- 3) Connection to Town Water Utility will be required.
- 4) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.
- 5) Mitigation/Relocation for the gopher tortoises will be needed for those found on the property (please see the Listed Species Report).
- 6) Modifications to the Traffic Analysis is needed at this time.

Mr. Carroll stated the application was received on September 14, 2016. Notices to inform the surrounding property owners (39) within 150' of the property of the proposed amendment were mailed on Monday, October 24, 2016. The property was posted on Thursday, October 27, 2016. There have been two objections received to date since the Planning and Zoning Board meeting was held.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-34, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 14, 2016 meeting, the Planning and Zoning Board voted 2-2 to forward Ordinance No. 2016-34 to the Town Commission with the recommendation of approval. The Town Commission will consider Ordinance No. 2016-34 for first reading at 6 p.m. later this evening, and for second/final reading on a date to be determined, pending review by the Department of Economic Opportunity (DEO).

Mr. Carroll stated the applicants, Mr. Kim Woodbury, Brenda Yates, and Thomas Ustler, are present if there are any questions.

Chairperson/Member Richards asked if there were any other questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-34 by a vote of 5-0.

3. Ordinance No. 2016-37 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – From Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – One Lot Located Within Orange Blossom Gardens Unit 3-1.B, Referenced by Alternate Key Number 2523247, Lake County, Florida (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the 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 designation for property consisting of one lot located within Orange Blossom Gardens Unit 3-1.B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.14 +/- acres of property from unincorporated Lake County into the Town of

**Local Planning Agency Meeting
December 5, 2016**

Lady Lake. The proposed property is addressed as 850 Silver Oak Avenue. Staff recommends approval of this ordinance.

The Small Scale Future Land Use Map Amendment application was received on Thursday, October 6, 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 presentation to the Town Commission.

A map and an aerial view of the property was shown, as were photos of the posting of the property.

Concurrency Determination Statement – A Concurrency Determination Statement was included as part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town Services. The Villages has removed the existing manufactured home on the lot to construct a conventional built home on the lot. There will be no increase in utility services, traffic, population, or recreation use.

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

Potable Water – No impact, lot is served by the Village Center Community Development District Central Water System.

Sewer – No impact, lot is 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.

The subject property involves approximately 0.14 ± 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/ Lady Lake Manufactured Home High Density
East	Lady Lake Manufactured Home High Density
North	Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density

**Local Planning Agency Meeting
December 5, 2016**

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 was received on October 6, 2016. Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Thursday, October 27, 2016. The property was posted on Monday, October 31, 2016. He stated there have been no objections or letters of support received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-37, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 14, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-37 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-37 for first reading at the 6 p.m. meeting later this evening, and for second/final reading on Monday, December 19, 2016 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Chairperson/Member Richards asked if there were any other questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2016-37 by a vote of 5-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:42 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk