

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

**October 9, 2017
5:30 p.m.**

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: Chairperson/Member Gauder

PLEDGE OF ALLEGIANCE

ROLL CALL: Carole Rohan, Member
Robert Conlin, Member
John Gauder, Chairperson/Member
Regis LeClerc, Member
William Sigurdson, Vice Chair/Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; and Carol Osborne, Staff Assistant

Also Present: Attorney Sasha Garcia, BRS Legal

OPEN FORUM: Chairperson/Member Gauder asked if anyone in the audience wished to speak.

- Judy Bringola of 1021 Nell Way, Orange Blossom Gardens, in Lady Lake, stated she received a letter regarding annexation of neighboring property and asked for clarification regarding the annexation process.

Growth Management Director Thad Carroll explained to Ms. Bringola that she received the notification because her property is within 150 feet of one of the proposed properties before the Board tonight for annexation. He explained the annexation does not affect Ms. Bringola's property; however, the Town is required to notify neighboring property owners of the public hearing in case they want to express words of support or opposition to the annexation. Mr. Carroll stated these properties will leave the jurisdiction of unincorporated Lake County and come into the Town of Lady Lake municipality. He stated the benefit of the annexation is it will provide certain services by the Town. He stated The Villages has chosen to redevelop homes in Orange Blossom Gardens and one benefit of the annexation is that once the annexation application is received, the applicant is able to obtain building permits from the Town rather than having to go to Tavares.

Ms. Bringola asked if the property taxes are higher once property is annexed into the Town of Lady Lake.

Mr. Carroll replied that Town of Lady Lake property owners pay an additional assessment. He stressed all of the annexations proposed by The Villages are voluntary and The Villages has approached the Town requesting the annexations.

Ms. Bringola asked if the annexations are for individual properties.

Mr. Carroll stated even though the ordinance before the Board tonight involves four properties, the applicant has provided the Town with boundary surveys, property record cards and deeds of ownership for each individual property. He stated this is the 19th wave of these annexations requested by The Villages.

Chairperson Gauder asked if there were any further questions or comments. There were none.

NEW BUSINESS:

1. Approval of Minutes – September 18, 2017 Special Meeting

Upon a motion by Member Rohan and a second by Member Conlin, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board meeting of September 18, 2017 as presented by a vote of 5-0.

2. Ordinance No. 2017-41 –Annexation – The Villages of Lake-Sumter, Inc. – Annexing Four Lots (0.55 +/- Acres Referenced by Alternate Key Numbers 1482607, 1482747, 2603763, and 2676051) – Located within Orange Blossom Gardens Units 2 and 3.1b, Lake County, FL (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to annex property consisting of four lots located within Orange Blossom Gardens Units 2 and 3.1B. The annexation application involves 0.55 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance.

The lots are addressed as follows:

- 915 Aloha Way
- 1023 Vermont Avenue
- 809 Beechwood Avenue
- 705 Royal Palm Avenue

Ms. Then presented an illustration map of the properties proposed for annexation, photos of the postings, and boundary surveys for each property.

The subject properties are in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the properties have been included with the submitted application. The 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 properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Tuesday, September 19, 2017, 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 (100) within 150 feet of the property proposed by the annexation request were mailed Monday, September 25, 2017. The properties were also posted on Monday, September 25, 2017. Ms. Then stated there have been no objections, letters of support or inquiries except for the resident at tonight’s meeting.

The Technical Review Committee members individually reviewed the application for Ordinance No. 2017-41, 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. 2017-41 for first reading on Monday, November 6, 2017 at 6:00 p.m. The second and final reading will be held on Monday, November 20, 2017 at 6:00 p.m.

Ms. Then stated the applicant is present if there are any questions.

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

Upon a motion by Member LeClerc and a second by Member Rohan, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-41 to the Town Commission for consideration by the following roll call vote:

<i>LeCLERC</i>	<i>YES</i>
<i>ROHAN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

3. Ordinance No. 2017-42 – 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 for Four Lots (0.55 +/- Acres Referenced by Alternate Key Numbers 1482607, 1482747, 2603763, and 2676051) – Located within Orange Blossom Gardens Units 2 And 3.1b, Lake County, FL (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda items (on file in the Clerk’s Office). She 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 properties consisting of four lots located within Orange Blossom Gardens Units 2 and 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. Staff recommends approval of this ordinance.

The application involves 0.55 +/- acres of property and the lots are addressed as follows:

- 915 Aloha Way
- 1023 Vermont Avenue
- 809 Beechwood Avenue
- 705 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Tuesday, September 19, 2017, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (100) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, September 25, 2017. The properties were also posted on Monday, September 25, 2017. Ms. Then stated there have been no letters of support, objections or inquiries except for the resident at tonight's meeting.

Concurrency Determination Statement: 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 Villages proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

Ms. Then stated there will be no impact on Town services as shown below:

Potable Water – No impact; the lots are served by the Village Center Community Development District Central Water System.

Sewer – No impact; the 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 homes will be replaced with new homes. 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 to the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject property involves approximately 0.55 ± acres and lies 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 (915 Aloha Way/809 Beechwood Avenue)/Lady Lake Manufactured Home High Density (1023 Vermont Avenue/705 Royal Palm Avenue)
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) The 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 members individually reviewed the application for Ordinance No. 2017-42, and determined it to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2017-42 on Monday, November 6, 2017 at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2017-42 for first reading on Monday, November 6, 2017 at 6:00 p.m. The second and final reading will be held on Monday, November 20, 2017 at 6:00 p.m.

Ms. Then stated the applicant is present if there are any questions

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

Upon a motion by Member Rohan and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-42 to the Town Commission for consideration by the following roll call vote:

<i>LeCLERC</i>	<i>YES</i>
<i>ROHAN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

4. Ordinance No. 2017-43 – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Four Lots (0.55 +/- Acres Referenced by Alternate Key Numbers 1482607,

1482747, 2603763, and 2676051) – Located within Orange Blossom Gardens Units 2 and 3.1b, Lake County, FL. (Wendy Then)

Senior 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., has filed an application to rezone property consisting of four lots located within Orange Blossom Gardens Units 2 and 3.1B. The application involves rezoning 0.55 +/- 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 that are presently in the Town of Lady Lake’s jurisdiction. Staff recommends approval of this ordinance.

The proposed properties are addressed as follows:

- 915 Aloha Way
- 1023 Vermont Avenue
- 809 Beechwood Avenue
- 705 Royal Palm Avenue

The Rezoning application was received on Tuesday, September 19, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (100) within 150 feet of the property proposed by the rezoning request were mailed Monday, September 25, 2017. The properties were also posted on Monday, September 25, 2017. Ms. Then stated there have been no letters of support, objections or inquiries except for the resident at tonight’s meeting.

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) (915 Aloha Way/809 Beechwood Avenue) / Lady Lake MX-8 (1023 Vermont Avenue/705 Royal Palm Avenue)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

The Technical Review Committee members individually reviewed the application for Ordinance No. 2017-43 and determined it to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2017-43 for first reading on Monday, November 6, 2017 at 6:00 p.m. The second and final reading will be held on Monday, November 20, 2017 at 6:00 p.m.

Ms. Then stated the applicant is present if there are any questions

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

Upon a motion by Member Sigurdson and a second by Member Rohan, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-43 to the Town Commission for consideration by the following roll call vote:

<i>LeCLERC</i>	<i>YES</i>
<i>ROHAN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

5. Ordinance No. 2017-44 - Large Scale Comprehensive Plan Future Land Use Map Amendment – First National Bank of Mount Dora/Joel W. Hass – from Lady Lake Commercial General-Retail Sales and Services (RET) to Lady Lake Other Institutional Facilities (OIF) – for 16.8 +/- Acres (Referenced by Alternate Key Numbers 2700297 and 2808683) – Located on South Hwy 27/441 Across the Street from the Hartsock Sawmill Rd. Intersection, Lake County, FL (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk’s Office). She stated the applicant, Joel W. Hass with MJM Associates, LLC, on behalf of First National Bank of Mount Dora, is requesting to amend the Future Land Use designation of two parcels just south of the Oakwood Smokehouse Restaurant site, along South Hwy 27/441, and across the street from the intersection with Hartsock Sawmill Rd., which includes 16.8± acres of land within the Town of Lady Lake municipal limits. Staff recommends approval of this ordinance.

Department’s Recommendation and Basis for Recommendation: The request is compatible with approved land uses and proposed developments to the east of the subject parcels. The request change will efficiently utilize water and sewer facilities in the area.

Table 1- Existing and Proposed FLU for Site

Acres	Existing FLU	Proposed FLU
16.8 +/-	Lady Lake Commercial General-Retail Sales and Services (RET)	Lady Lake Other Institutional Facilities (OIF)

Table 2- Future Land Use Descriptions

Existing FLU	Proposed FLU
<u>Commercial General (Retail Sales & Services) (RET).</u> This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption,	<u>Other Institutional Facilities (OIF).</u> This land use category is intended to support institutional facilities not associated with the direct support of governmental affairs such as libraries and private and public schools, hospitals, and assisted living facilities, hospitals, and assisted living facilities.

<p>including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.</p>	<p>The floor area ratio (FAR) shall be limited to a maximum of 0.70 for the OIF category.</p>
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Applicant’s Justification from Application: The proposed land use and zoning changes will minimize impacts to all surrounding residential and commercial properties and will serve to limit the impact that any other commercial use would allow in the future.

Sanitary sewer and potable water are either on-site or adjacent to the site and right-of-way making the site highly desirable for the project. The Traffic Impact Analysis will demonstrate compliance with the Comprehensive Plan.

Ms. Then reviewed the impact on Town services as described below:

Potable Water – The subject parcels are located within the Town of Lady Lake Utilities service area, and the project shall be developed in accordance to Objective FLU 1-5, coordinating future land uses with the concurrency management system for adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5.

- ◆ Potable Water Systems – CUP allocation of 1.188 million gpd (2017)
- ◆ 2017 average Town’s water systems usage – 743,318 gpd
- ◆ The project estimated consumption - 10,563 gpd

Sewer – The projected demand on the Wastewater System is 10,563 gpd

Reuse – The project is proposed to generate 42 ERU's at build-out.

Schools – The property is proposed to generate zero students as the project consists of an institutional facility featuring a 125-bed Assisted Living Facility (Phase 1) and a 125-unit Independent Living Facility (Phase 2).

Transportation – Traffic Analysis indicates that the project will generate a total of 763 new daily trips of which 59 trips will occur during the PM peak hour and 43 trips will occur during the AM Peak hour. During the AM peak hour, 21 vehicles are forecasted to enter the project and 22 vehicles are projected to exit the site. During the PM peak hour, 29 vehicles are forecasted to enter the project and 30 vehicles are projected to exit the site.

Table 3.1 - ITE Trip Generation								
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Assisted Living	254	125	Beds	333	12	6	12	16
Senior Adult Housing - Attached	255	125	Dwelling Units	430	9	16	17	14
Total New Trips				763	21	22	29	30

In comparison, the ITE Trip Generation for the Commercial General-Retail Sales and Services (RET) Future Land Use, a shopping center (ITE Code 820) would derive approximately 3.71 PM Peak Hour trips per every 1,000 square feet of retail area.

Parks & Recreation – This commercial project shall not affect the Town’s Level of Service (LOS) for Parks and Recreation in accordance to Goal REC1 and Objective REC1-1 of the Town’s Comprehensive Plan.

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

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 properties involve approximately 16.8 +/- acres in Section 28, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Table 3. Adjacent Property Characteristics

Direction	Current Use	Future Land Use of Adjacent Properties
West	Single Family Residence, and Pasture, vegetated, undeveloped commercial land	Commercial Professional Services (PS)
East	R.O.W./Health Exercise Club and Pasture, vegetated, and undeveloped commercial land, (Assisted Living Facility to be constructed soon)	Commercial General – Retail Sales and Services (RET)
North	High-Turnover Sit-down Restaurant	Commercial General – Retail Sales and Services (RET)
South	Pasture, vegetated, undeveloped commercial land	Commercial General – Retail Sales and Services (RET)

Comments:

- 1) A Rezoning application has been submitted concurrently with this Large Scale Future Land Use Amendment application.
- 2) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 and Site Development Plan Regulations 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, Sewer, and Reuse Utilities 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 wildlife will be needed for any endangered species found on the property following an Environmental Assessment conducted on the subject parcels.

Ms. Then presented photographs of the postings along Hwy 27/441, along with photographs of the existing conditions of the property.

The Large Scale Future Land Use Map Amendment application was received on Wednesday, September 20, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations as well as the adopted Comprehensive Plan in accordance to what is being proposed under the Other Institutional Facilities (OIF) designation, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (5) within 150 feet of the property of the proposed amendment were mailed on Monday, September 25, 2017. The property was posted on Tuesday, September 26, 2017. Ms. Then stated there have been no objections or letters of support, however there was one inquiry regarding the amendment process.

The Technical Review Committee members individually reviewed application for Ordinance No. 2017-44, and determined it to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2017-44 on Monday, November 6, 2017 at 5:30 p.m. The Town Commission is scheduled to consider Ordinance No. 2017-44 for first reading on Monday, November 6, 2017 at 6:00 p.m. The second and final reading will be held on a date to be determined, pending review by the Department of Economic Opportunity.

Ms. Then stated the applicant is present if there are any questions.

Member LeClerc asked if there was a traffic signal at the intersection.

Ms. Then stated currently there is no traffic signal at the intersection of Hartsock Sawmill Road and Hwy 27/441.

Member LeClerc asked if the developers foresee any traffic issues with vehicles entering and exiting this facility.

Ms. Then explained the information that is being considered regarding traffic impact pertains to Phase 1 of this development currently, which is located in the northern portion of the property.

Any traffic impacts associated with Phase 2 will be determined at the time the plans for that phase are submitted.

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

Upon a motion by Member Conlin and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-44 to the Town Commission for consideration by the following roll call vote:

<i>LeCLERC</i>	<i>YES</i>
<i>ROHAN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

6. Ordinance No. 2017-45 – Rezoning – First National Bank of Mount Dora/Joel W. Hass – From Lady Lake Heavy Commercial (HC) to Lady Lake Public Facilities District (PFD) – for 16.8 +/- Acres (Referenced by Alternate Key Numbers 2700297 and 2808683) – Located on South Hwy 27/441 Across the Street from the Hartsock Sawmill Rod. Intersection, Lake County, FL (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk’s Office). She stated a rezoning application has been filed with the Town of Lady Lake by Joel W. Hass with MJM Associates LLC on behalf of First National Bank of Mount Dora, requesting rezoning for two parcels of land, along the west side of South Highway 27/441, just south of the Oakwood Smokehouse Restaurant site, and across the street from the intersection with Hartsock Sawmill Rd., identified by alternate keys 2700297 and 2808683, within Lake County, Florida. The combined parcels total 16.8 +/- acres of land to develop a 125-bed Assisted Living Facility and a 125-unit Independent Living Facility, to be completed in two phases featuring two three-story buildings. Staff recommends approval of this ordinance.

Ms. Then reviewed highlights of some information within the Memorandum of Agreement:

- Permitted Uses – Permitted uses shall be limited to that of all allowable uses under the Public Facilities District
- Uses Expressly Prohibited – Any and all uses other than those aforementioned as “permitted uses” shall be expressly prohibited
- Design Standards:
 - The maximum impervious ration for the overall property, which included building coverage, shall be limited to 75%.
 - Maximum building height shall be limited to 50 feet; however, if the applicant has additional height that will be included in the building it must adhere to fire suppression and fire safety requirement as per the building code.
 - Setback requirement shall be:
 - ♦ Front Yard Setback to Hwy 27/441 - 20 feet minimum
 - ♦ Rear Yard Setback - Ten feet minimum (west side)
 - ♦ Side Yard Setback - Ten feet minimum (north and south sides)

- **Parking** – Parking requirements shall be as required pursuant to Chapter 7 of the Town’s Land Development Regulations for the specific use. All regular parking spaces shall be 10’ x 20’ in size. Florida Accessible parking spaces should be 12’ x 20’ in size with an 8-foot wide minimum van accessible aisle.
- **Landscaping** – Landscape requirements shall be Landscape Buffer Class “A” on the east and west sides of the property, and Class “B” on the north and south sides of the property as delineated in Chapter 10, Section 10-3, Tables 10-1 and 10-2, Landscaping section of the Land Development Regulations.
- **Dumpsters Areas** – All dumpster and refuse areas shall be large enough to accommodate the intended use. It shall also be screened as defined in the Commercial Design guidelines. The extend and type of screening shall be determined by the Town Commission at the time of the site plan approval. No refuse outside of dumpster area shall be permitted.

The subject properties lie in Section 28, 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.

The rezoning application was received on Wednesday, September 20, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Zoning

Subject Property	Lady Lake Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	Lady Lake- Residential Professional (RP)
East	ROW/Lady Lake Planned Commercial (CP) and Lady Lake Heavy Commercial (HC)
North	Lady Lake Heavy Commercial (HC)
South	Lady Lake Heavy Commercial (HC)

Ms. Then presented the conceptual plan for the property as outlined in the MOA.

Notices to inform the surrounding property owners (5) within 150 feet of the property of the proposed amendment were mailed on Monday, September 25, 2017. The property was posted on Tuesday, September 26, 2017.

The Technical Review Committee members individually reviewed the application for Ordinance No. 2017-45, and determined it to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2017-45 for first reading on Monday, November 6, 2017 at 6:00 p.m. The second and final reading will be held on a date to be determined, pending review by the Department of Economic Opportunity.

Ms. Then stated the applicant is present if there are any questions.

Chairperson/Member Gauder asked if there were any questions or comments.

Member Sigurdson asked if it will be easy to exit onto Hwy 27/441 and turn north.

Mr. Carroll stated there is not a median cut on Linden Street; vehicles will exit onto Hwy 27/441, go southbound and turn around at Hartsock Sawmill Road.

Member Conlin stated there is a U-turn area near the restaurant and asked if vehicles will be able to exit the property into the U-turn area.

Ms. Then stated the Town requires cross-access easements to connect the north and south portions of different developments, and that issue will be discussed during the site plan process. The Town has requested a drive access to the northern portion of the property to reduce the amount of vehicles exiting onto the highway.

Member Conlin stated he believes it is safer for all vehicles to exit the property and go south to the next available area to turn around.

Member LeClerc stated this is the reason he asked about the traffic signal. He stated with the amount of traffic going south, it will be difficult for vehicles exiting this property to turn north.

Mr. Carroll clarified the cross-access easement will provide an entrance to the property for people coming from the north. He stated this is all inbound; traffic would not be coming into the property from the south end. Referring to the trip generation figures in Ordinance No. 2017-44, Mr. Carroll stated the trip generation is much less for this facility than for a retail center. The estimated trip generation for this phase of the project does not warrant a traffic signal at this time. He explained that Hwy 27/441 is under the jurisdiction of the Department of Transportation and they will look at the traffic counts and determine when a signal is warranted; only then will the signalization be implemented.

Member Sigurdson asked if this project will be included in the design for the widening of the road.

Mr. Carroll stated he has not seen the design for this particular section of Hwy 27/441 in the widening project. He stated that the median will stay open in this area and the highway will become six lanes.

Ms. Then stated all site plans that affect county roads or state roads are forwarded to the appropriate agencies and their comments are included during the site plan review process. She stated all of the traffic studies are reviewed by the Lake-Sumter Metropolitan Planning Organization and any issues that need to be addressed are discussed accordingly during the site plan process.

Member LeClerc stated the driveway areas are subject to D.O.T. approval.

Ms. Then stated Member LeClerc is correct, and added that because Hwy 27/441 is a state road, F.D.O.T. thoroughly reviews the proposal by the applicant prior to approving a driveway. She stated the Town does not issue driveways for county roads or state roads.

Chairperson Gauder asked if anyone in the audience had any questions or comments.

Greg Hudak, Civil Engineer for the project, stated the driveway is a “right in, right out”, and when Phase 2 is presented, there will be another full access at Hartsock Sawmill Road.

Member LeClerc asked if both phases of the development will have exits going south.

Mr. Hudak replied that Phase 2 will have another access point on the south end.

Member LeClerc asked if it is possible to combine driveways in Phase 1 and Phase 2 since they are close to each other.

Mr. Hudak replied that he will review that option.

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

Upon a motion by Member LeClerc and a second by Member Rohan, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-45 to the Town Commission for consideration by the following roll call vote:

<i>LeCLERC</i>	<i>YES</i>
<i>ROHAN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

CHAIRPERSON/MEMBERS' REPORT:

ADJOURN: *With nothing further to discuss, the meeting was adjourned at 6:15 p.m.*

Carol Osborne, Staff Assistant to the Town Clerk John Gauder, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk