

NOTICE

REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, October 4, 2010
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING.

AGENDA

CALL TO ORDER: Jim Richards, Chairperson

ROLL CALL

1. Approval of Minutes: July 19, 2010 LPA Meeting
2. Small Scale Comprehensive Plan Amendment - Renee B. Morse, Trustee – Amendment of .22 +/- Acres Located On Arizona Avenue and Diana Drive, Lady Lake, Florida Requesting a Change from Lake County – Urban, to Town of Lady Lake - Mixed Residential Medium Density (MR-MD) (Ordinance No. 2010-21) (Thad Carroll)

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
July 19, 2010

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 Jim Richards

ROLL CALL: Member Tony Holden
Member Ty Miller
Member Paul Hannan
Member Ruth Kussard
Chairperson/Member Jim Richards

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Chief Ed Nathanson, Police Department; Mike Burske, Parks & Recreation Director; and Jayne York, Staff Assistant to Town Clerk

Roseanne Brandeburg, Lake County School Board Representative, was also present.

1. **Approval of Minutes**

April 19, 2010 (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Holden, the Board approved the Minutes of the Local Planning Agency Meeting for April 19, 2010 as Presented, by a vote of 5 to 0.

2. **Ordinance No. 2010-16 – Amending the Town of Lady Lake Comprehensive Plan; Providing for Updates to the Parks, Recreation and Open Space Element, Chapter 6 (Thad Carroll)**

The background summary for this agenda item is on file in the Town Clerk's office. It states that on May 28, 2010, the Lake County Board of County Commissioners adopted the Lake County 2030 Comprehensive Plan. Set forth in the adopted plan was the Lake County Trails Master Plan as incorporated within Chapter 8, the Recreation and Open Space Element. As part of the Trails Master Plan, the segment referenced as the "Gardenia Trail", more specifically Phase III, is proposed to traverse the Town of Lady Lake in a south to north direction. Below is an excerpt describing this portion of the trail as provided by the Balmoral Group in their Final Preliminary Engineering Report in October 2009 (full digital copy available in Town Hall):

1.1.2 Gardenia Trail Phase III

1 For Gardenia Trail Phase III, the original proposed trail alignment reviewed was through
2 the CSX corridor running parallel to US Hwy 441. However, most of the former rail
3 corridor has been developed and is not realistically available for construction of a trail.
4 The preferred alignment is a combination of existing publicly-owned right-of-way,
5 proposed developers' agreements and a former rail corridor.

6
7 The Phase III preferred alternative corridor begins at Lake Ella Road near Lake Ella and
8 heads north to Marion County Road, a total distance of approximately 5.42 miles. The trail
9 travels north-northeast toward a proposed Elementary School, "O" property and then
10 utilizes right-of-way from roadway improvements associated with this school's
11 construction requirements to travel along Arlington Avenue. The trail then meanders
12 northeasterly to the historical downtown Lady Lake area along Dixie Avenue before
13 heading back northwest along McClendon Street.

14
15 At this point, the trail splits into bicycle and pedestrian traffic. McClendon Street is a low
16 traffic volume residential street with heavy tree canopy and bicycle traffic will follow a
17 proposed "bicycle boulevard" through this area utilizing the existing pavement. Pedestrian
18 traffic will follow existing sidewalk heading north to CR 466, then west back to Clay Street.
19 The two paths reunite at Clay Street and CR 466, and the trail travels north along Clay
20 Street toward a municipal ballpark. Once intersecting Oak Street, the trail heads east on
21 Oak Street to CR 25 and then heads north. Along CR 25, existing County roadway right-of-
22 way is utilized to reach Marion County Road.

23
24 This trail is proposed as a 12-foot-wide paved surface, except on the 1/3 mile bike lane
25 section on McClendon and pedestrian sidewalk on CR 466 mentioned above. It will utilize
26 both existing and proposed public facilities as trailheads. Figures 1.2A and 1.2B show the
27 segments under consideration for the two trail alignments studied with this report.

28
29 A number of widely varying alternative corridor alignments were evaluated and compared
30 to the CSX corridor. Through this evaluation process, the preferred alignment was
31 determined to be the best corridor based on cost, public preference, feasibility and
32 minimization of social and environmental impacts as further described in this report.
33 However, due to current real estate market conditions, property availability and
34 development plans may change considerably prior to construction. A separate segment,
35 "Rolling Acres", extending to the Villages Elementary School, was identified as an
36 additional route that should be reevaluated at final design, pending the widening of Rolling
37 Acres Road. An additional spur heading north on Clay Street to link with Fennell
38 Boulevard is also included in maps as a future possibility.

39
40 At this time, the Growth Management Department would like to incorporate the Lake County
41 Trails Master Plan by reference into the Town of Lady Lake's Comprehensive Plan, Chapter 6 –
42 Parks, Recreation and Open Space Element. The adoption of the plan will serve to guide right-
43 of-way acquisition efforts for the Gardenia Trail portion within the Town, help to prioritize
44 properties adjacent to the trail and provide multi-modal accessibility for existing and subsequent
45 residential and commercial projects within the Town. This project has already been incorporated
46 into the Town of Lady Lake Capital Improvements Element – Chapter 8.

1 On July 12, 2010, the Planning & Zoning Board recommended approval of this ordinance by a
2 vote of 3-0; the First Reading before the Town Commission is scheduled for later in the evening;
3 the Second/Final Reading before the Town Commission will be determined pending review from
4 the Department of Community Affairs.

5
6 Thad Carroll, Growth Management Director, stated that by including this in the Town's Comp
7 Plan, the Town has the ability to look at these properties and go through the right-of-way
8 acquisition process. The preliminary engineering report has been completed; in working with the
9 MPO, Staff wants to substitute the language for the Greenway Network that was originally in the
10 plan and pursue this project as the Trails Master Plan consistent with Lake County. Mr. Carroll
11 pointed out on the map that the proposed trail spans roughly from Lake Ella Road all the way up
12 to Marion County Road. He stated that, by putting this into the Town's Comprehensive Plan, it
13 identifies a target project which is already cited within the Town's Capital Improvement Plan.

14
15 Commissioner Hannan stated that his only concern is that, at some point in time, the Town could
16 be taking some properties by eminent domain.

17
18 Mr. Carroll stated that has not been addressed at this point; what Staff would like to do is work
19 with the property owner and possibly apply the dedication of a portion of their property toward
20 their Parks & Recreation impact fee.

21
22 Commissioner Hannan stated that taking property by eminent domain would be one of Lady
23 Lake's worst nightmares.

24
25 Mike Burske, Parks & Recreation Director, stated that as part of the PD&E study, the Balmoral
26 Group did contact each and every property owner where the trail is proposed and some of those
27 property owners have agreed to the alignment of the trail

28
29 Commissioner Kussard stated that the trail looks like strictly a bicycle and pedestrian trail; she
30 wanted to confirm that it was a non-motorized trail.

31
32 Mr. Carroll stated that was correct; the funding structured through FDOT limits it such that it
33 cannot be utilized by golf carts or electric vehicles.

34
35 Commissioner Miller asked if there will ever be any motorized trails for golf carts.

36
37 Mr. Carroll stated that there will be an ordinance later that incorporates a policy that, where golf
38 cart paths already exist, it will be required to continue them. If a development comes in adjacent
39 to a golf cart path, the development would be required to maintain that accessibility. That is part
40 of a direction that the County is taking and will be a requirement in Lady Lake in the future in
41 order for the paths to continue from where they now exist in the Town. As far as that relating to
42 this project, this will not be a shared trail.

43
44 Commissioner Miller also asked if the railroads might take back some of the abandoned railways
45 because the railroads could become one of the more economical methods of transportation.

1 Mr. Carroll stated that, in some areas, there is a push to utilize railroads; he believes that some
2 segments of the Gardenia Trail in Fruitland Park did utilize some railways but other railways, if
3 still open, could revert back to railways for freight or for purposes like a "Sun Rail." The
4 adoption of the Gardenia Trail project will at least provide a means for bicycles and pedestrians
5 in Lady Lake and the Town can certainly go further with utilizing other methods of transit
6 including golf cart path implementation and, perhaps, rails in the future.

7
8 Mr. Carroll also commented that this will be transmitted to DCA so the Second/Final Reading
9 will be pending DCA's determination and that date will likely be set for late October or early
10 November after those comments come back.

11
12 *Upon a motion by Commissioner Holden and seconded by Commissioner Kussard, the*
13 *Commission approved Ordinance 2010-16 - Amending the Town of Lady Lake*
14 *Comprehensive Plan; Providing for Updates to the Parks, Recreation and Open Space*
15 *Element, Chapter 6, by the following roll call vote:*

16		
17	<i>HOLDEN</i>	<i>YES</i>
18	<i>MILLER</i>	<i>YES</i>
19	<i>HANNAN</i>	<i>YES</i>
20	<i>KUSSARD</i>	<i>YES</i>
21	<i>RICHARDS</i>	<i>YES</i>
22		

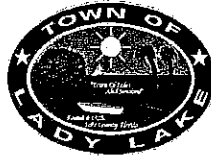
23 **ADJOURN:** There being no further discussion, the meeting was adjourned at 5:40 p.m.

24
25
26
27
28
29
30

Kristen Kollgaard, Town Clerk

James Richards, Chairperson

31 Minutes transcribed by Jayne York, Staff Assistant to Town Clerk
32



LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: October 4, 2010

SUBJECT: Ordinance #2010-21, of 0.22+/- Acres to Change from Future Land Use of Lake County Urban to Lady Lake (MR-MD) Mixed Residential Medium Density - Renee B. Morse Revocable Trust

DEPARTMENT: Growth Management

Please see Item J-13 of the Town Commission Packet for materials pertaining to this application.

STAFF RECOMMENDED MOTION:

Adoption of Ordinance #2009-21 - Small Scale Comprehensive Plan Amendment of 0.22+/- Acres of property located north of the Spring Arbor Subdivision, in the vicinity of Arizona Avenue and Diana Drive.

Applicant Grant & Dzuro, has filed an application on behalf of the Renee B. Morse Revocable Trust for property located north of the Spring Arbor Subdivision, in the vicinity of Arizona Avenue and Diana Drive, which includes 0.22 ± acres currently in unincorporated Lake County. The applicant has requested the following:

Small Scale Comprehensive Plan Amendment of 0.22 ± acres to change from Future Land Use of Lake County Urban to Lady Lake (MR-MD) Mixed Residential Medium Density.

The subject parcel (AK#1484278) is currently vacant; however, the adjacent lot to the west has been developed as a single family residence and has already been incorporated into the Town of Lady Lake. The application was received on September 1, 2010, and has been reviewed and determined to be complete. All material was found to be in compliance with the adopted Comprehensive Plan.

The subject property involving approximately 0.22 ± acres lies in Section 18, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a sketch of the property proposed development have been included with the submitted application.

Notices to inform the surrounding property owners within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Friday, September 3, 2010. The property was also posted on Friday, September 3, 2010. To date no letters have been received in opposition to the proposed amendment.

Impact on Town Services

Potable Water-

- ♦ Potable Water Systems will not be impacted by this proposal.

Sewer -

- ♦ Subject parcel not served by Town's sewer utility.

Schools –

- ♦ Not factored for project – no impact of additional students.

Transportation –

- ♦ No additional trips will be created by approval of the proposed amendments.

Parks & Recreation –

- ♦ Approval of Ordinances will not impact P&R Level of Service.

Stormwater –

- ♦ No impact to storm water design will be affected.

The present future land use of Lake County Urban allows permits similar land uses under the Lake County Comprehensive Plan; therefore, the impact of the project would be no greater than what would already be permitted in the county. The single family residential use is character with adjacent uses; further, the lot size of the property to which this lot will be joined at the present time is larger than those of the adjacent residences. A justification statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

Future Land Use

Subject Property	Lake County – Urban (Up to 7du/ac)
Future Land Use of Adjacent Properties	
West	Lady Lake Mixed Residential – Medium Density (Up to 8 du/ac)
East	Lake County – Urban (Up to 7du/ac)
North	Lake County – Urban (Up to 7du/ac)
South	Lady Lake Mixed Residential – Medium Density (Up to 8 du/ac)

The **Technical Review Committee (TRC)** reviewed the application for Ordinance 2010-21 at their regular meeting on September 7, 2010, and determined the application to be complete and ready for transmittal to the P&Z Board with a vote of 4-0.

The **Planning and Zoning Board** considered Ordinance 2010-21 at their regular

meeting on Monday, September 13, 2010, and recommended approval by a vote of 5-0.

The **Town Commission** is scheduled to consider Ordinance 2010-21 for second and final reading on Monday, October 18, 2010.

FISCAL IMPACT: \$ 4,050 (present taxable Value)

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD  Submitted 9/28/2010 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 10/4/10 Date

9/28/10

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification