

## REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

**DATE:** Monday, October 17, 2011  
**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 18, 2011 Meeting
2. Ordinance No. 2011-24 – Small Scale Comprehensive Plan Amendment – Lake Recreational, LLC and Twofus Investments, LLC – 1.77± Acres Located Approximately 650 feet North of the Intersection of Griffin Road and County Road 25 – Requesting a Change from Lake County Urban Low to Town of Lady Lake Commercial General - Retail Sales and Services (RET) (Thad Carroll)

#### **ADJOURN:**

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.

JY/Word/Town Clerk/Agendas/Local Planning Agency Meeting – 10/17/11

1

**MINUTES OF THE LOCAL PLANNING AGENCY**  
**LADY LAKE, FLORIDA**  
**July 18, 2011**

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6 The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town  
7 Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Jim Richards presiding. The  
8 meeting convened at 5:30 p.m.

9  
10 **CALL TO ORDER:** Chairperson/Member Jim Richards

11  
12 **ROLL CALL:** Member Tony Holden  
13 Member Ty Miller  
14 Member Paul Hannan  
15 Member Ruth Kussard  
16 Chairperson/Member Jim Richards

17  
18 **STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll,  
19 Growth Management Director; Derek Schroth, Town Attorney; and Jayne York, Deputy Town  
20 Clerk

21  
22 1. **Approval of Minutes:** June 20, 2011 Local Planning Agency Meeting (on file in the  
23 Town Clerk's office)

24  
25 *Upon a motion by Member Hannan and seconded by Member Miller, the Board approved the*  
26 *Minutes of the Local Planning Agency Meeting for June 20, 2011 as presented, by a vote of 5-*  
27 *0.*

28  
29 2. **Ordinance No. 2011-12 – Small Scale Comprehensive Plan Amendment – 1.77± Acres**  
30 **of Property Located South of Lake Griffin Road and North of Hermosa Street –**  
31 **Requesting a Change from Lady Lake Mixed Residential Low Density (MR-LD) to Town**  
32 **of Lady Lake Religious Facilities (RF) – Seventh-Day Adventists of Lady Lake on Behalf of**  
33 **Florida Conference Association of Seventh-Day Adventists (Thad Carroll)**

34  
35 Thad Carroll, Growth Management Director, gave the background summary for this agenda item  
36 which is on file in the Town Clerk's office. It states that the applicant, the Seventh Day  
37 Adventist Church of Lady Lake on behalf of the Florida Conference Association of Seventh-Day  
38 Adventists, has filed applications to amend the Future Land Use designation for property located  
39 south of Lake Griffin Road, and north of Hermosa Street, which includes 1.77± acres currently  
40 within the Town's jurisdiction.

41  
42 The Small Scale Future Land Use Map Amendment application was received on June 8, 2011  
43 and has been reviewed and determined to be complete, satisfying the necessary criteria as  
44 required to meet the requirements of the Land Development Regulations (LDRs), as well as the  
45 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission. A  
46 justification statement has also been included as part of the Small Scale Comprehensive Plan  
47 Amendment Application, which the applicant submitted for justifying why the Future Land Use

1 should be amended for the development proposed. The proposed uses for the property include  
2 Bible student missionary housing, temporary housing for displaced families during declared  
3 emergency events, classrooms, and church youth activities. These uses are consistent with the  
4 uses as permitted under the Religious Facilities (RF) Future Land Use Category.

5  
6 The applicant would be required to file a site plan(s)/modifications for any structures and obtain  
7 all necessary permits from outside agencies provided the amendment is approved for the  
8 property.

9  
10 Impact on Town Services:

11  
12 Potable Water –

- 13 ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- 14 ♦ Current water systems usage – 662,274 gpd (2011 average to date - April)

15  
16 Sewer –

- 17 ♦ 400,000 gpd is maximum capacity for sanitary sewer plant
- 18 ♦ Current sanitary sewer usage – 88,000± gpd
- 19 ♦ Over 300,000 gpd available for sanitary sewer

20  
21 Schools –

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

23  
24 Transportation –

- 25 ♦ Traffic Analysis has demonstrated no significant impact.

26  
27 Parks & Recreation –

- 28 ♦ Amendment will not cause P&R Level of Service to be exceeded (non-residential).

29  
30 Stormwater –

- 31 ♦ Project will be required to adhere to SJRWMD guidelines.

32  
33 The application meets the requirements of the Town of Lady Lake comprehensive plan  
34 amendment application requirements for transmittal to the Town Commission.

35  
36 The Technical Review Committee (TRC) reviewed the application on July 05, 2011 and  
37 determined the application was complete and ready for transmittal to the Planning & Zoning  
38 Board by a vote of 5-0; on July 11, 2011. The Planning & Zoning Board recommended approval  
39 of the ordinance by a vote of 5-0. The First Reading before the Town Commission is scheduled  
40 for later this evening; the Second/Final Reading before the Town Commission is scheduled for  
41 August 1, 2011.

42  
43 Mr. Carroll showed an aerial view of the property. He stated the church property is currently  
44 zoned RF and the applicant would like to aggregate the four surrounding parcels they purchased  
45 under Religious Facilities.

1 Mr. Carroll reported adjacent property owners within 150' were notified by certified mail on  
2 June 29, 2011, and the property was posted on July 1, 2011. Three responses have been received  
3 by staff; none either for or against the re-zoning, just one site inquiry and two questions  
4 regarding the re-zoning.

5  
6 Mr. Carroll stated that Mr. Robert Couch was available to answer any questions as representative  
7 for the applicant.

8  
9 Commissioner Hannan asked how Water Oaks residents are notified if they are the adjacent  
10 property owners.

11  
12 Mr. Carroll reported that staff would notify the property owner and in the case of Water Oaks  
13 residents that would be Sun Communities. It would then be up to the HOA to notify the  
14 residents of the community.

15  
16 *Upon a motion by Member Holden and a second by Member Miller, the Local Planning*  
17 *Agency recommended approval and transmittal of Ordinance 2011-12 to the Town*  
18 *Commission for consideration and approval. A roll call vote was taken and the motion passed*  
19 *by a vote of 5-0.*

20  
21 **ROLL CALL:**            *Member Holden*            **YES**  
22                                *Member Miller*            **YES**  
23                                *Member Hannan*           **YES**  
24                                *Member Kussard*           **YES**  
25                                *Chairperson Richards*    **YES**

26  
27 **3. Ordinance No. 2011-15 – Small Scale Comprehensive Plan Amendment – 8.1± Acres**  
28 **of Property Located South of County Road 466 and West of Rolling Acres Road –**  
29 **Requesting a Change from Lake County Urban Expansion to Town of Lady Lake**  
30 **Commercial General - Retail Sales & Services (RET) – Goffredo Martelli on Behalf of**  
31 **ZMSS, LLP (Thad Carroll)**

32  
33 Thad Carroll, Growth Management Director, gave the background summary from the agenda  
34 item cover sheet, which is on file in the Town Clerk's office. It states that the applicant,  
35 Goffredo Martelli on behalf of ZMSS, LLP, has filed applications to amend the Future Land Use  
36 designation for property located south of County Road 466 and west of Rolling Acres Road  
37 which includes 8.1± acres currently unincorporated.

38  
39 The Small Scale Future Land Use Map Amendment application was received on June 10, 2011  
40 and has been reviewed and determined to be complete, satisfying the necessary criteria as  
41 required to meet the requirements of the Land Development Regulations (LDRs), as well as the  
42 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission. A  
43 justification statement has also been included as part of the Small Scale Comprehensive Plan  
44 Amendment Application which the applicant submitted for justifying why the Future Land Use  
45 should be amended for the development proposed. The proposed uses for the property include  
46 light commercial uses with the primary intent of medical offices.

1  
2 The applicant would be required to file a site plan(s) for any structures and obtain all necessary  
3 permits from outside agencies provided the amendment is approved for the property.  
4

5 Impact on Town Services:  
6

7 Potable Water –

- 8 ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2012)
- 9 ♦ Current water systems usage – 662,274 gpd (2011 average to date - April)

10  
11 Sewer –

- 12 ♦ 400,000 gpd is maximum capacity for sanitary sewer plant
- 13 ♦ Current sanitary sewer usage – 88,000± gpd
- 14 ♦ Over 300,000 gpd available for sanitary sewer

15  
16 Schools –

- 17 ♦ Not factored for project – no foreseen impact of students (commercial).

18  
19 Transportation –

- 20 ♦ Traffic Analysis has demonstrated no significant impacts.

21  
22 Parks & Recreation –

- 23 ♦ Amendment will not cause P&R Level of Service to be exceeded (non-residential).

24  
25 Stormwater –

- 26 ♦ Project will be required to adhere to SJRWMD guidelines.

27  
28 The application meets the requirements of the Town of Lady Lake comprehensive plan  
29 amendment application for transmittal to the Town Commission.  
30

31 The Technical Review Committee (TRC) reviewed the application on July 05, 2011 and  
32 determined the application to be complete and ready for transmittal to the Planning & Zoning  
33 Board by a vote of 5-0. On July 11, 2011, the Planning & Zoning Board recommended approval  
34 of the ordinance and transmittal to the Town Commission by a vote of 5-0. The First Reading  
35 before the Town Commission is scheduled for later this evening; the Second/Final Reading  
36 before the Town Commission is scheduled for August 1, 2011.  
37

38 Mr. Carroll showed an aerial view of the subject property. He clarified that the property is east  
39 of the Lexington ALF and west of the Rolling Acres Apartments adjacent to CR 466, and  
40 currently has a vacant residential structure on it.  
41

42 Notices to inform the eleven adjacent property owners within 150' feet were sent by certified  
43 mail on June 29, 2011 and the property was posted on July 11, 2011.  
44

1 Mr. Carroll reported that there are no foreseen negative impacts if this application is approved  
2 and that staff recommends approval. He stated that the applicant, Goffredo Martelli, is present  
3 to answer any questions.  
4

5 There were no questions or comments.  
6

7 *Upon a motion by Member Kussard and a second by Member Holden, the Local Planning*  
8 *Agency recommended approval and transmittal of Ordinance 2011-15 to the Town*  
9 *Commission for consideration and approval. A roll call vote was taken and the motion passed*  
10 *by a vote of 5-0.*  
11

12	<b>ROLL CALL:</b>	<i>Member Holden</i>	<i>YES</i>
13		<i>Member Miller</i>	<i>YES</i>
14		<i>Member Hannan</i>	<i>YES</i>
15		<i>Member Kussard</i>	<i>YES</i>
16		<i>Chairperson Richards</i>	<i>YES</i>

17

18 Commissioner Hannan stated that the language of the motions made by the LPA need to be  
19 correct.  
20

21 Attorney Schroth stated the minutes typically reflect the correct language of the motions, which  
22 are to recommend approval and transmittal to the Town Commission for consideration and  
23 approval. He stated that this is due to the LPA being an advisory committee and asked that they  
24 keep the language technically correct when making the motions for the record.  
25

26 Town Manager Kristen Kollgaard asked if a roll call is necessary, or could they just do an all in  
27 favor.  
28

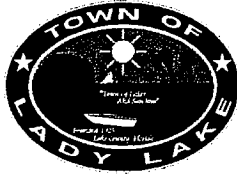
29 Attorney Schroth said either is correct and it is the Mayor's preference.  
30

31 **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:39 p.m.  
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33  
34  
35  
36

37 \_\_\_\_\_  
38 Kristen Kollgaard, Town Clerk  
39

37 \_\_\_\_\_  
38 James Richards, Chairperson  
39

40 Minutes transcribed by Nancy Slaton, Staff Assistant to Town Clerk



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## LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LPA MEETING DATE: October 17, 2011

Please see Commission Packet Item # H-12 for supporting materials.

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**SUBJECT:**           **ORDINANCE 2011-24 LAKE RECREATIONAL, LLC AND TWOFUS INVESTMENTS, LLC – SMALL SCALE FUTURE LAND USE MAP CHANGE OF PROPERTY BEING 1.77± ACRES OF LAND, LOCATED APPROXIMATELY 650 FEET NORTH OF THE INTERSECTION OF GRIFFIN ROAD AND COUNTY ROAD 25, FROM LAKE COUNTY URBAN LOW TO TOWN OF LADY LAKE COMMERCIAL GENERAL- RETAIL SALES AND SERVICES (RET) - AK#S 2614439 AND 1224888.**

**DEPARTMENT:**   **GROWTH MANAGEMENT**

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**STAFF RECOMMENDED MOTION:**

**APPROVAL OF ORDINANCE 2011-24 - LAKE RECREATIONAL, LLC AND TWOFUS INVESTMENTS, LLC- SMALL SCALE FUTURE LAND USE MAP CHANGE OF PROPERTY BEING 1.77 +/- ACRES OF LAND.**

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**SUMMARY:**

Applicant Lawrence Breech has filed an application for Small Scale Future Land Use Map Change on behalf of Lake Recreational, LLC and Twofus Investments, LLC for Property being 1.77 +/- acres of Land, located approximately 650 feet north of the Intersection of Griffin Road and County Road 25.

The application was received on August 26, 2011, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the adopted Comprehensive Plan Land Development Regulations as well as the Land Development Regulations, and is ready for transmittal to the Town Commission for their review. The application has been found sufficient to satisfy criteria as required for small scale amendments under Florida Statute 163.3187. The applicant has also included a justification statement as part of the application. The proposed uses for the property are commercial uses as proposed by Ordinance 2011-25.

The applicant has filed an annexation application for the property concurrent with the Small Scale Future Land Use Map Amendment request; when property is annexed, the Town must designate a land use classification that is consistent with the Comprehensive Plan. The

The second and final reading of Ordinance 2011-24 before the **Town Commission** will be held on Monday, November 7, 2011.

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FISCAL IMPACT: \$ -0-  Capital Budget

Operating  Other

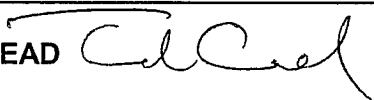

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ATTACHMENTS:  Ordinance(s)  Resolution  Budget Resolution

Other

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

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DEPARTMENT HEAD 	Submitted 10/12/11	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER 	Approved Agenda Item for: 10/17/11	Date 10/12/11

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COMMISSION ACTION:  Approved as Recommended  Disapproved  
 Tabled Indefinitely  Continued to Date Certain  
 Approved with Modification