

**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
April 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, Interim Town Manager/Town Clerk; Derek Schroth, Town Attorney; Judi Jankosky, Town Planner; and Jayne York, Staff Assistant to Town Clerk

1. Approval of Minutes

February 17, 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 February 17, 2010 as Presented, by a vote of 5 to 0.

2. North Lake Presbyterian Church, Small Scale Comprehensive Plan Amendment of 0.22± Acres to Change from Future Land Use of Lady Lake (RET) Commercial General – Retail Sales & Services to Lady Lake (RF) Religious Facilities (Ordinance No. 2010-06)

Judi Jankosky, Town Planner, gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated that the North Lake Presbyterian Church has filed an application for property located on the northwest corner of Lady Lake Boulevard and High Avenue, which includes 0.22± acres for a Small Scale Comprehensive Plan Amendment change from Future Land Use of Lady Lake (RET) Commercial General – Retail Sales & Services to Lady Lake (RF) Religious Facilities.

Ms. Jankosky stated that the Small Scale Future Land Use Map Amendment application was received on March 25, 2010; it has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the adopted Comprehensive Plan and is ready for transmittal to the Town Commission. Notices to inform the surrounding property owners within 150' of the property of the proposed amendment were mailed by certified mail return receipt on March 29, 2010 and the property was also posted on April 5, 2010.

Ms. Jankosky stated that the subject parcel (AK# 1723663) is currently in operation as a Food Bank utilizing an existing 1,152 sq. ft. building and a 192 sq. ft. storage shed. Recently, the church had come to the Growth Management Department to inquire about constructing a 400 sq. ft. addition to the building. At that time, Staff realized that the Future Land Use of the property was General Commercial – Retail Sales & Services. In review of the Comprehensive Plan, these uses are not permitted on this parcel of land. However, in 1998, the Food Bank was constructed and received a permit from the Town of Lady Lake and it has been in operation as a food bank since that time.

Ms. Jankosky stated that there would be no further impact on Town Services in the event that the proposed amendment is adopted. The facility is on the Town’s water supply, but is served by a septic tank in lieu of the Town’s central system. No impacts to the school system or Parks & Recreation Level of Service (LOS) will result with this change. 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.

Ms. Jankosky stated that the Technical Review Committee (TRC) reviewed the application on April 5, 2010 and determined the application to be complete and ready for transmittal to the Planning & Zoning Board with a vote of 5-0; on April 12, 2010, the Planning & Zoning Board recommended approval of the ordinance with a vote of 4-0; the Second/Final Reading before the Commission is scheduled for May 3, 2010. It was also noted that John Bros with the church was present to answer any questions.

Commissioner Hannan commented that he has been in this building; it is very cramped and he is in favor of this.

There were no questions or comments from the public.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved Ordinance No. 2010-06 – North Lake Presbyterian Church, Small Scale Comprehensive Plan Amendment of 0.22± Acres to Change from Future Land Use of Lady Lake (RET) Commercial General – Retail Sales & Services to Lady Lake (RF) Religious Facilities, by the following roll call vote:

HOLDEN	YES
MILLER	YES
HANNAN	YES
KUSSARD	YES
RICHARDS	YES

Commissioner Hannan mentioned again that diversity is needed in the Town’s organizations and he still feels that the Local Planning Agency should be a diverse group of citizens because, as Commissioners, they are just “rubber-stamping” when this item is brought to the Commission again.

**LPA Meeting
April 19, 2010**

Mayor Richards asked why the Town has both a Planning & Zoning board and a Local Planning Agency.

Derek Schroth, Town Attorney, stated that it is a statutory requirement as part of the Growth Management Plan to have a separate agency to look at broader planning issues; it's legally a separate entity but the Commission can serve as the LPA.

Ms. Kollgaard asked if the Planning & Zoning Board serves as the LPA in some places.

Mr. Schroth stated that was correct and that in some places, the LPA is separate.

Ms. Kollgaard stated that the Commission could either look into turning the LPA over to the Planning & Zoning Board or into having a separate board and see if there are any applicants for it.

Commissioner Hannan stated that a separate board would be more diversified as it doesn't hurt to have more opinions and more professional people involved. He suggested trying a separate board for 6 months or a year.

Commissioner Kussard stated that the biggest problem is that not too many people apply for the various Town boards and committees and finding people with specific interests would be difficult.

Mayor Richards stated that there is going to be a meeting soon regarding the future direction of the Town and suggested that this could be a discussion item for that meeting, which was agreeable to all.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:38 p.m.

Kris Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Jayne York, Staff Assistant to Town Clerk