

**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*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<i>HOLDEN</i>	<i>YES</i>
<i>MILLER</i>	<i>YES</i>
<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

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

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Kristen Kollgaard, Town Clerk

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James Richards, Chairperson

Minutes transcribed by Jayne York, Staff Assistant to Town Clerk