

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
November 7, 2016**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: Member Tony Holden
Member Paul Hannan
Member Jim Richards
Member Dan Vincent
Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. Approval of Minutes: October 3, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Richards, the Local Planning Agency members approved the minutes of the October 3, 2016 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2016-31 – Small Scale Future Land Use Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) for Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the property owners, Douglas Schimerhorn and BJ Hall, have filed applications to amend the Future Land Use designation of properties consisting of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake County, Florida. The small scale application involves 0.95 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake. Mr. Carroll stated that staff recommends approval of this ordinance.

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There is an existing manufactured home currently placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced by Town of Lady Lake Potable Water. As a condition for the Town to service water at this property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant, and the applicant has not provided any specific plans or time frame if when this parcel will be developed.

Future Land Use maps were shown, as were photos of the postings and of the property and adjacent properties. Mr. Carroll noted that single family homes are primarily along Lakeview Drive and there is a mix of manufactured homes, duplex and single family conventional homes across Griffinview Drive, and this was shown on an aerial view of the property.

The subject properties lie in Section 21, 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 small scale application was received on Monday, August 30, 2016, and has been reviewed and determined to be complete, satisfying the necessary criteria as required 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.

Concurrency Determination Statement – The applicants are annexing into the Town in accordance with the terms set forth in the Covenant to Annex Agreement executed between property owners and the Town on June 9, 2016.

Mr. Carroll reviewed the impact on Town Services as shown below:

Potable Water – This property is currently serviced by Town of Lady Lake Potable Water and consumes one (1) Water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day. At the time the vacant parcel is proposed to be developed, an additional ERU would be required for a total of two (2) ERUs or 500 gallons per day combined for both parcels.

Sewer – The Town does not service Sewer at this location, so the property owners were required to acquire a septic tank permit through Lake County Health Department-Environmental Division when they applied to set up the existing manufactured home.

Schools – Using the updated Lake County student generation rates based on the recently-updated impact fee study, minimum impact expected with a maximum of three school children (one student for each school):

	SF-DU	MF-DU	Mobile	Mobile Home School Impact (based on 2 MH)
Total	0.328	0.283	0.206	3
Elementary	0.152	0.143	0.097	1
Middle School	0.074	0.063	0.047	1
High School	0.102	0.077	0.062	1

Transportation – The local roadways that will be affected by these parcels are all Lake County Roads. Traffic impact is existing for Parcel 1. The proposed land amendment change is expected to generate a maximum of four additional PM peak hour trips should Parcel 2 be developed with the expectation that only one single family dwelling unit would be built at the location. Based on either build-out of one single family dwelling unit or two dwelling units at the maximum, there would be low impact to the local road system.

Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning applications will cause minimum impact to the Town’s Park and Recreation facility in that the highest use would be one single family dwelling unit per each parcel.

Stormwater – Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0170E effective 12/18/2012, both parcels are in Flood Zone X - Outside the 500-yr Floodplain.

Future Land Use

Subject Properties	Lake County Urban Low Density
Future Land Use of Adjacent Properties	
West	Lady Lake- Mixed Residential- Medium Density (MR-MD)
East	Lake County – Urban Low Density
North	Lake County – Urban Low Density
South	ROW/Lady Lake- Single Family Medium Density (SF-MD)

Comments:

- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016, and the properties were posted this same date. He stated there have been no objections or letters of support from surrounding property owners aside from the comments shown in the minutes of the Planning and Zoning Board meeting of October 10, 2016.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-31, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-31 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-31 for second/final reading on Monday, November 21, 2016 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any question.

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

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Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-31 by the following roll call vote:

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

ADJOURN: There being no further discussion, the meeting was adjourned at 5:52 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk