

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
November 6, 2017**

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 5:45 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Wendy Then, Senior Planner; and Nancy Slaton, Deputy Town Clerk

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

NEW BUSINESS:

1. Approval of Minutes: October 2, 2017 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Hannan, the Local Planning Agency members approved the minutes of the October 2, 2017 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2017-42 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Four Lots (0.55 +/- Acres Referenced by Alternate Key #1482607, 1482747, 2603763, & 2676051) – Located within Orange Blossom Gardens 2 and 3.1b., within Lake County, FL (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 applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for four lots located within Orange Blossom Gardens Units 2 and 3.1B. The application involves 0.55 +/- acres of property and the lots are addressed as follows:

- 915 Aloha Way
- 1023 Vermont Avenue
- 809 Beechwood Avenue
- 705 Royal Palm Avenue

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties, as were photos of the posting of the properties and surveys of the parcels.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, September 19, 2017. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.

Concurrency Determination Statement: A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town Services. The Villages proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll stated there will be no impact on Town services as shown below:

Potable Water – No impact, the lots are served by the Village Center Community Development District Central Water System.

Sewer – No impact, the lots are served by the Village Center Community Development District Central Sewer System.

Schools – Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation – No impact, the existing homes will be replaced with new homes. There will be no change in average daily trip generation.

Parks & Recreation – The small-scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject property involves approximately 0.55 ± acres and lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density (915 Aloha Way/809 Beechwood Avenue) / Lady Lake Manufactured Home High Density (1023 Vermont Avenue/705 Royal Palm Avenue)
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John’s River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll stated that notices to inform the surrounding property owners (100) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, September 25, 2017, and the properties were also posted the same day. No objections or letters of support have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-42, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the October 9, 2017 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2017-42 by a vote of 5-0. The Town Commission is scheduled to consider this ordinance at first reading later this evening at 6:00 p.m., and for second/final on November 20, 2017.

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

Chairperson/Member Richards asked if anyone else had any questions or comments regarding this ordinance, and hearing none, asked for a motion.

Upon a motion by Member Kussard and a second by Member Hannan, the Local Planning Agency recommended approval of Ordinance No. 2017-42 by a roll call vote of 5-0.

3. Ordinance No. 2017-44 – Large Scale Comprehensive Plan Future Land Use Map Amendment – First National Bank of Mount Dora/Joel W. Hass – Changing from Lady Lake Commercial General-Retail Sales and Services (RET) to Lady Lake Other Institutional Facilities (OIF) – for 16.8 ± Acres of Property Referenced by Alternate Key #2700297 & 2808683; Located Just South of the Oakwood Smokehouse Restaurant along South Hwy 27/441, across from the Hartsock Sawmill Rd. Intersection, within Lake County, FL (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 applicant, Joel W. Hass with MJM Associates, LLC, on behalf of First National Bank of Mount Dora, is requesting to amend the Future Land Use designation of two parcels just south of the Oakwood Smokehouse Restaurant Site, along South Hwy 27/441, and across the street of the intersection with Hartsock Sawmill Rd., which includes 16.8± acres of land within the Town of Lady Lake municipal limits.

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties, as were photos of the parcel and the posting of the property, and a rendering of the conceptual plan.

Mr. Carroll reviewed the Department’s recommendation and basis for recommendation as follows:

1. The request is compatible with approved land uses and proposed developments to the east of the subject parcels.
2. The request change will efficiently utilize water and sewer facilities in the area.

Table 1- Existing and Proposed FLU for Site

Acres	Existing FLU	Proposed FLU
16.8 +/-	Lady Lake Commercial General-Retail Sales and Services (RET)	Lady Lake Other Institutional Facilities (OIF)

Table 2- Future Land Use Descriptions

Existing FLU	Proposed FLU
<p><u>Commercial General (Retail Sales & Services) (RET)</u>. This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.</p>	<p><u>Other Institutional Facilities (OIF)</u>. This land use category is intended to support institutional facilities not associated with the direct support of governmental affairs such as libraries and private and public schools, hospitals, and assisted living facilities, hospitals, and assisted living facilities. The floor area ratio (FAR) shall be limited to a maximum of 0.70 for the OIF category.</p>

A justification statement was included as part of the Large Scale Comprehensive Plan Amendment application, which the applicant submitted for justifying why the future land use should be amended for the development proposed. Mr. Carroll reviewed the justification provided on the application as follows:

- 1) The proposed land use and zoning changes will minimize impacts to all surrounding residential and commercial properties and will serve to limit the impact that any other commercial use would allow in the future.

2) Sanitary sewer and potable water are either on-site or adjacent to the site and the right-of-way, making the site highly desirable for the project. The Traffic Impact Analysis will demonstrate compliance with the Comprehensive Plan.

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

Potable Water – The subject parcels are located within the Town of Lady Lake Utilities Service area and the project shall be developed in accordance to Objective FLU 1-5, coordinating future land uses with the concurrency management system for adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5.

- ♦ Potable Water Systems – CUP allocation of 1.188 million gpd (2017)
- ♦ 2017 average Town’s water systems usage – 743,318 gpd
- ♦ The project estimated consumption is 10,563 gpd.

Sewer – The projected demand on the wastewater system is 10,563 gpd.

Reuse – The project is proposed to generate 42 ERU's at build-out.

Schools – The property is proposed to generate zero students as the project consists of an institutional facility featuring a 125-bed Assisted Living Facility and a 125-unit Independent Living Facility.

Transportation – Traffic Analysis indicates that the project will generate a total of 763 new daily trips of which 59 trips will occur during the PM peak hour and 43 trips will occur during the AM peak hour. During the AM peak hour, 21 vehicles are forecasted to enter the project and 22 vehicles are projected to exit the site. During the PM peak hour, 29 vehicles are forecasted to enter the project and 30 vehicles are projected to exit the site. Mr. Carroll stated the traffic analysis will be updated at the time of the site plan.

Table 3.1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Assisted Living	254	125	Beds	333	12	6	12	16
Senior Adult Housing - Attached	255	125	Dwelling Units	430	9	16	17	14
Total New Trips				763	21	22	29	30

In comparison, the ITE Trip Generation for the Commercial General-Retail Sales and Services (RET) Future Land Use, a shopping center (ITE Code 820) would derive approximately 3.71 PM peak hour trips per every 1,000 sq. ft. of retail area.

Parks & Recreation – This commercial project shall not affect the Town’s LOS for Parks and Recreation in accordance to Goal REC1 and Objective REC1-1 of the Town’s Comprehensive Plan.

Stormwater – Project will be required to adhere to SJRWMD guidelines.

The subject properties involve approximately 16.8 ± acres in Section 28, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Table 3. Adjacent Property Characteristics

Direction	Current Use	Future Land Use of Adjacent Properties
West	Single Family Residence, and Pasture, vegetated, undeveloped commercial land	Commercial Professional Services (PS)
East	R.O.W./Health Exercise Club and Pasture, vegetated, and undeveloped commercial land, (Assisted Living Facility to be constructed soon)	Commercial General – Retail Sales and Services (RET)
North	High-Turnover Sit-down Restaurant	Commercial General – Retail Sales and Services (RET)
South	Pasture, vegetated, undeveloped commercial land	Commercial General – Retail Sales and Services (RET)

Comments:

1. A Rezoning application has been submitted concurrently with this Large Scale Future Land Use Amendment application.
2. Town of Lady Lake Commercial Design Standards outlined in Chapter 20 and Site Development Plan Regulations of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
3. Connection to Town Water, Sewer, and Reuse Utilities will be required.
4. Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.
5. Mitigation/Relocation for wildlife will be needed for any endangered species found on the property following an Environmental Assessment conducted on the subject parcels.

The Large Scale Future Land Use Map Amendment application was received on Wednesday, September 20, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan in accordance to what is being proposed under the Other Institutional Facilities (OIF) designation, and is ready for consideration by the Local Planning Agency.

Notices to inform the surrounding property five (5) within 150’ of the property of the proposed amendment were mailed on Monday, September 25, 2017, and the property was posted on Tuesday, September 26, 2017.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-44, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the October 9, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-44 to the Town Commission with the recommendation of

approval. The Town Commission is scheduled to consider this ordinance for first reading later this evening at 6:00 p.m., and for second/final reading on a date to be determined, pending review by the Department of Economic Opportunity (DEO).

Mr. Carroll stated Mr. Joel Hass is present if there are any questions.

Commissioner Kussard asked if an ALF is going to be built almost directly across the street.

Mr. Carroll replied that Village Veranda is being constructed a little to the north of this parcel and across US Hwy 27/441.

Commissioner Hannan commented that the Too Your Health Spa facility is directly across the street.

Chairperson/Member Richards asked if anyone else had any questions or comments regarding this ordinance, and hearing none, asked for a motion.

Upon a motion by Member Vincent and a second by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2017-44 by a vote of 5-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:54 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk