

1 Ms. Strange stated this issue was anticipated and has been addressed in the application. She stated  
2 that according to the State of Florida’s standards, the plant is nearing capacity, but not over  
3 capacity; and the applicant’s engineer stated that per the historical use of the facility, they will be  
4 well under capacity.

5  
6 Mr. Carroll pointed out that there is a letter dated June 7, 2016 in the packet from Keith Riddle,  
7 engineer. It was his analysis that, historically, it equated to a daily average of 38.7 gallons per  
8 residence.

9  
10 Commissioner Richards withdrew his objection regarding the sewer capacity after further review  
11 due to the historical usage.

12  
13 Mayor Kussard questioned the reference to tents in the Special Exception Use.

14  
15 Mr. Gore stated there may be tents such as used by the Boy Scouts.

16  
17 Ms. Strange stated that the current Recreation Planation CUP allows tents and they would be happy  
18 to limit them, but would like to keep it consistent with existing uses on the property.

19  
20 Mayor Kussard pointed out that under Section K of the CT-Commercial Tourist zoning, which the  
21 applicant is requesting, campgrounds are expressly prohibited and this is what tents would come  
22 under.

23  
24 Ms. Strange reiterated that tents are included under the Special Exception Use because it is already  
25 part of the current CUP agreement, but they are happy to limit them. She stated tents were also part  
26 of the ordinance from the reading in May.

27  
28 Mr. Carroll stated he does not have all the CUP’s before him this evening, although he did see one  
29 earlier today that stated camping is not a permitted use; it is prohibited. He stated there could be a  
30 prior CUP that states this.

31  
32 Mayor Kussard stated that the restaurant was discussed at the last meeting and was resident only at  
33 that time, but has now been changed to residents with accompanying guests.

34  
35 Mr. Carroll stated this is a revision since the first reading.

36  
37 **7. Ordinance No. 2016-14 – Second/Final Reading – Large Scale Future Land Use**  
38 **Comprehensive Plan Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential**  
39 **Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43**  
40 **± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North**  
41 **Clay Avenue, and East of Rolling Acres Road (Thad Carroll)**

42  
43 Town Attorney Derek Schroth read the ordinance by title only.

44  
45 Growth Management Director Thad Carroll gave the background summary for this agenda item (on  
46 file in the Clerk’s office). He stated that the applicant, Bret Jones, P.A., has filed an application on  
47 behalf of Lady Lake, Inc., to amend the Future Land Use designation of property located at 609  
48 Highway 466 (AK# 1120829), being north of Highway 466, west of North Clay Avenue, and east of  
49 Rolling Acres Road; which includes 29.43± acres within Town of Lady Lake limits, from Mixed  
50 Residential Medium Density (MR-MD) to Commercial Tourist (CT). Staff recommends approval  
51 of this ordinance.

1 The Large Scale Future Land Use Map Amendment application was received on February 22, 2016  
2 and has been reviewed and determined to be complete, satisfying the necessary criteria as required  
3 to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted  
4 Comprehensive Plan, and is ready for transmittal to the Town Commission for second/final reading.  
5

6 A map and an aerial view of the property was shown, as was a future land use map and photos of  
7 the posting of the property.  
8

9 Notices to inform the surrounding property owners (17) within 150' of the property of the proposed  
10 amendment were mailed on Monday, March 28, 2016, and the property was also posted this same  
11 date. Mr. Carroll stated that there have been a couple of inquiries regarding the application.  
12

13 The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the  
14 proposed park facility and included the general area of where the amenities will be placed in the  
15 park, as well as the street network and water retention area.  
16

17 Mr. Carroll reviewed the impact on Town services as follows:  
18

19 Potable Water:  
20

- 21 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- 22 ♦ Current water systems usage – 697,461 gpd
- 23 ♦ Demand contingent on occupants of development (482,539 gpd available)
- 24 ♦ Estimated consumption 28,000 gpd  
25

26 Sewer – The applicant has proposed to utilize the existing onsite sewer plant; no additional impact  
27 to the Town of Lady Lake (pending waiver to not connect).  
28

29 Schools – Not factored for project – no foreseen impact of students.  
30

31 Transportation – Traffic analysis indicates a that the proposed Future Land Use designation of CT –  
32 RV Park will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the  
33 current MR-MD designation, assuming maximum potential under the Future Land Use  
34 Classification.  
35

36 Parks & Recreation – Addition in population will not cause P&R Level of Service to be exceeded.  
37

38 Stormwater – Project will be required to adhere to SJRWMD guidelines.  
39

40 Applications have been reviewed and determined to be complete. The applicant has submitted all  
41 appropriate material in compliance with the Land Development Regulations (LDRs) and the  
42 application is ready for transmittal to the Town Commission. Additionally, the applications were  
43 reviewed and determined to be in compliance with the directives of the adopted Comprehensive  
44 Plan in accordance with the sought designation. A justification statement has also been included as  
45 part of the Large Scale Comprehensive Plan Amendment Application, which the applicant  
46 submitted for justifying why the future land use should be amended for the development proposed.  
47

48 The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range  
49 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:  
50  
51  
52

**Future Land Use**

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
<b>Future Land Use of Adjacent Properties</b>	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

1) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4) Connection to Town Water Utility will be required to service this RV Park Site.

5) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-14 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0. At the May 2, 2016 meeting, the Local Planning Agency voted 5-0 for approval of Ordinance No. 2016-14. At the May 2, 2016 meeting, the Town Commission voted 5-0 for approval of first reading of Ordinance No. 2016-14.

Mr. Carroll stated that on May 10, 2016, the Large Scale Future Land Use Map Amendment package was transmitted to the Department of Economic Opportunity (DEO,) as well as other state and regional agencies for their review. DEO reviewed the proposed amendment and identified no comments related to important state resources and facilities within the Department’s authorized scope of review that will be adversely impacted by the amendment if adopted. The Florida Department of Environmental Protection (DEP), the St. John’s River Water Management District (SJRWMD), and the Florida Department of Transportation (FDOT) also found that if the amendment were to be adopted there would be no adverse effects to state resources.

Mr. Carroll stated Ms. Strange is present to answer any questions.

Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.

1  
2 *Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the*  
3 *Commission approved the second/final reading of Ordinance No. 2016-14, by the following roll*  
4 *call vote:*

5  
6 *HOLDEN YES*  
7 *HANNAN YES*  
8 *RICHARDS YES*  
9 *VINCENT YES*  
10 *KUSSARD NO*

11  
12 **8. Ordinance No. 2016-15 – Second/Final Reading – Rezoning – Lady Lake Inc. –**  
13 **Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake**  
14 **Commercial Tourist (CT); Property Being 29.43 ± Acres of Land – Located At 609 Highway**  
15 **466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres**  
16 **Road (Thad Carroll)**

17  
18 Town Attorney Derek Schroth read the ordinance by title only.

19  
20 Growth Management Director Thad Carroll gave the background summary for this agenda item (on  
21 file in the Clerk’s office). He stated that the applicant, Bret Jones, P.A., has filed an application on  
22 behalf of Lady Lake, Inc., to amend the Future Land Use designation of property located at 609  
23 Highway 466 (AK# 1120829); being north of Highway 466, west of North Clay Avenue, and east  
24 of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed  
25 Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the  
26 property will be a 232 lot recreational vehicle park. The conceptual plan details the applicant’s  
27 proposal; in addition, a Special Exception use is required for the RV Park uses.

28  
29 A map and aerial view of the property, and a conceptual drawing of the intended layout of the 232  
30 lots with amenities of the property was shown, as were photos of the posting.

31  
32 The Rezoning application was received on February 22, 2016 and has been reviewed and  
33 determined to be complete, satisfying the necessary criteria as required to meet the requirements of  
34 the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is  
35 ready for transmittal to the Town Commission.

36  
37 The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida.  
38 Appropriate legal descriptions and the conceptual plan have been included with the submitted  
39 application. The zoning designation of the subject property and adjacent properties are as follows:

40  
41 **Zoning**

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
<b>Zoning of Adjacent Properties</b>	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)