

**Local Planning Agency Meeting
May 2, 2016**

1 than the current MR-MD Designation assuming maximum potential under the Future Land Use
2 Classification.

3
4 Parks & Recreation – Addition in population will not cause P&R Level of Service to be
5 exceeded.

6
7 Stormwater – Project will be required to adhere to SJRWMD guidelines.

8
9 Mr. Carroll reported the only concerns staff has heard is regarding traffic, and he reviewed the
10 report that showed the reduction of what the current land use permits versus what is proposed.
11 He reviewed the transportation assessment report which showed the roads in the vicinity will be
12 operating at Level of Service C, which is less than the Town’s Comprehensive Plan requirement
13 of Level of Service D.

14
15 Applications have been reviewed and determined to be complete. The applicant has submitted
16 all appropriate material in compliance with the Land Development Regulations (LDRs) and the
17 application is ready for transmittal to the Town Commission. Additionally, the applications were
18 reviewed and determined to be in compliance with the directives of the adopted Comprehensive
19 Plan in accordance with the sought designation. A justification statement has also been included
20 as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant
21 submitted for justifying why the future land use should be amended for the development
22 proposed.

23
24 The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18,
25 Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

26
27 **Future Land Use**

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
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)

28
29 Mr. Carroll reviewed comments for this application as follows:

- 30
31 1. Rezoning and Special Exception Use Applications have been submitted concurrently with
32 this Large Scale Future Land Use Amendment Application.
- 33
34 2. Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town
35 Commission approves the comprehensive plan amendment, rezoning, and Special Exception
36 Use applications to allow the RV Park.
- 37
38 3. Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must
39 be adhered to prior to any design of site plans for the proposed buildings associated with this
40 development.

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2 4. Connection to Town Water Utility will be required to service this RV Park Site.
3
4 5. Mitigation may be necessary for site plan approval to address concurrency deficiencies
5 associated with the impacts of this project.
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7 Mr. Carroll stated that notices to inform the surrounding property owners (17) within 150' of the
8 property of the proposed amendment were mailed on Monday, March 28, 2016, and the property
9 was also posted this same day. Four inquiries have been received to date.
10

11 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
12 reviewed application for Ordinance No. 2016-14 and determined the application to be complete
13 and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the
14 Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0.
15 The Town Commission is scheduled to consider Ordinance No. 2016-14 for first reading
16 following this meeting at 6 p.m., and for second/final reading after the Florida Department of
17 Economic Opportunity (DEO) has reviewed the transmitted amendment.
18

19 Mr. Carroll noted that there are two sign-in sheets on the table if anyone wants to receive copies
20 of the correspondence regarding the amendment and the comments from the DEO. He stated
21 Mr. Grant Gore and his legal counsel, Allison Strange, are present to answer any questions.
22

23 Mayor Kussard stated she is aware of the concerns regarding traffic and has received email from
24 Mr. Johnson, an official with the Villages Church of Christ, regarding the driveway proposed to
25 be on Clay Avenue.
26

27 Allison Strange from Bret Jones, PA, thanked the Commission for considering this application,
28 and commented that Mr. Carroll, staff, and Town Attorney Derek Schroth have been wonderful
29 to work with.
30

31 Mayor Kussard asked if there were any other questions or comments, and hearing none, asked
32 for a motion.
33

34 ***Upon a motion by Member Richards and seconded by Member Holden, the Local Planning***
35 ***Agency recommended approval of Ordinance No. 2016-14 by the following roll call vote:***
36

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

42
43 **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:43 p.m.
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46

47
48 _____
49 Kristen Kollgaard, Town Clerk
50

47
48 _____
49 Ruth Kussard, Chairperson
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51 Minutes transcribed by Nancy Slaton, Deputy Town Clerk