| <b>.</b> | HANNAN          |     |
|----------|-----------------|-----|
|          | VINCENT         | YES |
|          | <b>RICHARDS</b> | YES |
|          | KUSSARD         | YES |

## 3. <u>Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan</u> <u>Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll)</u>

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

Mr. Carroll stated that the present use of the property is a storage area for the RV park and the proposed use is for a 232-unit RV park site with amenities. He stated staff's recommendation is for approval.

A map and an aerial view of the property, a Future Land Use and adjacent parcels map, and photos of the posting of the properties were shown.

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016. 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 transmittal to the Town Commission.

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

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

Potable Water -

- Potable Water Systems CUP allocation of 1.18 million gpd (2016)
- Current water systems usage 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gpd available)
- Estimated consumption 28,000 gpd

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

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

## 49 Transportation – Traffic Analysis indicates a that the proposed Future Land Use designation of 50 CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips

## May 2, 2016

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

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

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

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

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been 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.

The subject property involving approximately  $29.43 \pm \text{acres}$  lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

| Subject Property                       | Lady Lake - Mixed Residential - Medium Density (MR-MD) - Up to 8       |  |  |
|--|--|--|--|
| 4                                      | 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)   |  |  |

## **Future Land Use**

- Mr. Carroll reviewed comments for this application as follows:
- 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 stated that notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016, and the property was also posted this same day. Four inquiries have been received to date.

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. The Town Commission is scheduled to consider Ordinance No. 2016-14 for first reading following this meeting at 6 p.m., and for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

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

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

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

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

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

| HOLDEN   | YES |
|----------|-----|
| HANNAN   | YES |
| VINCENT  | YES |
| RICHARDS | YES |
| KUSSARD  | YES |

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

Kristen Kollgaard, Town Clerk