

|   |       |                 |       |            |
|---|-------|-----------------|-------|------------|
| 1 | _____ | <b>HOLDEN</b>   | _____ | <b>YES</b> |
| 2 | _____ | <b>VINCENT</b>  | _____ | <b>YES</b> |
| 3 | _____ | <b>HANNAN</b>   | _____ | <b>YES</b> |
| 4 | _____ | <b>RICHARDS</b> | _____ | <b>YES</b> |
| 5 | _____ | <b>KUSSARD</b>  | _____ | <b>YES</b> |

10. **Ordinance No. 2016-14 – First Reading – Large Scale Future Land Use Comprehensive Plan 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)**

Town Attorney Derek Schroth read the ordinance by title only.

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, 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). He stated this property is also referenced as Recreation Plantation. The present use of the property is as a storage area and the proposed use is for a 232-unit RV park site with amenities. Staff’s recommendation is for approval.

A map and an aerial view of the property was shown, as were photos of the postings.

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, 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, 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).

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

Transportation – Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips 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 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 posted this same date. He stated that staff has had contact with four people expressing concern regarding traffic in this area, including two attending the Planning and Zoning Board meeting, and two inquiries by email. He stated that in this instance, the proposed future land use results in a reduction of both a.m. and p.m. trips. An email was received this afternoon from Pam Richmond confirming the reduction of p.m. peak hour trips.

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 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

**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)  |

Mr. Carroll reviewed the comments on 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 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 Local Planning Agency considered this ordinance at an earlier meeting and voted 5-0 for approval. The Town Commission will be scheduled to consider Ordinance No. 2016-14 for second/final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll stated that Mr. Grant Gore and his attorney are present if there are any questions.

Mayor Kussard commented that there is currently only one ingress/egress on Hwy 466, with another access to be added on Clay Avenue where there is none currently. She asked where it will be located on Clay Avenue.

Mr. Carroll replied that it will be created as a result of the development application after the approvals are in place and will be reviewed on the conceptual plan with the rezoning application.

- Buddy Johnson of the Villages Church of Christ stated he sent an email to the Commissioners and the Town Manager expressing his concern about the traffic issues in the area. He stated he respects the figures presented in the traffic report which will result in fewer vehicles on the roadway, and suggested that the new access road be put on Oak Street rather than Clay Avenue.
- Tim Lundy, representing the Boy Scout Troop 244 in Lady Lake, commented that Recreation Plantation and Mr. Gore have provided support to the troop in letting them use the property, and financial support, as well. He stated they would not be as successful as they are without his contribution.

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

*Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-14 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> |

**11. Ordinance No. 2016-15 – First Reading – Rezoning – Lady Lake Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT); 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)**

Town Attorney Derek Schroth read the ordinance by title only.

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, 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 (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot recreational vehicle park with amenities, and staff recommends approval.

1 The conceptual plan details the applicant’s proposal; in addition, a Special Exception use will be  
 2 required for the RV Park uses.  
 3

4 A map and aerial view of the property, and a conceptual drawing of the intended layout of the 232  
 5 lots with amenities of the property was shown, as were photos of the posting. Mr. Carroll noted that  
 6 the proposed access on Clay Avenue is shown coming out roughly halfway down the property line,  
 7 and appears to be a divided boulevard entrance with an in and out.  
 8

9 The Rezoning application was received on February 22, 2016, and has been reviewed and  
 10 determined to be complete, satisfying the necessary criteria as required to meet the requirements of  
 11 the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is  
 12 ready for transmittal to the Town Commission.  
 13

14 Mr. Carroll reported that notices to inform the surrounding property owners (17) within 150’ of the  
 15 property of the proposed amendment were mailed on Monday, March 28, 2016, and the property  
 16 was posted this same date.  
 17

18 The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida.  
 19 Appropriate legal descriptions, and conceptual plan have been included with the submitted  
 20 application. The zoning designation of the subject property and adjacent properties are as follows:  
 21  
 22

**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)  |

23  
 24 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed  
 25 application for Ordinance No. 2016-15 and determined the application to be complete and ready for  
 26 transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and  
 27 Zoning Board recommended approval of Ordinance No. 2016-15 by a vote of 3-0. The Town  
 28 Commission will be scheduled to consider Ordinance No. 2016-15 for second/final reading after the  
 29 Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale  
 30 Comprehensive Plan Amendment.  
 31

32 Mr. Carroll stated that Mr. Gore and Allison Strange are present if there are any questions.  
 33

34 Mayor Kussard asked if there will need to be an increase in ERUs as the applicant is requesting to  
 35 use their existing sewer plant for the proposed increase of 232 lots.  
 36

37 Mr. Carroll replied that this item will be considered with the subsequent application.  
 38

39 Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a  
 40 motion.  
 41

42 *Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the*  
 43 *Commission approved the first reading of Ordinance No. 2016-15 by the following roll call vote:*  
 44

|   |                 |            |
|---|-----------------|------------|
| 1 | <i>HOLDEN</i>   | <i>YES</i> |
| 2 | <i>VINCENT</i>  | <i>YES</i> |
| 3 | <i>HANNAN</i>   | <i>YES</i> |
| 4 | <i>RICHARDS</i> | <i>YES</i> |
| 5 | <i>KUSSARD</i>  | <i>YES</i> |

**12. Ordinance No. 2016-16 – First Reading – Special Exception Use (SEU) – Lady Lake Inc. Requesting to Incorporate the Recreational Vehicle (RV) Park Land Use Within the Commercial Tourist (CT) Zoning Classification; 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)**

Town Attorney Derek Schroth read the ordinance by title only.

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, Bret Jones, P.A. has submitted a Special Exception Use (SEU) application on behalf of Lady Lake, Inc. to incorporate the Commercial Tourist land use as permitted under existing parcel located at 609 Highway 466 (Alternate Key 1120829. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5 4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District. He stated that staff recommends approval.

The property is currently being utilized as a storage area for the adjacent RV park currently in existence. Future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, pool, and pickle ball courts. The projected density for the plan is approximately 8 units/acre.

Mr. Carroll reviewed the list of amenities the applicant shall be allowed to include, but is not limited to, as follows:

- 
- 1. office;
- 2. guard house/gate;
- 3. post office/postal area;
- 4. manager’s residence;
- 5. clubhouse;
- 6. bathhouse;
- 7. laundromat;
- 8. pool;
- 9. jacuzzi;
- 10. tennis/pickle ball courts;
- 11. horseshoes;
- 12. shuffleboard;
- 13. bocce ball;
- 14. equipment sheds;
- 15. tiki hut/snack bar
- 16. vending area
- 17. softball or multi purpose sports field
- 18. dog walk/park; and
- 19. restaurant