

~~Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-13 to the Town Commission for consideration by the following roll call vote:~~

_____	<del>MCKENZIE</del>	<del>YES</del>
_____	<del>CHIASSON</del>	<del>YES</del>
_____	<del>GAUDER</del>	<del>YES</del>

**5. Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – Changing from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)**

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). She 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 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

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, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150’ of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

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.

**Impact on Town Services**

**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.

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

1 **Transportation** – Traffic Analysis indicates a that the proposed Future Land Use designation of CT  
 2 – RV Park, will generate 145 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the  
 3 current MR-MD Designation assuming maximum potential under the Future Land Use  
 4 Classification.

5  
 6 **Parks and Recreation** – Addition in population will not cause Parks and Recreation Level of  
 7 Service to be exceeded.

8  
 9 **Stormwater** – Project will be required to adhere to SJRWMD guidelines.

10  
 11 Applications have been reviewed and determined to be complete. The applicant has submitted all  
 12 appropriate material in compliance with the Land Development Regulations (LDRs) and the  
 13 application is ready for transmittal to the Town Commission. Additionally, the applications were  
 14 reviewed and determined to be in compliance with the directives of the adopted Comprehensive  
 15 Plan in accordance with the sought designation. A justification statement has also been included as  
 16 part of the Large Scale Comprehensive Plan Amendment Application, which the applicant  
 17 submitted for justifying why the future land use should be amended for the development proposed.

18  
 19 The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range  
 20 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

21  
 22 **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)

23  
 24 **Comments:**

- 25  
 26 4) Rezoning and Special Exception Use Applications have been submitted concurrently  
 27 with this Large Scale Future Land Use Amendment Application.  
 28  
 29 5) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town  
 30 Commission approves the comprehensive plan amendment, rezoning, and Special  
 31 Exception Use applications to allow the RV Park.  
 32  
 33 6) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs  
 34 must be adhered to prior to any design of site plans for the proposed buildings associated  
 35 with this development.  
 36  
 37 7) Connection to Town Water Utility will be required to service this RV Park Site.  
 38  
 39 8) Mitigation may be necessary for site plan approval to address concurrency deficiencies  
 40 associated with the impacts of this project.

1  
2 The Technical Review Committee (TRC) members individually reviewed application for Ordinance  
3 No. 2016-14 and determined the application to be complete and ready for transmittal to the  
4 Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No.  
5 2016-14 on Monday, May 2, 2016. The Town Commission is scheduled to consider Ordinance No.  
6 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after  
7 the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

8  
9 Board member Chiasson stated this proposal is to add 232 RV lots, and questioned how many RV  
10 lots are currently on this property.

11  
12 Mr. Carroll stated currently there are no RV lots on this property as it's being utilized for storage.  
13 In the Recreation Plantation complex, there are 850 RV lots on the west side.

14  
15 Member Chiasson asked for clarification that 850 RV lots currently exist within the boundaries of  
16 Recreation Plantation, and this proposal will add roughly 232 more.

17  
18 Mr. Carroll replied that Member Chiasson is correct.

19  
20 Member McKenzie questioned what items are stored on the property.

21  
22 Mr. Carroll stated there are a variety of items such as boats, RV's, trailers, etc., and this is a  
23 permitted use.

24  
25 McKenzie questioned who will remove these items.

26  
27 Mr. Carroll stated it is the responsibility of the owners of the property to relocate them.

28  
29 Mr. Carroll stated he has received questions regarding traffic along Clay Avenue, as well as Oak  
30 Street.

31  
32 Mr. Carroll stated in evaluating a comprehensive plan amendment, the two existing land uses are  
33 compared. Regarding the traffic impact, the proposed 232 RV lots will have less impact on traffic  
34 than if this area was a planned development, which could accommodate 217 single-family homes.  
35 A family with two children would generate more traffic entering and exiting the area.

36  
37 Member Chiasson stated the comparison is to a hypothetical but absolutely lawful development of  
38 single family homes as it is currently zoned. Changing the zoning to this (proposed) zoning and  
39 allowing this intended use of the land, the traffic pattern for the proposed use would be less onerous  
40 on Rte. 466 and Rolling Acres than it would be if the land was developed under the current zoning  
41 category.

42  
43 Mr. Carroll replied Member Chiasson is correct.

44  
45 Member Chiasson stated if the property owner came forward requesting to build 217 homes, the  
46 county would look at the traffic impact and say it looks acceptable, go ahead, or might they say no  
47 there is too much of a traffic impact and we need to alter something else, such as traffic signals.

48

1 Mr. Carroll stated this is the first part of the process. Once a land use and property entitlement is  
2 granted, depending on the subsequent applications and the timing of them being approved, traffic  
3 scenarios could change. In the case of a residential development, the timing of that plat would  
4 dictate what changes need to be made regarding signalization or road widening. He stated that in  
5 front of the board tonight is a scenario showing which land uses would generate the most impact on  
6 traffic. Should the land use and rezoning be granted for Lady Lake, Inc. in this proposal, a  
7 subsequent site plan would be submitted and, depending on the timing of that site plan that traffic  
8 study would evaluate those trips entering and exiting the area. Mitigation would be determined at  
9 that time.

10  
11 Mr. Carroll continued with his presentation of Ordinance No. 2016-14 (on file in the Clerk's office).

- 12  
13 - Theresa Stangle, residing at 450 N. Clay Avenue, Unit 901, Lady Lake, stated she has read  
14 through the impact report and regarding the issue of schools and students. She stated the  
15 current school bus route on Clay Avenue includes two stops, and several small children  
16 utilize these bus stops, standing within ten feet of Clay Avenue. The transportation-related  
17 report mentions the traffic is not affected, but the size of the RV's and the trailers traveling  
18 on Clay Avenue may be too wide. She noted that Clay Avenue is narrow and, with the  
19 increased RV traffic, this may cause oncoming vehicles to leave the roadway to  
20 accommodate the larger vehicles to pass. This could be dangerous for the children waiting  
21 at the bus stops or for anyone walking on the sidewalks, and the potential damage to  
22 mailboxes. Ms. Stangle requested the board consider widening Clay Avenue to safely  
23 accommodate the larger vehicles; she is not opposed to the rezoning and believes it to be  
24 beneficial.

25  
26 Mr. Carroll stated he will discuss Clay Avenue right-of-way width with the Town's public works  
27 director. If it is an issue of a bus stop, the Town may be able to work with the school board to  
28 determine if this is a permanent bus stop. If it is determined that Clay Avenue is deficient, it will be  
29 addressed at that time.

30  
31 Member Chiasson stated the type of RV's that would be parked in Recreation Plantation would  
32 hook up to water and sewer, and would not be entering and exiting the park on a regular basis.

33  
34 Attorney Alison Strange from Bret Jones PA, representing Lady Lake, Inc., thanked the Mr. Carroll  
35 and the staff of the Town of Lady Lake for working with them on this project. Ms. Strange  
36 confirmed Member Chiasson's comment the RV's will be one time entering, and one time exiting  
37 the park. The proposed development currently is to not have numerous, short-term rental mobile  
38 RV's at the park. The owner's intent is to have long-term residents, opposed to short-term  
39 residents. They would consider themselves residents and would be potentially involved in the  
40 community. They do not foresee several large RV's traveling on Rolling Acres Road or Clay  
41 Avenue on a daily basis.

- 42  
43 - Herb Holmes, (no address stated for the record), is requesting clarification. The rezoning is  
44 on the east side of the property which is the deeper part of the property that is undeveloped.

45  
46 Chairperson Gauder stated Mr. Holmes is correct.

- 47  
48 - Mr. Holmes questioned how will rezoning be impacted by the proposed expansion of  
49 Rolling Acres Road from two to four lanes.

1  
2 Mr. Carroll stated as a result of this project with the proposed location of the additional 232 lots,  
3 any widening of Rolling Acres Road which is currently not in the construction time frame with  
4 Lake County. Should funding become available and the roadway is widened, it will not affect this  
5 property. It will be the adjacent to the existing park, to the west.

- 6  
7 - Mr. Holmes questioned the proposed new clubhouse and swimming pool that he read about  
8 - and stated this was not discussed tonight.

9  
10 Mr. Carroll stated we are currently assessing this proposed plan land use application. The next  
11 application is the rezoning application in which there is a conceptual drawing of the proposed  
12 layout. Mr. Carroll cautioned that the conceptual drawing is part of the special conception use,  
13 which will be heard before the Town Commission. The Planning and Zoning Board does not  
14 specifically make recommendations to the Town Commission.

15  
16 Chairperson Gauder asked if there were any additional comments or questions from the audience,  
17 and hearing none, asked for a motion.

18  
19 *Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and*  
20 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-14 to the Town*  
21 *Commission for consideration by the following roll call vote:*

22  
23 *MCKENZIE YES*  
24 *CHIASSON YES*  
25 *GAUDER YES*  
26

27 ~~**6. Ordinance No. 2016-15 – Rezoning – Lady Lake, Inc. – Rezoning From Lady Lake**~~  
28 ~~**Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT) –**~~  
29 ~~**Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829)**~~  
30 ~~**(Wendy Then)**~~  
31

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33 item (on file in the Clerk's Office). She stated that the applicant, Bret Jones, P.A., has filed an  
34 application on behalf of Lady Lake, Inc; to amend the Future Land Use designation of property  
35 (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay  
36 Avenue, And East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake  
37 limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The  
38 proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan  
39 details the applicant's proposal; in addition, a Special Exception use will be required for the RV  
40 Park uses.

41  
42 The Rezoning application was received on February 22, 2016, and has been reviewed and  
43 determined to be complete satisfying the necessary criteria as required to meet the requirements of  
44 the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is  
45 ready for transmittal to the Town Commission.

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47 Notices to inform the surrounding property owners (17) within 150' of the property of the proposed  
48 amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday,  
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