



LOCAL PLANNING AGENCY MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, April 1, 2024, 5:30 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Approval of Minutes — September 6, 2024 - Local Planning Agency Minutes
- B. **Please reference Commission Agenda Item D-3 for Supplemental Materials**

Ordinance 2024-04 — Small Scale Future Land Use Comprehensive Plan Amendment — Caudill — Change the future land use designation from Lake County Rural Density to Lady Lake Single Family Medium Density for property being 24.02 acres, owned by David M. Caudill and David M. Caudill Life Estate, located on the north side of Lake Ella Road, approximately 350 linear feet west of Micro Racetrack Road, within Lake County Florida.

CHAIRPERSON AND MEMBERS' REPORTS

PUBLIC COMMENT

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

1 **DRAFT MINUTES OF THE LOCAL PLANNING AGENCY MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **September 6, 2023**

4 The Local Planning Agency meeting of the Town of Lady Lake was held in the Commission
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairman Rietz
6 presiding. The meeting convened at 5:30 p.m.

7 **CALL TO ORDER**

8 Chairman Jim Rietz

9 **ROLL CALL**

Members	Present
Kussard	YES
Gourlie	YES
Freeman	YES
Rietz	YES

10 **STAFF PRESENT**

11 Bill Lawrence, Town Manager; Wendy Then, Senior Planner; C.T. Eagle, Public Works Director;
12 Nancy Wilson, Town Clerk

13 **NEW BUSINESS**

14 **Ordinance 2023-05 — First Reading - Small Scale Future Land Use Comprehensive Plan**
15 **Amendment — Hien D. Nguyen and Barbara D. Kleinschrodt — Changing the future land use**
16 **designation from Lady Lake Mixed Residential – Low Density (MR-LD) to Town of Lady Lake**
17 **Commercial General - Retail Sales and Service (RET); for property being approximately 0.682**
18 **acres; Referenced by Alternate Key Numbers 2801573 and 2515678 within Lake County,**
19 **Florida.**

20 Senior Planner Wendy Then said this ordinance came before the Commission on July 3, 2023
21 and was subsequently tabled. The purpose was so a meeting could be held with adjacent
22 property owners which occurred on August 5, 2023. Another reason for the delay was so the
23 developer could discuss with Lake County a cut-in to the proposed development from 466. The
24 other part of the project consisting of three parcels has been removed from the plan so only the
25 corner property consisting of two parcels bordering 466, Clay Avenue and West Lemon Street is
26 being considered for development. There are already some businesses established in this area.

1 The existing Future Land Use designation is Lady Lake Mixed Residential Medium Density. The
2 Mixed Residential Low Density Residential category shall be limited to manufactured homes and
3 detached single family dwelling units. The owners are requesting a change to Lady Lake
4 Commercial General – Retail Sales and Services (RET). This land use category is limited to retail
5 sales and services which is an establishment engaged in the selling of products and services to
6 the public for personal or household consumption, including but not limited to beauty/barber
7 shop, laundry and dry-cleaning store, newsstand/bookstore, clothing stores, drug stores, home
8 electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and
9 sporting goods. The intensity standard for this land use category is limited to a maximum of 80%
10 impervious surface ratio per parcel (which includes building coverage) and a maximum building
11 height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be
12 limited to a maximum of 0.50 for the Commercial General category.

13 Whenever the Town receives an application for a Small-Scale Future Land Use Comprehensive
14 Plan Amendment, it must comply with the Comprehensive Plan; the Comp Plan outlines goals
15 and objectives that the town has written and must be in line with criteria outlined in the Future
16 Land Use map. There are different policies within the Comp Plan that are looked at to ensure
17 that what has been submitted is acceptable.

18 Changes have been made to what was submitted in July 2023. The applicant will now provide
19 access from Highway 466. The landscaping buffers have been increased to accommodate the
20 adjacent neighbors. Setbacks have also been increased and there is a six-foot fence being
21 proposed along the east and north property boundaries to provide privacy for the adjacent
22 neighbors.

23 In conclusion, Ms. Then stated that trip generation and other details will be discussed at the
24 following Commission meeting.

25 Commissioner Kussard asked about where the previously discussed pharmacy and doctor's
26 office will be built.

27 Ryan Solstice – LPG Urban & Regional Planners, LLC

28 Mr. Solstice explained that what Commissioner Kussard is referring to was a Conceptual Plan
29 and that the doctor who was interested in that project does not yet own the property. The plan
30 for the restaurants is a different proposal altogether. The doctor does not have anything to do
31 with the restaurants being proposed.

32 Commissioner Freeman asked if the applicants have considered what they would do if the
33 restaurants failed; would they look for another use?

34 Mr. Solstice said that what is proposed are 500 square foot buildings serving as take-out
35 restaurants which could be converted into offices.

1 Commissioner Freeman said the project looks untenable to him; he does not want to see empty
2 buildings. He is also concerned about getting a traffic study with the roads how they are now
3 because, in the future, North Clay is going to cut through to 466 and traffic will be intense. That
4 neighborhood will be changed dramatically; it will be loud and busy.

5 Mayor Rietz asked what happened to the property to the east that was going to be part of this
6 project. Mr. Solstice responded that the other parcel was not compatible with the surrounding
7 neighborhood, so the plan was changed to only utilize the property that abuts Clay Avenue.

8 Mayor Rietz commented that these restaurants are needed and their proximity to the Ball Park
9 and Snooky Park would give visitors somewhere to eat.

10 **PUBLIC COMMENTS**

11 Mike Kuchera - 305 W. Lemon

12 Mr. Kuchera said that if the Commission is going to vote on something, he wants to voice his
13 opinion. He said this matter has been postponed and other things have impeded getting to the
14 vote. There is enough opposition to the project and the community does not want any type of
15 restaurant on that corner. Lemon Street is too narrow for any volume of traffic. If the project is
16 approved, trees will be removed, lessening shade. There will just be a flat, paved location with
17 retention ponds that will attract mosquitoes. Nothing was solved at the community meeting. Mr.
18 Kuchera does not like this process, adding that there will be a major problem when Clay is
19 pushed through. He would like to see more homes. Commercial property will devalue their
20 homes in that neighborhood.

21 **ADJOURN**

22 There being no further business, the meeting was adjourned at 5:56 p.m.

23 _____
24 Nancy Wilson, Town Clerk

25 _____
26 Jim Rietz, Chairman