

**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
September 2, 2015**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: Member Tony Holden
Member Dan Vincent
Member Jim Richards
Chairperson/Member Ruth Kussard

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Pam Winegardner, Acting Finance Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if anyone in the audience would like to comment at this time. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** July 6, 2015 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency approved the minutes of the July 6, 2015 meeting as presented by a vote of 4 to 0.

2. **Ordinance No. 2015-09 – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item which is on file in the Town Clerk's office. He stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan for properties consisting of 11 lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. Mr. Carroll stated that the application involves 1.56 +/- acres of property from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. He stated that the MH-HD future land use classification is consistent with the homes in the Orange Blossom Gardens sections already incorporated by the Town of Lady Lake.

Mr. Carroll read the list of addresses of the subject parcels as follows:

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- 1011 Aloha Way
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrason Blvd.
- 1316 Teakwood Lane
- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

He reviewed the site map showing the location of the lots and explained that some of the lots are contiguous to the Town boundaries, and some are not, but that there is a policy in place for those that are not.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, 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. 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 Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 1.56 ± acres lies in Section 06, Township 18 South, and Range 24 East in Lake County, Florida. Mr. Carroll reviewed the Future Land Use of the adjacent properties as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General- Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Mr. Carroll stated that the applicant’s justification is that 80% of the homes in the historic section of The Villages known as Orange Blossom Gardens are in the Town of Lady Lake and the remainder lie within a small enclave. As part of the revitalization effort, The Villages is bringing these lots in for annexation to construct conventional homes.

Mr. Carroll stated that the applicant has submitted a Concurrency Determination Statement. The Villages is proposing to remove existing manufactured homes on 11 lots in a historic section of

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The Villages known as Orange Blossom Gardens and construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

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

Potable Water-

- ♦ No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- ♦ Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community. The School Board member was not required to be present this evening due to this fact.

Transportation –

- ♦ No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll reported the following comments:

- 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll reported that the application was received on July 13, 2015. Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015, and the property was also posted on this date. He stated that 184 of the return receipts were received back, and some were

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returned as undeliverable. Mr. Carroll stated that 26 phone calls have been fielded regarding this application, four in-person inquiries were received, and no written objections have been received thus far.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning & Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-09 at their regular meeting on Monday, August 10, 2015, and recommended approval by a 3-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-09 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro, representing The Villages, is present if there are any questions.

Commissioner Richards asked if there is a simpler way to accomplish this annexation.

Mr. Carroll replied that staff must complete mail-outs to those within 150' of the parcel(s), postings, and an ad according to the Town's Land Development Regulations, regardless of whether this is an annexation of a single lot or multiple lots.

Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2015-09 – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, by the following roll call vote:

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

ADJOURN: There being no further discussion; the meeting was adjourned at 5:51 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk