



REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, November 16, 2015
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: Ruth Kussard, Mayor/Chairperson

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Minutes – September 16, 2015
2. Ordinance No. 2015-16 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – 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 Three Lots of Approximately 0.43 +/- Acres – Located within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Thad Carroll)

ADJOURN

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

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**MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
September 16, 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 Paul Hannan
Member Tony Holden
Member Dan Vincent
Member Jim Richards
Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Attorney Todd Mazonko for 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:** September 2, 2015 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Hannan, the Local Planning Agency approved the minutes of the September 2, 2015 meeting as presented by a vote of 5 to 0.

2. **Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 26, 2006 (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 Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification. He stated staff recommends approval.

Mr. Carroll gave a brief history as follows:

**Local Planning Agency Meeting
September 16, 2015**

1 Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile
2 home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady
3 Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning
4 classification which permitted mobile home construction. In August of 1989, Ordinance 89-22
5 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to
6 allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-
7 102, the Town again amended the R-3 zoning category to allow site-built homes.

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9 On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal
10 numerous ordinances and provisions by adopting "The Land Development Code of the Town of
11 Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom
12 Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8),
13 which permitted mobile home construction, as well as single-family conventional construction.

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15 Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the
16 Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to
17 allow individual single family dwelling units to be located on lots of record existing as of
18 September 21, 2006. Until that time, the MH-9 zoning classification was the only residential
19 classification that did not permit single-family residential construction. Given the age of many
20 of the mobile homes in the community, the ordinance expanded the opportunity for those
21 choosing to replace their mobile home to do so with a conventional single family home.

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23 Again, the areas of The Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994;
24 therefore, the zoning has long been in place for either construction type. However, concurrent
25 with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use
26 Classification to Mixed Residential Medium Density (MR-MD), the properties remained under
27 the MH-HD future land use classification which permitted only the manufactured home and
28 mobile home construction types.

29
30 Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the
31 density allowed under the Manufactured Home High Density classification (9 dwelling units per
32 acre), the Town is requesting a text amendment to the Comprehensive Plan at this time to
33 incorporate the necessary language to the MH-HD future land use classification to allow both
34 housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance
35 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for
36 those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-
37 8 in 1994 within The Villages qualify). The amendment will in no way prohibit the residents of
38 the MH-HD future land use classification from choosing the construction type of their home
39 through its passage.

40
41 Mr. Carroll summed up that this ordinance for the text amendment is a housekeeping effort to
42 have the zoning and the comprehensive plan in place and matching. He stated the timing of this
43 is for it to go concurrent with the adoption of the second/final hearing for the annexation, small
44 scale FLU, and rezoning of the 11 lots in The Villages.

45
46 Mr. Carroll stated that this amendment is consistent with the Town's Comprehensive Plan
47 policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use
48 Map shall designate the appropriate land uses to accommodate a diversity of housing needs.
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**Local Planning Agency Meeting
September 16, 2015**

1 Mr. Carroll reported that the Planning and Zoning Board heard the application for Ordinance No.
2 2015-13 at their regular meeting on Monday, September 14, 2015 and recommended approval by
3 a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2015-13 for
4 second and final reading on Monday, October 5, 2015 at 6:00 p.m.

5
6 Mayor Kussard asked if the Commissioners or the audience had any questions or comments.
7 There were no questions or comments.

8
9 *Upon a motion by Member Richards and seconded by Member Vincent, the Local Planning*
10 *Agency recommended approval of Ordinance No. 2015-13 – Amending the Text of Policy 1-*
11 *10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 –*
12 *Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record*
13 *Existing as of September 26, 2006, by the following roll call vote:*

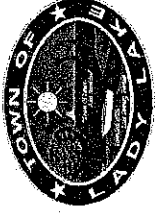
14		
15	<i>HANNAN</i>	<i>YES</i>
16	<i>HOLDEN</i>	<i>YES</i>
17	<i>VINCENT</i>	<i>YES</i>
18	<i>RICHARDS</i>	<i>YES</i>
19	<i>KUSSARD</i>	<i>YES</i>
20		

21 **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:48 p.m.

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26 _____
27 Kristen Kollgaard, Town Clerk

26 _____
27 Ruth Kussard, Chairperson

28 Minutes transcribed by Nancy Slaton, Deputy Town Clerk
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LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: November 16, 2015

PLEASE SEE COMMISSION PACKET ITEM #N-6 FOR SUPPLEMENTAL MATERIAL

SUBJECT: Ordinance No. 2015-16 – 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 3 lots consisting of approximately 0.43 +/- acres of land which are located within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2015-16, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.43 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of 3 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2 and 3.1B. The application involves 0.43 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, September 15, 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.

Notices to inform the surrounding property owners (52) within 150' of the property of the proposed annexation were mailed on Thursday, October 22, 2015. The properties were also posted Thursday, October 22, 2015.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) of the lots (912 Cindy Drive and 842 Silver Oak Avenue) in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on

each lot (the home at 1410 Lester has yet to be removed). There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

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.

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.

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 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 0.43 ± acres lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is 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- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
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)

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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-16, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the November 9, 2015 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2015-16 to the Town Commission with the recommendation of approval.

Public Hearings

The Town Commission is scheduled to consider Ordinance 2015-16 for second and final reading on Monday, December 7, 2015 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

iwk
11-10-2015
CEC

DEPARTMENT HEAD

Submitted 11/10/15

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER W

Approved Agenda Item for: 11/16/15

Date 11/10/15

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification