SPECIAL MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: **Wednesday, January 20, 2016**
TIME: **5:45 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 – November 16, 2015

2. **Ordinance No. 2016-02** – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment –The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Seven Lots of Approximately 0.95 +/- Acres – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474 - Located within Orange Blossom Gardens Units 2, 3, 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.

NS/Word/Town Clerk/Agendas/Local Planning Agency Meeting – 01/20/16

MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
November 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 5:30 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; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Captain Jason Brough, Police Department; 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. <u>Approval of Minutes</u>: September 16, 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 16, 2015 meeting as presented by a vote of 5 to 0.

2. <u>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)</u>

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 applications to amend the future land use comprehensive plan for properties consisting of three lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2 and 3.1B. Mr. Carroll stated that the application involves annexing 0.43 +/- acres of property from unincorporated Lake County into the Town of Lady Lake, and the three lots are addressed as 1410 Lester Dr., 912 Cindy Dr., and 842 Silver Oak Ave. He stated that staff recommends approval of this ordinance.

Mr. Carroll reviewed a map and an aerial view of the area and the subject parcels, as well as photos of the postings of the three lots.

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.

The subject properties involve approximately 0.43 ± acres lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Mr. Carroll reviewed 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)

Mr. Carroll reported that the applicant's justification stated that 80% of the homes in historic section of The Villages east of US Hwy 27/441, known as Orange Blossom Gardens, are in the Town of Lady Lake. It further states the following: The remainder of the homes lie within a small county enclave. As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this historic section and has or intends to enter in agreements with existing homeowners to replace the existing mobile homes with conventionally constructed homes. In order to insure that the new homes in the county enclave: 1) are complimentary to the new homes in Lady Lake; 2) the local governments are able to make the most efficient use of their powers and services; 3) there are more favorable economic conditions; and 4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the county enclave should be annexed into Lady Lake. Annexing these properties is compliant with the goals, policies and objectives of the Comprehensive Plan of Lady Lake and Lake County, and the interlocal agreement between Lake County and Lady Lake effective June 24, 2015.

Mr. Carroll reported on the Concurrency Determination Statement as follows: The Villages has removed existing manufactured homes on two 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. He reported on 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.

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.

Mr. Carroll reviewed the comments for this application as follows:

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 notices to inform the surrounding property owners (52) within 150' of the property of the proposed annexation were mailed on Thursday, October 22, 2015 and the properties were also posted this same date. He stated three general phone inquiries have been answered by staff, and no objections or letters of support have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-16, provided comments on October 27, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 9, 2015 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2015-16 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2015-16 for second and final reading on Monday, December 7, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present if there are any questions.

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

Upon a motion by Member Hannan and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2015-16 by the following roll call vote:

HANNAN	***YES***
HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

ADJOURN: There being no further discussion; the meeting was adjourned at 5:35 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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SPECIAL LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: January 20, 2016

PLEASE SEE COMMISSION PACKET ITEM #J-8 FOR SUPPLEMENTAL MATERIAL

SUBJECT: **Ordinance 2016-02 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 7 lots consisting of approximately 0.95 +/- acres of land, owned by The Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, which are located within Orange Blossom Gardens Units 2, 3, and 3.1B Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, December 2, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on six (6) of the lots 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 822 Royal Palm 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 0.95 ± 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
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 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z

Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-02 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-02 on first reading on January 20,2016 and second and final reading on Monday, February 1, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

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1/13/16 **DEPARTMENT HEAD** **Submitted** 1/13/16 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 1/20/16 **Date**

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification