

**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:

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

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

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

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

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

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

Mr. Carroll stated that this amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

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

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 Richards and seconded by Member Vincent, the Local Planning Agency recommended approval of 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, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<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 5:48 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk