

**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
January 20, 2016**

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 5:47 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; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

**PUBLIC COMMENT:** Mayor Kussard asked if there were any comments from the audience. There were no comments.

**NEW BUSINESS:**

1. **Approval of Minutes:** November 16, 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 November 16, 2015 meeting as presented by a vote of 5 to 0.*

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)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of seven 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.

**Local Planning Agency Meeting  
January 20, 2016**

Mr. Carroll read the addresses of the subject parcels 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

Mr. Carroll reported that the present use of the properties is Lake County Urban Medium Density and the requested use is Lady Lake Manufactured Home High Density. He stated staff recommends approval of this ordinance.

Mr. Carroll stated that the Commission may follow along using documents from Commission Packet Item J-8. He commented that this is the third wave of annexations received from The Villages of Lake-Sumter, Inc.; the first wave consisted of 11 lots and the second consisted of three lots. A map, aerial views of the subject properties, and photos of the postings were shown. The future land use map was also reviewed.

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.

Concurrency Determination Statement: The Villages has removed existing manufactured homes on six 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. Mr. Carroll noted that the manufactured home on the lot at 822 Royal Palm Avenue has been removed (since the posting photo was taken).

Mr. Carroll stated there will be no increase in utility services, traffic, population, or recreation use and no impact on Town Services as noted below:

- 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

**Local Planning Agency Meeting  
January 20, 2016**

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
<b>Future Land Use of Adjacent Properties</b>	
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.

Mr. Carroll reported that the application was received on December 2, 2015, and that 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 posted on Monday, December 28, 2015. He stated that no objections or letters of support have been received to date from surrounding property owners, although there were a few phone inquiries.

**Local Planning Agency Meeting  
January 20, 2016**

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-02 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-02 for first reading on January 20, 2016 and for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzero 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 Richards and seconded by Member Hannan, the Local Planning Agency recommended approval of Ordinance No. 2016-02 by the following roll call vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</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.

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Kristen Kollgaard, Town Clerk

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Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk