REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: **Monday, March 7, 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. Introduction of New Employees

2. Approval of Minutes – February 1, 2016

3. Ordinance No. 2016-09 – Small Scale Future Land Use CP Amendment – Daniel O'Neil LLC & Prank Dejsubha – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (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 – 03/07/16

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MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
February 1, 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 5:45 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; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Marsha Brinson, Library Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. <u>Approval of Minutes</u>: January 20, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Vincent, the Local Planning Agency members approved the minutes of the January 20, 2016 meeting as presented by a vote of 5 to 0.

2. <u>Ordinance No. 2016-05 – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oak Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216) (Thad Carroll)</u>

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that on December 22, 2015, applications were filed by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within Water Oak Country Club Estates, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida. The small-scale comprehensive plan amendment application involves approximately 2.6+/- acres. The applicant is pursuing to rezone these properties to add new home sites and a 3,500 +/- sq. ft. administrative/sales building with associated parking.

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Mr. Carroll stated that the present use of the property is vacant, and the proposed small-scale comprehensive plan amendment is to change the future land use designation from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD). He stated staff's recommendation is for approval of Ordinance No. 2016-05.

Mr. Carroll reviewed a map of the subject property, and aerial view, the future land use map, and photos of the posting of the property. He stated this property was an enclave listed as agricultural homestead and was surrounded by the Water Oak Park.

The parcels are identified by Alternate Key #1279496 and #1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). 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.

Concurrency Determination Statement: Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a 3,500+/- sq. ft. administrative/sales building with associated parking.

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

- Potable Water - There is an existing water line along Willow Way. During development; the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

- Sewer - There is existing sewer along Willow Way. During development; the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

- 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 Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100. Mr. Carroll noted that the trip generation for the ten lots proposed would be about four p.m. peak hour trips.

- Parks and Recreation - The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

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

The subject properties involve approximately 2.6 ± acres which lie in Sections 16 and 17, 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	Lady Lake Rural High Density (RHD)
Future Land Use of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-HD)
East	Lady Lake-Manufactured Home High Density (MH-HD)
North	Lady Lake- Manufactured Home High Density (MH-HD)
South	Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1) A rezoning application has been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2) If approved, a Site Plan application will need to be submitted and approved before the Town Commission for the 3,500-square-foot Administrative/Sales Building and parking lot since this improvement qualifies as a Major Development due to meeting the threshold of two thousand (2,000) or more square feet of non-residential floor space.

3) Trees to be removed as a result of the proposed improvements must adhere to the tree removal processes pursuant to the appropriate sections of Chapter 10- Landscaping and Tree Protection of the Town of Lady Lake Land Development Regulations.

Mr. Carroll reported that notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity, Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed small scale FLU amendment application, and the properties were also posted this date. He stated there have been no objections or letters of support regarding the application, although a comment was made at the Planning and Zoning Board meeting with respect to what will happen to the trees in this area. Mr. Carroll stated this will come up during site plan application.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-05, provided comments on Monday, 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. 2016-05 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-05 for second/final reading at a special meeting on Wednesday, February 17, 2016 at 6:00 p.m.

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Commissioner Richards asked if this property was the original homestead that everything was built around.

Mr. Carroll replied that he went back as far as 1990 and saw there was a sale of the property, and there was previously a homestead there that was taken down.

Upon a motion by Member Hannan and seconded by Member Richards, the Local Planning Agency recommended approval of Ordinance No. 2016-05 by the following roll call vote:

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

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

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LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: March 7, 2016

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

SUBJECT: **Ordinance 2016-09 — Daniel O'Neil, LLC & Prank Dejsubha - Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Gardens Unit 1 within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039)**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.59 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.

Applicant, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The small scale amendment application involves 0.59 +/- acres of property proposing a change from Lake County Medium Urban Density to Lady Lake- Manufactured Home High Density (MH-HD)

The 4 lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

The Small Scale Future Land Use Map Amendment application was received on Monday, January 4, 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 transmittal to the Town Commission.

Notices to inform the surrounding property owners (45) within 150' of the property of the proposed annexation were mailed on Thursday, January 28, 2016. The properties were posted Monday, February 1, 2016.

Concurrency Determination Statement

The applicant wants to remove the existing manufactured homes on the above-mentioned lots and would like to construct similar size conventional site built homes. The proposal will be no increase in services, traffic, population or recreation.

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 application was 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 0.59 ± acres and lie 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.) 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 2016-09, provided comments by January 14, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the February 8, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-09 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-09 for its second and final reading on Monday, March 21, 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

DEPARTMENT HEAD Submitted 3/1/16 Date

WE 3-1-16 FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 3/7/16 Date 3/1/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification