



REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, August 1, 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: Mayor Pro Tem Jim Richards

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. **Approval of Minutes** – July 6, 2016 (Pg. 2)
2. **Ordinance No. 2016-22** – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (Thad Carroll) (Pg. 6)

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 – 08/01/16



**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
July 6, 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 Tony Holden
Member Paul Hannan
Member Dan Vincent
Chairperson/Member Ruth Kussard

ABSENT: Member Jim Richards

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Captain Jason Brough, Police Department; 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. Approval of Minutes: May 2, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning Agency members approved the minutes of the May 2, 2016 meeting as presented by a vote of 4 to 0.

2. Ordinance No. 2016-19 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Six Lots Consisting of Approximately 0.88 +/- Acres Within Orange Blossom Gardens Units 2, 3.1b, and 4 Within Lake County, Florida, Referenced by Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, and 2701188 (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., has filed applications to amend the future land use comprehensive plan for properties consisting of six lots located north of Griffin Avenue and northeast of North Highway 27/441, within the Orange Blossom Garden Subdivisions Units 2, 3.1B, and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.88 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

1 Mr. Carroll stated that staff recommends approval of this application and reviewed the subject
2 parcels as follows:

- 3
- 4 • 1015 Vermont Avenue
- 5 • 1305 Debra Drive
- 6 • 828 Silver Oak Avenue
- 7 • 816 Weeping Willow Avenue
- 8 • 1240 Dustin Drive
- 9 • 812 Tarrson Boulevard

10 Mr. Carroll stated this is the fifth set of parcel applications submitted by The Villages, with one
11 other set submitted by a property owner, Mr. O'Neill. A graphic depicting the annexation of
12 enclave areas was shown, as was the Future Land Use map, zoning map, and photos of the postings
13 of the subject parcels.

14
15 The Small Scale Future Land Use Map Amendment application was received on Thursday, May 5,
16 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as
17 required to meet the requirements of the Land Development Regulations (LDRs) as well as the
18 adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.

19
20 Mr. Carroll stated that the application was received on May 5, 2016, and notices to inform the
21 surrounding property owners (98) within 150' of the property of the proposed annexation were
22 mailed on Thursday, May 26, 2016, and the properties were posted on Tuesday, May 31, 2016. He
23 stated that staff has not received any objections or letters of support to date.

24
25 Concurrency Determination Statement - The Villages has removed existing manufactured homes on
26 six lots in a historic section of the Villages known as Orange Blossom Gardens to construct a
27 similar size conventional built home on each lot (the one home on Dustin Drive has yet to be
28 removed). There will be no increase in utility services, traffic, population, or recreation use.

29
30 Mr. Carroll reviewed the impact on Town services as follows:

31
32 Potable Water- No impact, lots are served by the Village Center Community Development District
33 Central Water System.

34
35 Sewer - No impact, lots are served by the Village Center Community Development District Central
36 Sewer System.

37
38 Schools – Not factored for project – no foreseen impact of students as the project is located within
39 an active adult retirement community.

40
41 Transportation – No impact, the existing home will be replaced with a new home. There will be no
42 change in average daily trip generation.

43
44 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of
45 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the
46 Villages provides its residents with all Park and Recreation Amenities.

1 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
2 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas. Mr. Carroll
3 noted that one property on Debra Drive does fall into the flood zone, and will have to adhere to the
4 Town’s floodplain management ordinance.

5
6 The subject properties involve approximately 0.88 ± acres lie in Section 06, Township 18 South,
7 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
8 follows:

9 **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
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

10
11 Note: 812 Tarrson Boulevard abuts RET (Commercial General - Retail) to the west.

12
13 Comments:

- 14
15 1) Annexation and Rezoning Applications have been submitted concurrently with this Small
16 Scale Future Land Use Amendment Application.
17
18 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,
19 executed on June 23, 2015, if The Villages has applied for annexation, then the Town can
20 issue building permits located within the unincorporated area.
21
22 3) Project will be required to adhere to St. John’s River Water Management District guidelines
23 and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special
24 Flood Hazard Areas.
25

26 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed
27 application for Ordinance No. 2016-19 and determined the application to be complete and ready for
28 transmittal to the Planning and Zoning Board. At the June 13, 2016 meeting, the Planning and
29 Zoning Board voted 4-0 for approval of Ordinance No. 2016-19. The Town Commission is
30 scheduled to consider Ordinance No. 2016-19 for second/final reading on Monday, July 18, 2016 at
31 6:00 p.m.
32

33 Mr. Carroll stated the applicant is not present, but he would try to answer any questions.

34
35 Mayor Kussard asked if there were any other questions or comments, and hearing none, asked for a
36 motion.
37

1 *Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning*
2 *Agency recommended approval of Ordinance No. 2016-19 by the following roll call vote:*
3

4	<i>HOLDEN</i>	<i>YES</i>
5	<i>HANNAN</i>	<i>YES</i>
6	<i>VINCENT</i>	<i>YES</i>
7	<i>KUSSARD</i>	<i>YES</i>

8
9 **ADJOURN:** There being no further discussion, the meeting was adjourned at 5:50 p.m.
10

11
12
13
14 _____
15 Kristen Kollgaard, Town Clerk

16 _____
17 Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT



2

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: August 1, 2016

PLEASE REFERENCE COMMISSION PACKET ITEM # K-9 FOR MATERIALS

SUBJECT: Ordinance 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.31+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- 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 two (2) Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed amendment were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. 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 small scale future land use amendment 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 0.31 ± acres 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

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Future Land Use

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West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density

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 2016-22, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-22 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-22 for second and final reading on Monday, August 15, 2016 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

DEPARTMENT HEAD



Submitted

7/26/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for:

8/1/16

Date

7/26/16

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

④
7-25-16