

**MINUTES OF THE TOWN OF LADY LAKE  
REGULAR PLANNING AND ZONING BOARD MEETING  
LADY LAKE, FLORIDA**

**June 13, 2016  
5:30pm**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

**CALL TO ORDER:** John Gauder, Chairperson

**PLEDGE OF ALLEGIANCE:** John Gauder, Chairperson

**ROLL CALL:** Michael McKenzie, Member  
William Sigurdson, Member  
John Gauder, Chairperson  
Peter Chiasson, Member

**STAFF MEMBERS PRESENT:** Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Carol Osborne, Staff Assistant to Town Clerk

**Also Present:** Attorney Sasha Garcia, BRS Legal; Martin L. Dzuro

**OPEN FORUM:** No comments from those in attendance.

**NEW BUSINESS:**

**1. Approval of Minutes – May 9, 2016 Regular Meeting**

*Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of May 9, 2016 by a vote of 4-0.*

**2. Ordinance No. 2016-18 – Annexation of Property Being 0.88 +/- Acres of Land Owned by The Villages of Lake-Sumter, Inc., Referenced By Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, And 2701188; Six Lots Which Are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida. (Wendy Then)**

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She reported this is the sixth wave of voluntary annexations. The applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of six lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivisions Units 2, 3.1B and 4. She stated the annexation application involves 0.88 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

Ms. Then stated the six lots are spread out along different roads and include the following addresses:

- 1015 Vermont Avenue

- 1305 Debra Drive
- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive
- 812 Tarrson Boulevard

Ms. Then stated the subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida, and the appropriate legal descriptions, a location map, and a sketch of each property has been included with the submitted application. She stated that all of the lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as, the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as non-contiguous lots.

Ms. Then reported the annexation application was received on Thursday, May 5, 2016, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. She stated the application was found 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.

Ms. Then reported the notices to inform the surrounding property owners (98) within 150 feet of the properties proposed by annexation request were mailed on Thursday, May 26, 2016, and the properties were posted this same day. She stated there have been no objections to date. The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-18, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. She stated the Town Commission is scheduled to consider Ordinance No. 2016-18 for first reading on Wednesday, July 6, 2016 at 6:00 p.m., and the second and final reading will be held on Monday, July 18, 2016 at 6:00 p.m.

*Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-18 to the Town Commission for consideration by the following roll call vote:*

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**3. Ordinance No. 2016-19 - Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Six Lots Consisting of Approximately 0.88+/- Acres of Land, Owned by The Villages of Lake-Sumter, Inc. Referenced by Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, & 2701188; Six Lots Which are Located within Orange Blossom Gardens Units 2, 3.1b, & 4, within Lake County, Florida.**

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She 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. The proposed properties are as follows:

- 1015 Vermont Avenue
- 1305 Debra Drive
- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive
- 812 Tarrson Boulevard

Ms. Then stated the Small Scale Future Land Use Map Amendment application was received on Thursday, May 5, 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. She stated that notices to inform the surrounding property owners (98) within 150' of the property of the proposed annexation were mailed on Thursday, May 26, 2016, and the properties were posted on Tuesday, May 31, 2016. There have been no objections or letters of support.

**Concurrency Determination Statement** – Ms. Then reported The Villages has removed existing manufactured homes on five 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 one home on Dustin Drive 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 small scale future land use amendment will not cause Parks and Recreation 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.

Ms. Then stated the 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 0.88 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
<b>East</b>	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
<b>North</b>	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
<b>South</b>	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

It was noted that 812 Tarrson Boulevard abuts RET (Commercial General - Retail) to the west.

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 and 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.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-19, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-19 on Wednesday, July 6, 2016, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-19 for first reading on Wednesday July 6, 2016 at 6:00 p.m. The second and final reading will be held on Monday, July 18, 2016 at 6:00 p.m.

***Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-19 to the Town Commission for consideration by the following roll call vote:***

**MCKENZIE**

**YES**

<i>CHIASSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**4. Ordinance No. 2016-20 - Rezoning of Property Being 0.88 +/- Acres of Land Owned By The Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, and 2701188; Six Lots Which Are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida.**

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk’s Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to rezone properties consisting of six lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivisions Units 2, 3.1B, and 4. The application involves rezoning 0.88 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are as follows:

- 1015 Vermont Avenue
- 1305 Debra Drive
- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive
- 812 Tarrson Boulevard

The Rezoning application was received on Thursday, May 5, 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 (98) within 150’ of the property of the proposed annexation were mailed on Thursday, May 26, 2016, and were also posted Tuesday, May 31, 2016.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

**Zoning**

<b>Subject Property</b>	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County Residential Medium (RM)/ Lady Lake Mixed Residential Medium Density (MX-8)
<b>East</b>	Lake County Residential Medium (RM) Lady Lake Mixed Residential Medium Density (MX-8)
<b>North</b>	Lake County Residential Medium (RM) Lady Lake Mixed Residential Medium Density (MX-8)
<b>South</b>	Lake County Residential Medium (RM) Lady Lake Mixed Residential Medium Density (MX-8)

It was noted that 812 Tarrson Boulevard abuts CP (Planned Commercial to the west).

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-20, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-20 for first reading on Wednesday, July 6, 2016 at 6:00 p.m. The second and final reading will be held on Monday, July 18, 2016 at 6:00 p.m.

Member McKenzie stated he has concerns regarding the property located near the water. He questioned if the proposed house is located far enough from the water to be out of flood range since the house is on a slab and the lake has flooded in the past.

Ms. Then stated when an application for a single family residence is received and the property is found to be in a flood hazard location, the applicant is required to submit an elevation certificate. She stated the elevation certificate shows the lowest grade adjacent to the property. The applicant must show the height elevation of the proposed home to meet the Town's regulations. She stated the Town's floodplain ordinance surpasses what the National Flood Insurance requires. In addition to the base flood elevation requirement, the applicant must elevate an additional 18 inches, and all single family residences must adhere to that standard. Ms. Then stated the elevation is inspected throughout the permitting and construction process. She stated wetland buffers are also reviewed and, at minimum, all habitable structures must be setback 35-feet from a wetland buffer.

Chairperson Gauder asked for questions and comments from those in attendance, and hearing none, asked for a motion.

*Upon a motion by Member Sigurdson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-20 to the Town Commission for consideration by the following roll call vote:*

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**CHAIRPERSON/MEMBERS' REPORT:** No report.

**ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 5:47 p.m.*

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Carol Osborne, Staff Assistant to the Town Clerk      John Gauder, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk