

**MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA**

July 18, 2016

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 6:05 p.m.

- A. CALL TO ORDER:** Mayor Ruth Kussard

- B. PROCEDURE:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

- C. INVOCATION:** Pastor Keith Johnson – Chapel of Christian Faith

- D. PLEDGE OF ALLEGIANCE** – Led by Joe Quinn

- E. ROLL CALL:** Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Sasha Garcia for Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Chief Chris McKinstry, Police Department; Tia O’Neal, Human Resource Director; Pam Winegardner, Finance Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

- F. PUBLIC COMMENTS:** Mayor Kussard asked if there were any comments at this time.
 - Frank Frontario of the Water Oak Homeowner’s Association stated he is concerned with the density of the proposed project at Water Oaks; specifically, the Catfish Pond area. He asked if the lots will be at least 5,000 sq. ft. and if there will be at least ten feet between each structure.

Mayor Kussard stated this will be discussed later in the meeting and she will allow questions at that time.

G. CONSENTⁱ:

- 1. Minutes – July 6, 2016 – Special Commission Meeting**

Mayor Kussard asked if there were any questions or comments on the Consent item, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission approved Consent Item #G-1 by a vote of 5 to 0.

H. **OLD BUSINESS:** No old business.

I. **NEW BUSINESS:**

2. Consideration of Approval for FY 2016-2017 Benefits (Medical, Dental, Life, Long Term Disability, Short Term Disability, Critical Illness and Accident Coverage) (Tia O’Neal)

Human Resource Director Tia O’Neal gave the background summary for this agenda item (on file in the Clerk’s office). She stated that Town staff received rates for medical coverage for the 2016-2017 fiscal year, and staff recommends staying with the current plans for all lines of coverage. There was a 6.1% increase in health insurance, an 8.1% increase in employer paid life insurance, and a 10% increase in long term disability. Although the short term disability has an increase, this does not affect the budget as this coverage is voluntary and not paid for by the Town.

Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved staying with the current plans for FY 2016-2017 Benefits (Medical, Dental, Life, Long Term Disability, Short Term Disability, Critical Illness and Accident Coverage) by a vote of 5 to 0.

3. Consideration of Approval of the Water Oak Willow Way New Homes Site - Major Modification to Site Plan 04/16-001 - Proposing +/-12 New Home Sites with a Typical Lot Sizes of 5,000 Sq. Ft, Construction of Roadways and Utility Infrastructure on a 2.7-acre Parcel in between Willow Way and Water Oak Blvd., within the Water Oak Estates Country Club (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that Daniel R. Gibbs with Atwell, LLC, representing the property owner, Sun Communities Finance LP, has submitted a major modification to the site plan for the Water Oak Country Club Estates Site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b. He stated that staff recommends approval. Views of the property and photos of the area were shown.

Mr. Carroll stated that the Tree Removal Plan is contained on Sheet L100 of the Site Plan set, and that approximately six historic trees are slated for removal. He stated these will be reviewed and permitted on a case by case basis, with mitigation as per the ordinance.

Mr. Carroll reported that Town staff received the application proposing the construction of 12+/- home sites on a 2.7-acre parcel on April 19, 2016. The parcel was rezoned last February from Lady Lake Agricultural Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) to allow for infill development in this area. He stated that as part of the development, the applicant will be constructing a private road connecting Willow Way to Water Oak Blvd. with a length of approximately 635 lineal feet, and the homes will have driveway access from this roadway. Other improvements include site grading, storm sewer, and utility infrastructure extensions in order to provide the required grades and depths needed to build the homes in that area. The minimum lot sizes will be 5,000 sq. ft. in accordance with the MH-9 Zoning District.

The property is zoned “MH-9”, which is Manufactured Home High Density, and permits the drainage and site improvements proposed for recreational facilities within residential developments. The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). Site plans have been submitted by Daniel Robert Gibbs, with Atwell. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. The following items are included in the packet:

1. Site Plan Review completed by Growth Management on 7/7/2016 (Satisfied).
2. Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 7/7/2016 (Satisfied).
3. Review by Fire Inspector Kerry Barnett dated 6/27/2016 (Satisfied).
4. Review by Building Official Dallas Foss dated 7/5/2016 (Satisfied).
5. St. Johns Water Management District Permit (Pending).

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Thursday, July 7, 2016. The Planning and Zoning Board does not review Site Plan Modifications.

Mr. Carroll stated that Lara Parker, Property Manager, and Dan Gibbs with Atwell, LLC are present if there are any questions.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the Water Oak Willow Way New Homes Site - Major Modification to Site Plan 04/16-001 by a vote of 5 to 0.

4. Consideration of Approval of the Water Oak Catfish Pond Plans - Major Modification to Site Plan 03/16-001 - Proposing the Construction of Roadways and Utilities Infrastructure to Accommodate 109+/- Home Sites along Hogan Drive, Nicklaus Court, Spieth Court, Snead Drive, Bemen Drive, and Watson Drive, within the Water Oak Estates Country Club (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that Daniel R. Gibbs with Atwell, LLC, representing the property owner, Sun Communities Finance LP, has submitted a major modification to site plan for the Water Oak Country Club Estates site as per Town of Lady Lake Land Development Regulations Chapter 7, Section 11.b. The site has been developed as gated adult mobile home park community located at the intersection of County Road 25 and North Highway 27/441, also referenced as Water Oak Boulevard, and exhibits multiple active retirement lifestyle amenities including club houses, a restaurant, and golf courses. Presently, the applicant seeks to complete the last part of the build out for Water Oak Country Club Estates and proposes the construction of new home sites. He stated that staff recommends approval.

A map of the parcel, aerial views, and site plan drawings were shown. Mr. Carroll noted that Water Oak received DRI approval in 1986, and was allocated 1,484 units. He stated that even with the addition of these 109 units, they will remain under that allocation.

The Tree Removal Plan, contained on Sheet L100 of the Site Plan set, was reviewed. Mr. Carroll noted that these will be reviewed and permitted on a case by case basis, with mitigation required.

Mr. Carroll reported that Town staff received the application proposing the construction of 109 +/- home sites, retaining walls behind the proposed homes along Sanders Drive and Palmer Drive, the construction of two private roads, and associated site grading, storm sewer, and utility infrastructure extensions in order to provide the required grades and depths needed to build homes in area on April 19, 2019. The previous design was for 157 home sites under St. John’s River Water Management District Permit No. 19000-2; however, it was never constructed and the new proposed layout will facilitate +/- 109 home sites.

Mr. Carroll review the private road Improvements as follows:

Road Name	Length
Existing Private Roads	
Hogan Drive	1,063 LF
Snead Drive	923 LF
Bemen Drive	612 LF
Watson Drive	760 LF
Newly Proposed Private Roads	
Nicklaus Court	577 LF
Spieth Court	387 LF

Mr. Carroll stated that the project will exhibit a walking trail around Lake Sallie which will be constructed with coquina shell type surface and will measure approximately 2,025 lineal feet in length and six lineal feet in width to provide additional amenities to the residents. There will be ten parking spaces available for Water Oak residents to access the walking trail. Lastly, 12 gopher tortoise holes were identified on the plans; which will require a permit from the Florida Fish and Wildlife Conservation Commission for the removal/relocation of this protected species.

The Water Oak parent parcel is approximately 350+/- acres; however, the development area reviewed is approximately 20.7+/- acres. The property is zoned “MH-9”, which is Manufactured Home High Density, and permits the drainage and site improvements proposed for recreational facilities within residential developments. The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). Site plans have been submitted by Daniel Robert Gibbs, with Atwell. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. The following items were included in the packet:

- 1) Site Plan Review completed by Growth Management on 7/7/2016 (Satisfied).
- 2) Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 7/1/2016 (Satisfied).
- 3) Review by Fire Inspector Kerry Barnett dated 6/25/2016 (Satisfied).
- 4) Review by Building Official Dallas Foss dated 7/7/2016 (Satisfied).
- 5) St. Johns Water Management District Modification Letter No. 19000-7 (Pending).
- 6) Florida Fish and Wildlife Conservation Commission Permit to relocated endangered species. (Pending).

It is anticipated that the applicant will receive all applicable agency permits. In accordance with Florida Statute 166.033, Paragraph 4, those permits may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction to Town staff to place records on master file.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Thursday, July 7, 2016. He noted that the Planning and Zoning Board does not review Site Plan Modifications.

Mr. Carroll also addressed Mr. Frontario's earlier concern by stating that the minimum lot size will be 5,000 sq. ft., and the separation distance between the homes will be a minimum of ten feet for fire protection and setback requirements.

Commissioner Hannan asked if the St. Johns permit has been approved yet.

Mr. Carroll replied that the St. Johns permit has been received at this time.

Commissioner Holden clarified that the setback includes all add-ons.

Mr. Carroll confirmed that it includes all add-ons unless it is a flat piece of concrete; any structure over concrete would be assessed toward the setback.

Commission Vincent asked how Water Oak plans to develop the project around Catfish Pond; whether it be a one or two houses or a block at a time, etc. He asked how many homes will be moved in at a time.

Dan Gibbs of Atwell, LLC replied that all roads, retaining walls, master utility infrastructure, etc., will be installed first, and then they plan to develop one street at a time. Mr. Gibbs stated he believes it will be based on sales.

Commissioner Vincent asked if any homes will be vacant and subject to rentals. He asked how many rentals there are currently in Water Oak.

Lara Parker, General Manager, replied that rentals would be unlikely as Sun Communities is moving away from the LBB rental program in the community and this would be a last resort. She stated there are currently approximately 30 rentals out of the 1,100 homes in Water Oak.

Commissioner Vincent asked if there was any possibility that Sun Communities would consider widening the roadways from 20 ft. to 22 ft. wide to allow easier access for emergency vehicles.

Ms. Parker replied that this would not be a possibility as they are currently complying with code and that would mean a redesign of the whole project.

Mr. Carroll interjected that they are complying with code at 20 ft. width for roads, and that in the event of emergency response, they could pull off on the shoulder or the grass a little.

Mayor Kussard confirmed with Mr. Frontario that his earlier issues were addressed.

Mr. Frontario confirmed that there would be street lighting on the new parcel as well.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved the Water Oak Catfish Pond Plans - Major Modification to Site Plan 03/16-001, by a vote of 5 to 0.

Mayor Kussard recognized that Peter Tarvey of the Umatilla Commission is in attendance.

5. Consideration of Approval of the Extension to the Development Order for Lumen Park at Lady Lake MJSP 06/15-001 - Provide an Additional Six Months to Allow Project to Commence Construction after Making Minor Adjustments to the Previously Approved Plans and Arranging Financing – Located at 1175 Hwy 466 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that on July 20, 2015, the Town Commission approved the Lumen Park at Lady Lake MJSP 06/15-001 proposing a three-story assisted living facility providing 154 beds in 129 units. On December 7, 2015, the Lumen Park Final Commercial Plat was approved creating 23 lots on the 30-acre parcel to convey, under special warranty deeds with conservation restrictions, the easterly fifty feet and the northerly fifty feet of the conservation tract to adjacent property owners, as per the terms of Memorandum of Agreement Ordinance 2011-28.

With plans to move the project forward, Lumen Park representatives requested that the Town adopt Resolution No. 2016-106 to allow the issuance of tax-exempt revenue bonds for the purpose of financing, refinancing or reimbursing the cost of the acquisition, construction, equipping and development activities in the amount of \$46,000,000.00; which was approved and executed on June 9, 2016.

Mr. Carroll stated that at this time, the engineer of record for Lumen Park at Lady Lake is requesting the extension of the Development Order due to expire on July 21, 2016, for a minimum of six months to allow more time to finalize the process of making minor adjustments to the plans, to execute the Water, Sewer, and Reuse Agreement to reserve utility capacity for the project, and to secure building permits for construction of the facility. He stated that Christopher Germana, of Germana Engineering and Associates, LLC, has provided a letter dated June 23, 2016 requesting the extension, which would be valid through January 21, 2017. He stated the anticipated start date is in September.

Mr. Carroll stated Mr. Germana is present if there are any questions.

Commissioner Hannan commented that he noticed some of the permits will be expiring in November.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved a six-month extension to the Development Order for Lumen Park at Lady Lake MJSP 06/15-001 by a vote of 5 to 0.

J. TOWN ATTORNEY’S REPORT:

6. Ordinance No. 2016-18 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – 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)

Attorney Sasha Garcia read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that 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. The annexation application involves 0.88 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

Mr. Carroll stated the six lots include the following addresses:

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

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been included with the submitted application. All 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.

Mr. Carroll stated that the present use of the properties is manufactured homes that will be replaced; five of the properties having been cleared at this point. He stated staff recommends approval of this application. A map, aerial views of the property, and photos of the posting of the properties were shown.

Mr. Carroll stated 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. 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 consideration by the Town Commission. He reported that notices to inform the surrounding property owners (98) within 150 feet of the properties proposed by annexation request were mailed Thursday, May 26, 2016, and the properties were posted Tuesday, June 31, 2016. No letters of objection or support have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-18, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the June 13, 2016 meeting, the Planning and Zoning Board voted 4-0 for approval of Ordinance No. 2016-18. On July 6, 2016, the Town Commission voted 4-0 to approve Ordinance No. 2016-18 upon first reading.

Mr. Carroll stated that Marty Dzuro is present if there are any questions.

Mayor Kussard asked if anyone else had any questions or comments.

- Joe Quinn of 633 Rainbow Blvd. noted that some of these cleared lots are being used as a parking lot or to store equipment, sod, or other building materials.

Commissioner Hannan agreed that this does occur.

Mr. Dzuro stated he will speak to the contractors, although he knows they use the vacant lots for the delivery of sod being used the next day, or equipment scheduled for use, to keep it out of the road. He stated he will speak to them to see if the impact can be lessened, but it goes quick once they get going.

Mr. Carroll stated that complaints can be called in to code enforcement, and they will check to see if there is an active permit for the property.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2016-18, 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>

7. Ordinance No. 2016-19 – Second/Final Reading – 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)

Attorney Sasha Garcia read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the 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. 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 future land use map was shown.

Mr. Carroll 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 consideration by the Town

Commission. Staff recommends approval. He 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 Tuesday, May 31, 2016. No letters of objection or support have been received to date.

Concurrency Determination Statement: The Villages has removed existing manufactured homes on six 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.

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

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.

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

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

Note: 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 & 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 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. At the June 13, 2016 meeting, the Planning and Zoning Board voted 4-0 for approval of Ordinance No. 2016-19. The Local Planning Agency considered Ordinance No. 2016-19 previous to this meeting at 5:45 p.m. and voted 4-0 to approve. On July 6, 2016, the Town Commission voted 4-0 to approve Ordinance No. 2016-19 upon first reading.

Mr. Carroll stated that the applicant is present if there are any questions.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the second/final reading of Ordinance No. 2016-19, 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>

8. Ordinance No. 2016-20 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) 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)

Attorney Sasha Garcia read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He 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 is the last in this series and 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. Staff recommends approval of this ordinance.

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

A zoning map was shown.

Mr. Carroll stated that 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 consideration by the Town Commission. He 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 Tuesday, May 31, 2016. No letters of objection or support have been received to date.

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

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

Note: 812 Tarrson Boulevard abuts CP (Planned Commercial) to the west.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-20, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the June 13, 2016 meeting, the Planning and Zoning Board voted 4-0 for approval of Ordinance No. 2016-20. On July 6, 2016, the Town Commission voted 4-0 to approve Ordinance No. 2016-20 upon first reading.

Mr. Carroll stated that the applicant is present if there are any questions.

Mayor Kussard asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2016-20, 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>

K. TOWN MANAGER’S REPORT:

Town Manager Kris Kollgaard stated that Traffic Engineering Data Solutions Inc. was retained by the Lake County Public Works Department to complete a traffic study of the intersection of C.R. 466 and Rolling Acres Road. The results of this study was forwarded to the Commissioners for review and comment. She stated that Lake County has also asked for staff’s input and recommendations as well.

Commissioner Hannan stated he was disappointed with it.

Commissioner Richards stated they will be adding a five head traffic light, and will time the left hand turns on Rolling Acres, both north and south, to go at the same time. He stated they will also discontinue allowing U-turns at the intersection, and the cross access easement still needs to be worked on.

Ms. Kollgaard stated she believed there was already a cross access easement between the two developments there.

Commissioner Richards commented that it should also help when they stop left hand turns coming out of the Lady Lake Crossing shopping plaza on Rolling Acres Road.

Commissioner Hannan stated the study mentioned the RV park sign obstructed views of traffic. He asked if staff needs to talk to Recreation Plantation about this.

Ms. Kollgaard and Commissioner Richards both stated the sign was approved and it is within the 25’ triangle, and there is a traffic light there.

Commissioner Holden commented that the Town pushed for an access road and a traffic light on C.R. 466 when the development was being done, and if this had been done, it would have eliminated some of the issues coming up at this time.

Ms. Kollgaard asked the Commissioners to take a look at the list of websites that were passed out that she has been looking at to use as a model for the Town to update their website. She stated her favorite design is the North Oaks, Minnesota website for ease of finding what is needed and for being user friendly.

Ms. Kollgaard also passed out a draft employee survey that includes backup information regarding PTO for the Commissioners’ review. She stated she would like the Commissioners’ feedback before sending it to the employees.

L. MAYOR/COMMISSIONER’S REPORT:

M. PUBLIC COMMENTS:

Mayor Kussard asked if there were any further questions or comments.

- Joe Quinn of 633 Rainbow Blvd. asked what is going on with the home on Beachwood where part of the house and carport was ripped off. He asked what will happen to what is left.

Chief Chris McKinstry stated this is a first for him, and that a criminal complaint is being processed for the property at 812 Beachwood where someone attempted to steal the home.

Mr. Carroll stated this property is actually in Lake County and their code enforcement has been informed of the issue.

Ms. Kollgaard stated that although it is in the county, the Lady Lake Police Department responded and is handling the criminal aspect of the case.

- Frank Frontario of Water Oak stated that Water Oak’s policy in the past was to have 15 feet between homes. He stated he understands the site plan has been approved with a minimum of ten feet between homes, but asked what recourse residents would have if there happened to be less than ten feet between structures.

Mr. Carroll replied that once the home is set, the inspector will measure it to the adjacent structure; distance from house to house and the setback from the road. If it is not to code, they will not receive a Certificate of Occupancy and they will have to move it.

N. ADJOURN: The meeting was adjourned at 6:44 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*