

**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.

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

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

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

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 Local Planning Agency.

Mr. Carroll stated that the application was received on May 5, 2016, and 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. He stated that staff has not received any objections or letters of support 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.

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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. Mr. Carroll noted that one property on Debra Drive does fall into the flood zone, and will have to adhere to the Town’s floodplain management ordinance.

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 Town Commission is scheduled to consider Ordinance No. 2016-19 for second/final reading on Monday, July 18, 2016 at 6:00 p.m.

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

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

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

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

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

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk