

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

**September 12, 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: Peter Chiasson, Member
John Gauder, Chairperson
William Sigurdson, Vice Chair/Member
Robert Conlin, Member

ABSENT: Michael McKenzie, Member

STAFF MEMBERS PRESENT: Wendy Then, Town Planner and Carol Osborne, Staff Assistant to Town Clerk

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

OPEN FORUM: Chairperson/Member Gauder

NEW BUSINESS:

1. Approval of Minutes – July 11, 2016 Regular Meeting

Upon a motion by Member Chiasson and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board meeting of July 13, 2016 All in Favor 4-0.

2. Ordinance No. 2016-25 – Annexation – The Villages of Lake-Sumter, Inc. – Property Being 0.64 +/- Acres; Five Lots Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated this is the seventh wave of annexations that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed. The application is to annex properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The five lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 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 properties into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

The annexation application was received on Monday, July 25, 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 transmittal to the Town Commission.

Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-25, 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. 2016-25 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Member Chiasson asked if any of these properties are located in a flood plain.

Ms. Then replied that none of these properties are located within a flood plain. The closest property to a flood plain is the property on Tarrson Boulevard. She reported an elevation certificate must be submitted when a new application is submitted. Also, elevation inspections are performed throughout the construction process.

Member Chiasson stated according to the map included in the packet, it appears as though the Tarrson Boulevard property is currently in Lady Lake.

Ms. Then stated the map is a little blurry. Referring to the map of the Town limits, Ms. Then showed the houses to the right and to the left of the proposed property have been annexed into Lady Lake.

Member Sigurdson stated one of the properties on Beechwood Avenue has already been cleared, and asked if the tree will remain on the property.

Martin L. Dzuro stated with each building permit application that is submitted, the property is reviewed. If a tree is on the list of historic trees, it must be protected. He stated that he must comply with the Lady Lake Tree Ordinance.

Upon a motion by Member Sigurdson and a second by Member Conlin, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-25 to the Town Commission for consideration by the following roll call vote:

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

3. Ordinance No. 2016-26 – 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 – Five Lots Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

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 five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 2016. It 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 (89) within 150 feet of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement: 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 Villages has removed existing manufactured homes on five lots in a 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.

The subject properties involve approximately 0.64 ± 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

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.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-26, 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. 2016-26 on Monday, October 3, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Upon a motion by Member Sigurdson and a second by Member Conlin the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-26 to the Town Commission for consideration by the following roll call vote:

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

4. Ordinance No. 2016-27 - Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Five Lots Located within Orange Blossom Gardens Unit 3-1. B and 4, within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (Wendy Then)

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 five lots located within Orange Blossom Gardens Units 3-1. B and 4. Ms. Then emphasized that any property being annexed into the Town must have a zoning designation that allows permitted uses within that zoning classification. The application involves rezoning 0.64 +/- 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:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 2016. It 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 (89) within 150 feet of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support from the surrounding property owners. Ms. Then stated this could be because the residents are now familiar with the annexation and rezoning process, as there have been 39 lots thus far annexed into the Town.

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)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-27, 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. 2016-27 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Upon a motion by Member Chiasson and a second by Member Conlin, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-27 to the Town Commission for consideration by the following roll call vote:

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

CHAIRPERSON/MEMBERS’ REPORT: Chairperson Gauder welcomed new member Bob Conlin to the Board.

ADJOURN: *With nothing further to discuss, the meeting was adjourned at 5:53 p.m.*

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

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