



REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, November 7, 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 Ruth Kussard

ROLL CALL

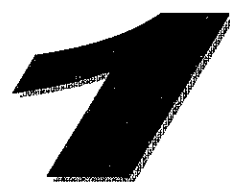
PUBLIC COMMENT

NEW BUSINESS:

1. **Approval of Minutes** – October 3, 2016 (Pg. 2)
2. **Ordinance No. 2016-31** – Small Scale Future Land Use Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) for Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (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 – 11/07/16



**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
October 3, 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 Jim Richards
Member Dan Vincent
Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; 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: August 1, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Richards, the Local Planning Agency members approved the minutes of the August 1, 2016 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida (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 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 annexing 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Mr. Carroll stated the proposed properties are as follows:

- 803 Maple Lane

- 1 • 852 Silver Oak Avenue
- 2 • 812 Beechwood Avenue
- 3 • 810 Beechwood Avenue
- 4 • 943 Tarrson Boulevard

5
6 Mr. Carroll stated that staff recommends approval of this ordinance. Maps showing the property
7 location and the parcels were shown. He stated that the Small Scale Future Land Use Map
8 Amendment application was received on Monday, July 25, 2016. It has been reviewed and
9 determined to be complete, satisfying the necessary criteria as required to meet the requirements of
10 the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is
11 ready for transmittal to the Town Commission.

12
13 Concurrency Determination Statement: A Concurrency Determination Statement has also been
14 included as part of the Small Scale Comprehensive Plan Amendment Application, which the
15 applicant submitted to explain expected impacts on Town Services. The Villages has removed
16 existing manufactured homes on five lots in a section of The Villages known as Orange Blossom
17 Gardens to construct a similar size conventional built home on each lot. There will be no increase
18 in utility services, traffic, population, or recreation use.

19
20 Mr. Carroll stated there are no impacts on Town Services, as follows:

21
22 Potable Water – No impact, lots are served by the Village Center Community Development District
23 Central Water System.

24
25 Sewer – No impact, lots are served by the Village Center Community Development District Central
26 Sewer System.

27
28 Schools – Not factored for project – no foreseen impact of students as the project is located within
29 an active adult retirement community.

30
31 Transportation – No impact, the existing home will be replaced with a new home. There will be no
32 change in average daily trip generation.

33
34 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of
35 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the
36 Villages provides its residents with all Park and Recreation Amenities.

37
38 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
39 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

40
41 An aerial view of the properties was shown, as were photos of the postings of each site.

42
43 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,
44 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
45 follows:

46
47 **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.

Mr. Carroll reported that notices to inform the surrounding property owners (89) within 150’ of the property of the proposed amendment were mailed on Monday, August 1, 2016, and the properties were posted on Thursday, August 4, 2016. There have been no objections or letters of support received to date.

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. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-26 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-26 for second/final reading on Monday, October 17, 2016 at 6:00 p.m.

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

Chairperson/Member Küssard asked if there were any other questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Vincent and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-26 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>

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KUSSARD *YES*

ADJOURN: There being no further discussion, the meeting was adjourned at 5:48 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT



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LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: November 7, 2016

Please see Commission Packet Item K-12 for Supplemental Materials

SUBJECT: Ordinance 2016-31 – Douglas Schimerhorn & BJ Hall – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density for 2 lots consisting of approximately 0.95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida (Alternate Keys 1770971 and 3868840).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance 2016-31- a Small Scale Comprehensive Plan Amendment Application – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

Property owners, Douglas Schimerhorn and BJ Hall, have filed applications to amend the Future Land Use designation of properties consisting of 2 Lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Drive, within Lake County, Florida. The small scale application involves 0.95 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

There is an existing manufactured home currently placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. As a condition for the Town to service water at this property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a covenant to annex on June 9, 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant, and the applicant hasn't provided any specific plans or time frame if when this parcel will be developed.

The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The small scale application was received on Monday, August 30, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required

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 (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016. The properties were posted Monday, September 1, 2016.

Concurrency Determination Statement

The applicants are annexing into the Town in accordance with the terms set forth in the Covenant to Annex Agreement executed between property owners and the Town on June 9, 2016.

Impact on Town Services

Potable Water-

- ♦ This property is currently serviced by Town of Lady Lake Potable Water and consumes one (1) Water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day. At the time the vacant parcel is proposed to be developed, an additional ERU would be required for a total of two (2) ERUs or 500 gallons per day combined for both parcels.

Sewer -

- ♦ The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.- Environmental Division when they applied to set up the existing manufactured home.

Schools –

- ♦ Using the updated Lake County student generation rates based on the recently-updated impact fee study, minimum impact expected with a maximum of three school children (one student for each school):

	SF-DU	MF-DU	Mobile	Mobile Home School Impact (based on 2 MH)
Total	0.328	0.283	0.206	3
Elementary	0.152	0.143	0.097	1
Middle School	0.074	0.063	0.047	1
High School	0.102	0.077	0.062	1

Transportation –

- ♦ The local roadways that will be affected by these parcels are all Lake County Roads. Traffic impact is existing for Parcel 1. The proposed land amendment change is expected to generate a maximum of 4 additional PM peak hour trips should Parcel 2 be developed with the expectation that only one single family dwelling unit would be built at the location. Based on either build-out of one (1) single family dwelling unit or two (2) dwelling units at the maximum, there would

be low impact to the local road system.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will cause minimum impact to the Town's Park and Recreation facility in that the highest use would be one (1) single family dwelling unit per each parcel.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0170E effective 12/18/2012, both parcels are Flood Zone X- Outside the 500-yr Floodplain.

Future Land Use

Subject Properties	Lake County Urban Low Density
Future Land Use of Adjacent Properties	
West	Lady Lake- Mixed Residential- Medium Density (MR-MD)
East	Lake County – Urban Low Density
North	Lake County – Urban Low Density
South	ROW/Lady Lake- Single Family Medium Density (SF-MD)

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2016-31, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-31 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-31 for second and final reading on Monday, November 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

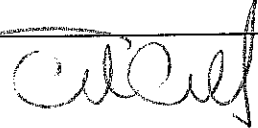
Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD



Submitted *11/1/16*

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: *11-7-16*

Date

11-7-16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

WD
11-2-2016