

**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

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- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

Mr. Carroll stated that staff recommends approval of this ordinance. Maps showing the property location and the parcels were shown. He stated that 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.

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.

Mr. Carroll stated there are no impacts 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.

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

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

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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 Kussard 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