



SPECIAL MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Wednesday, January 18, 2017
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 Jim Richards

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. **Approval of Minutes** – December 5, 2016 (Pg. 2)
2. **Ordinance No. 2016-41** – 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 Three Lots Located Within Orange Blossom Gardens Units 2 and 3-1.B., Referenced by Alternate Key Numbers 1483131, 1483298, and 2636629, Within Lake County, Florida (Thad Carroll) (Pg. 8)

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 – 01/18/17

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**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
December 5, 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 Jim Richards presiding. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

ROLL CALL: Member Ruth Kussard
Member Tony Holden
Member Dan Vincent
Member Paul Hannan
Chairperson/Member Jim Richards

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Richards asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** November 7, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Vincent, the Local Planning Agency members approved the minutes of the November 7, 2016 meeting as presented by a vote of 5 to 0.

2. **Ordinance No. 2016-34 – Large Scale Future Land Use Amendment – Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee – from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District – 269.15 +/- Acres of Land Located South of County Road 466 and East of Cherry Lake Road in Lake County, Florida; Referenced by Alternate Key Numbers 1279810, 3325451, 1279801, 1770700, 1279828, and 1279780 (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 the applicant, F. Thomas Ustler, on behalf Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee, has filed an application to amend the Future Land Use designation of properties south of County Road 466, and east of Cherry Lake Road, which includes 269.15± acres within Town of Lady Lake limits, from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District. Mr. Carroll stated the present use of the property is a single family residence and agricultural, and the proposed use is for mixed use development. Staff recommends approval of this ordinance.

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1 A map and an aerial view of the property was shown, as were photos of the property from different
2 perspectives. The Lake County future land use designation map was shown along with the Town of
3 Lady Lake future land use classifications of the subject property and adjacent properties. Mr.
4 Carroll explained that Lake County's current classification of Urban Low permits up to four
5 dwelling units per acre. He stated that the Town's land use includes adjacent retail/commercial
6 designation, and other institutional facility which includes the assisted living facility (ALF) and
7 Villages Rehab. He stated the Village of La Zamora is across C.R. 466, as well as an entitled ALF
8 development known as Lumen Park or Living Waters.

9
10 Mr. Carroll stated that the proposal for the land use change is a result of a study where the Town
11 Commission and staff met with the community at a public workshop in 2010. The public's
12 preference was shown on a map of the area depicting red for commercial development, blue for
13 water features, green for park/open space features, and yellow for mixed use developments. He
14 stated the proposed development is very close in line to the land use amendment proposed this
15 evening.

16
17 The Large Scale Future Land Use Map Amendment application was received on Wednesday,
18 September 14, 2016, and has been reviewed and determined to be complete, satisfying the necessary
19 criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well
20 as the adopted Comprehensive Plan in accordance to what is being proposed under the MDD-TND
21 designation, and is ready for presentation to the Town Commission.

22
23 Mr. Carroll reviewed the standards for the MDD-TND land use categories. He stated the applicant
24 is adhering to the comp plan percentage criteria with the maximum being 12 dwelling units per acre
25 and the minimum being four dwelling units per acre; with the overall density being roughly 4.7 +/-
26 dwelling units per acre.

27
28 Mr. Carroll reviewed the impact on Town services as follows:

29
30 Potable Water –

- 31 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- 32 ♦ Current water systems usage – 733,536 gpd
- 33 ♦ Demand Contingent on Occupants of Development (446,464 gpd available)
- 34 ♦ Estimated consumption 402,500 gpd

35
36 Sewer – The projected demand on the wastewater system is 402,500 gpd

37
38 Reuse – The project is proposed to generate 1,610 ERU's at build-out, for a total of 0.4411 MGD.
39 A 10" reuse main is adjacent to the property on CR 466.

40
41 Schools – The property is proposed to generate 280 students and is located within the Lake County
42 School Board CSA#8 with current 2016 Attendance Zones as follows: Villages Elementary with
43 854 students; Carver Middle with 793 students; and Leesburg High with 1,519 students.

44
45 Transportation – Traffic analysis indicates that the project will generate a total of 17,450 new daily
46 trips of which 1,571 trips will occur during the PM peak hour. During the PM peak hour, 802
47 vehicles are forecasted to enter the project and 769 vehicles are projected to exit the site.

48
49 Parks & Recreation – The project site plan will meet or exceed the recreation space requirement of
50 the Comprehensive Plan Level of Service Objective of four acres per 1,000 residents: 8.22 acres.

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1 The applicant has designed Central Park, a 28-acre active park amenity for the residents and public
2 enjoyment, and will include additional recreational trails, sidewalks and passive park opportunities
3 throughout the residential neighborhoods.
4

5 Stormwater – Project will be required to adhere to SJRWMD guidelines.
6

7 Mr. Carroll reported that an executive summary regarding the full transportation/traffic impact
8 analysis was provided with comments. He stated there will be some adjustments made as a result of
9 those comments, with signalization recommended at C.R. 466 and Cherry Lake Road, as well as
10 turn lanes on both roads. There are also comments regarding open medians versus directional
11 medians. Mr. Carroll stated the applicant is meeting with both Lake and Sumter counties to sort out
12 those issues. The resulting recommendations will become part of the memorandum of agreement
13 under the zoning ordinance for the development. He stated that Lake County has stated they do not
14 see a need for emergency egress using Via San Palo, thus residents of this development, should it be
15 approved, will not be able to cut through that subdivision.
16

17 Mr. Carroll reported that this property was surveyed for development constraints pertaining to
18 environmental concerns including wetlands, critical habitats, and protected flora and fauna on June
19 21st and July 22, 2016. Only five or six gopher tortoises were observed and they will have to be
20 relocated.
21

22 Mr. Carroll stated that this development has been designed to be compatible with the adjacent
23 property owners and does provide for mixed uses which is consistent with what the public had
24 requested in the visionary workshops.
25

26 A justification statement was included as part of the Large Scale Comprehensive Plan Amendment
27 Application, which the applicant submitted for justifying why the future land use should be
28 amended for the development proposed.
29

30 The subject properties involve approximately 269.15 ± acres in Section 19, Township 18, Range 24
31 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:
32
33

Future Land Use

Subject Property	Lake County – Urban Low Density, and Lake County Planned Unit Development
Future Land Use of Adjacent Properties	
West	Sumter County - Commercial and Agriculture
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lady Lake – Commercial General (RET) and Mixed Residential Medium Density (MR-MD), Other Institutional Facilities (OIF), Lake County (CFD)
South	Lake County – Urban Low Density

34
35 Comments:
36

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

- 1
- 2
- 3 2) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be
- 4 adhered to prior to any design of site plans for the proposed buildings associated with this
- 5 development.
- 6
- 7 3) Connection to Town Water Utility will be required.
- 8
- 9 4) Mitigation may be necessary for site plan approval to address concurrency deficiencies
- 10 associated with the impacts of this project.
- 11
- 12 5) Mitigation/Relocation for the gopher tortoises will be needed for those found on the property
- 13 (please see the Listed Species Report).
- 14
- 15 6) Modifications to the Traffic Analysis is needed at this time.

16 Mr. Carroll stated the application was received on September 14, 2016. Notices to inform the
17 surrounding property owners (39) within 150' of the property of the proposed amendment were
18 mailed on Monday, October 24, 2016. The property was posted on Thursday, October 27, 2016.
19 There have been two objections received to date since the Planning and Zoning Board meeting was
20 held.

21
22 Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed
23 application for Ordinance No. 2016-34, and determined the application to be complete and ready for
24 transmittal to the Planning and Zoning Board. At the November 14, 2016 meeting, the Planning
25 and Zoning Board voted 2-2 to forward Ordinance No. 2016-34 to the Town Commission with the
26 recommendation of approval. The Town Commission will consider Ordinance No. 2016-34 for first
27 reading at 6 p.m. later this evening, and for second/final reading on a date to be determined, pending
28 review by the Department of Economic Opportunity (DEO).

29
30 Mr. Carroll stated the applicants, Mr. Kim Woodbury, Brenda Yates, and Thomas Ustler, are
31 present if there are any questions.

32
33 Chairperson/Member Richards asked if there were any other questions or comments, and hearing
34 none, asked for a motion.

35
36 *Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning*
37 *Agency recommended approval of Ordinance No. 2016-34 by a vote of 5-0.*

38
39 **3. Ordinance No. 2016-37 – Small Scale Future Land Use Comprehensive Plan**
40 **Amendment – The Villages of Lake-Sumter, Inc. – From Lake County Medium Urban**
41 **Density to Lady Lake Manufactured Home High Density – One Lot Located Within Orange**
42 **Blossom Gardens Unit 3-1.B, Referenced by Alternate Key Number 2523247, Lake County,**
43 **Florida (Thad Carroll)**

44
45 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
46 file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages
47 of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan
48 designation for property consisting of one lot located within Orange Blossom Gardens Unit 3-1.B,
49 from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The
50 application involves 0.14 +/- acres of property from unincorporated Lake County into the Town of

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1 Lady Lake. The proposed property is addressed as 850 Silver Oak Avenue. Staff recommends
2 approval of this ordinance.
3

4 The Small Scale Future Land Use Map Amendment application was received on Thursday, October
5 6, 2016, and has been reviewed and determined to be complete, satisfying the necessary criteria as
6 required to meet the requirements of the Land Development Regulations (LDRs) as well as the
7 adopted Comprehensive Plan, and is ready for presentation to the Town Commission.
8

9 A map and an aerial view of the property was shown, as were photos of the posting of the property.
10

11 Concurrency Determination Statement – A Concurrency Determination Statement was included as
12 part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted
13 to explain expected impacts on Town Services. The Villages has removed the existing
14 manufactured home on the lot to construct a conventional built home on the lot. There will be no
15 increase in utility services, traffic, population, or recreation use.
16

17 Mr. Carroll reviewed the impact on Town services as follows:
18

19 Potable Water – No impact, lot is served by the Village Center Community Development District
20 Central Water System.
21

22 Sewer – No impact, lot is served by the Village Center Community Development District Central
23 Sewer System.
24

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

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

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

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

38 The subject property involves approximately 0.14 ± acres lie in Section 06, Township 18 South,
39 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
40 follows:
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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	Lady Lake Manufactured Home High Density
North	Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density

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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 application was received on October 6, 2016. Notices to inform the surrounding property owners (20) within 150' of the property of the proposed amendment were mailed on Thursday, October 27, 2016. The property was posted on Monday, October 31, 2016. He stated there have been no objections or letters of support received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-37, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 14, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-37 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-37 for first reading at the 6 p.m. meeting later this evening, and for second/final reading on Monday, December 19, 2016 at 6:00 p.m.

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

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

Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2016-37 by a vote of 5-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:42 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



SPECIAL LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LOCAL PLANNING AGENCY MEETING DATE: January 18, 2017

PLEASE REFER TO COMMISSION ITEM #K-11 FOR SUPPLEMENTAL MATERIALS

SUBJECT: Ordinance 2016-41 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.52+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Key Numbers 1483131, 1483298, and 2636629; Three (3) Lots Which are Located Within Orange Blossom Gardens Units 2 and 3-1. B.

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-41, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.52 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for properties consisting of three (3) lots located Within Orange Blossom Gardens Units 2 and 3-1.B., from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.52 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 909 Cindy Drive
- 1310 Debra Drive
- 703 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, November 9 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 transmittal to the Local Planning Agency.

Notices to inform the surrounding property owners (72) within 150' of the property of the proposed amendment were mailed on Monday, November 28, 2016. The property was also posted on Monday, November 28, 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 the existing manufactured homes on the lots to construct conventional built homes on the lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- ♦ No impact, lot is served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, lot is 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 property involves approximately 0.52 ± 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
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban 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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-41, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the December 13, 2016 special meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-41 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-41 for first reading on Wednesday, January 18, 2017 at 6:00 p.m. and second/final reading on Monday, February 6, 2017 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	<i>[Signature]</i>	Submitted	1/10/17	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER	<i>[Signature]</i>	Approved Agenda Item for:	1-18-17	Date 1-11-17

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

08
1-10-2017