



REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, February 6, 2017
TIME: 5:30 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: Chairperson/Member Jim Richards

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Minutes – January 18, 2017 (Pg. 2)
2. Ordinance No. 2016-46 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages Operating Company-Duck Lake Warehouse H – from Lady Lake Government Facility (GF) to Lady Lake Industrial (I) for a Parcel Located Along Sunbelt Road, Consisting of Approximately 0.46 +/- Acres Within the Vicinity of the Duck Lake Industrial Park, Lake County, Florida (Alternate Key 3792693) (Thad Carroll) (Pg. 5)
3. Ordinance No. 2016-49 – 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 1 and 3, Referenced by Alternate Key Numbers 1482062, 1732468, and 2686758 (Thad Carroll) (Pg. 9)

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.



MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
January 18, 2017

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 5:45 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

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

ABSENT: Member Dan Vincent

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Mike Burske, Parks and Recreation Director; 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:** December 5, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Holden, the Local Planning Agency members approved the minutes of the December 5, 2016 meeting as presented by a vote of 4 to 0.

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)**

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, 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 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

- 1 • 1310 Debra Drive
- 2 • 703 Royal Palm Avenue

3
4 The Small Scale Future Land Use Map Amendment application was received on Wednesday,
5 November 9, 2016, and has been reviewed and determined to be complete, satisfying the necessary
6 criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well
7 as the adopted Comprehensive Plan.

8
9 A map and an aerial view of the properties were shown, as were photos of the posting of the
10 properties. Mr. Carroll noted that all three lots have been cleared at this time.

11
12 Mr. Carroll reported that the application was received on November 9, 2016, and notices to inform
13 the surrounding property owners (72) within 150' of the property of the proposed amendment were
14 mailed on Monday, November 28, 2016, and the property was posted this same date. There have
15 been no objections or letters of support received to date.

16
17 Concurrency Determination Statement: A Concurrency Determination Statement has been included
18 as part of the Small Scale Comprehensive Plan Amendment application, which the applicant
19 submitted to explain expected impacts on Town services. The Villages has removed the existing
20 manufactured homes on the lots to construct conventional built homes on the lot. There will be no
21 increase in utility services, traffic, population, or recreation use.

22
23 Mr. Carroll stated there will be no impact on Town services as shown below:

24
25 Potable Water- No impact, lot is served by the Village Center Community Development District
26 Central Water System.

27
28 Sewer - No impact, lot is served by the Village Center Community Development District Central
29 Sewer System.

30
31 Schools – Not factored for project – no foreseen impact of students as the project is located within
32 an active adult retirement community.

33
34 Transportation – No impact, the existing home will be replaced with a new home. There will be no
35 change in average daily trip generation.

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

40
41 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
42 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

43
44 The subject property involves approximately 0.52 ± acres lie in Section 06, Township 18 South,
45 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
46 follows:

47 **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.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-41 and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the December 13, 2016 special meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-41 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2016-41 for second//final reading on Monday, February 6, 2017 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 Kussard and seconded by Member Hannan, the Local Planning Agency recommended approval of Ordinance No. 2016-41 by a vote of 4-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:49 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



2

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: February 6, 2017

Please Refer to Commission Packet Item # J-14 for Supplemental Materials

SUBJECT: Ordinance 2016-46 — The Villages Operating Company- Duck Lake Warehouse H – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Government Facilities (GF) to Lady Lake Industrial (I) for a parcel consisting of approximately 0.46 +/- acres of land which is located along Sunbelt Road, within the vicinity of the Duck Lake Industrial Park, within Lake County, Florida. (Alternate Key 3792693).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-46, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.46 +/- acres of land from Lady Lake Government Facilities (GF) to Lady Lake Industrial (I).

Applications have been filed with the Town of Lady Lake, by Martin L. Dzuro with the Villages Operating Company, to amend the future land use designation of one (1) parcel approximately 0.46 +/- acres, located along Sunbelt Road, within the vicinity of the Duck Lake Industrial Park, within Lake County, Florida. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lady Lake- Government Facilities (GF) to Lady Lake Industrial (I). The subject parcel, which is located just south of property addressed as 505 Sunbelt Road, can be identified by Alternate Key number 3792693. The parcel originally was part of the boundaries of the VCCDD District Wastewater Treatment Plant Plan; however, it now sits vacant.

The parcel is currently vacant, and the applicant will be seeking approval for 4,445 square feet of warehouse with an anticipated build out year of 2017.

The subject properties lie in Section 18, 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 Wednesday, November 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 consideration by the LPA.

Notices to inform the surrounding property owners (2) within 150 feet of the subject parcel by the Small Scale Comprehensive Plan Amendment request were mailed Monday, December 22, 2016. The property was also posted Monday, December 22, 2016.

Concurrency Determination Statement by the Applicant

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Town of Lady Lake Government Facilities to Town of Lady Lake Industrial to accommodate the construction of a manufacturing warehouse in the Duck Lake Industrial Center.

Impact on Town Services

Potable Water -

- ♦ No impact, parcel is served by The Village Center Community Development District.

Sewer -

- ♦ No impact, parcel is served by The Village Center Community Development District.

Transportation –

- ♦ No improvements indicated. See Traffic Analysis.

School –

- ♦ No impact as the development proposed is a commercial project, not residential.

Parks & Recreation –

- ♦ The small scale future land use amendment and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for an industrial site.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and any applicable Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas. As per FEMA FIRM MAP 12069C0165E effective 12/18/2012, this parcel is Flood Zone X- Outside the 500-yr Floodplain.

Future Land Use

Subject Properties	Lady Lake- Government Facilities (GF)
Future Land Use of Adjacent Properties	
West	Lady Lake- Government Facilities (GF)
East	Lady Lake – Industrial (I)
North	Lady Lake – Industrial (I)
South	Lady Lake- Government Facilities (GF)

Comments:

- 1.) A Rezoning Application has been submitted concurrently with this Small Scale Future Land Use Amendment Application.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-46, provided comments by December 26, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the January 9, 2017 regular meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-46 to the Town Commission with the recommendation of approval

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-46 for first reading on Monday, February 6, 2017, and second and final reading on Wednesday, February 22, 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

[Handwritten Signature]

Submitted

1/31/17

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

[Handwritten Signature]

Approved Agenda Item for: *2/6/17*

Date

1/31/17

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications



3

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: February 6, 2017

Please Refer to Commission Packet Item # J-17 for Supplemental Materials

SUBJECT: **Ordinance 2016-49 — 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 0.45+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Key Numbers 1482062, 1732468, and 2686758; Three (3) Lots Which are Located Within Orange Blossom Gardens Units 1 and 3.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-49, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.45 +/- 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 1 and 3, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.45 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 1024 Vermont Avenue
- 1004 Aloha Way
- 820 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, November 30, 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 LPA.

Notices to inform the surrounding property owners (59) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, December 22, 2016. The properties were also posted Thursday, December 22, 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 have removed the existing manufactured homes on two of the lots, to date, to construct conventional built homes on the lots. 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 0.45 ± 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 2016-49, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the January 9, 2017 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-49 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-49 for first reading on Monday, February 6, 2017, and second and final reading on Wednesday, February 22, 2017 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

DEPARTMENT HEAD		Submitted 1/31/17	Date
------------------------	---	--------------------------	-------------

FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
---------------------------	--	---	-------------

TOWN ATTORNEY		Approved as to Form and Legality	Date
----------------------	--	---	-------------

TOWN MANAGER 		Approved Agenda Item for: 2/6/17	Date 1/31/17
---	--	---	---------------------

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification