

**MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA**

February 6, 2017

This special meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Jim Richards presiding. The meeting convened at 6:00 p.m.

- A. CALL TO ORDER:** Mayor Jim Richards
- B. PROCEDURE:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*
- C. INVOCATION:** Reverend Jerry Montgomery – Immanuel Baptist Church
- D. PLEDGE OF ALLEGIANCE**
- E. ROLL CALL:** Paul Hannan, Commissioner Ward 4
Ruth Kussard, Commissioner Ward 1
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Jim Richards, Mayor/Commissioner Ward 5

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Richards asked if there were any comments at this time. There were no comments at this time.

G. CONSENT:

Commissioner Hannan asked if Item #4 could be pulled for discussion.

- 1. Minutes – January 18, 2017 – Special Commission Meeting**
- 2. Consideration of Approval for the Lady Lake Police Department to Co-Host the Spring into Safety Festival with The Home Depot on March 4, 2017 (Chris McKinstry)**

The background summary for this agenda item is on file in the Clerk’s Office. It states that the Lady Lake Police Department is requesting to co-host the “Spring into Safety” Community Fair on Saturday, March 4, 2017 from 10:00 a.m. until 2:00 p.m. to heighten crime prevention and enhance

safety awareness. This event will be held in the parking lot area of The Home Depot, and will feature a bicycle safety course, as well as public safety booths and vehicles. Community partners expressing a strong interest in participating at this time include: The Villages Public Safety, Lake County Fire Department, Seniors vs. Crime, McDonald's, and local Police Departments and Sheriff's Offices. If approved, this event will be advertised locally through the Lady Lake Chamber of Commerce, area businesses, and news media.

3. Consideration of Approval to Partner with the American Legion Post 347 and the Orange Blossom Gardens Lions Club to Pave the Parking Lot at the Driving Range at the Rolling Acres Sports Complex (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Orange Blossom Gardens Lions Club and the American Legion Post 347 are seeking to partner with the Town to pave the driving range at the Rolling Acres Sports Complex. The total cost of the project is \$144,062.00. The American Legion and the Orange Blossom Gardens Lions Club will pay 40% of the project (currently \$57,624.80) and the Town will pay 60% (currently \$86,437.20). Change orders could raise the costs on both ends although none are anticipated at this time. Please see attached documents for contract, design and price. C.W. Roberts Contracting, Inc. will be performing the work if approved. The Town is piggy-backing off of a contract this firm has with Ocala.

5. Consideration of Approval of the Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreement Between the Leesburg, Fruitland Park, Wildwood, and Lady Lake Police Departments (Chris McKinstry)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreements are accepted practice between law enforcement agencies in furtherance of their respective duties under law for the purpose of facilitating assistance as described within the agreement. Town Attorney Derek Schroth has approved the attached agreement.

Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved Consent Items G-1, G-2, G-3, and G-5 by a vote of 5 to 0.

4. Consideration of Approval to Partner with The Villages Woodworking Shop to Pave a Path Connecting the Driving Range Parking Lot to the Woodworking Shop (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item. He stated that The Villages Woodworking Shop has agreed pay for half of the cost to pave a path connecting the driving range parking lot to the cart path on their side of the fence. The path will benefit the patrons of the wood shop by giving them connectivity. The path would benefit the Town by giving staff an off the sidewalk route to Oak Street where they cut over to Guava for park maintenance. The total cost of "Alternate A" as seen in the price quote is \$11,755.00. The Town and The Villages Woodworking Shop would pay \$5,877.50 each. The documents for contract, design and price were included in the packet. Mr. Burske stated that C.W. Roberts Contracting, Inc. will be performing the work if approved, and the Town is piggy-backing off of an existing contract this firm has with Ocala.

Commissioner Hannan stated he sees no benefit to the Town other than being a good neighbor, and would rather see the money used to pave the dirt road up to the Parks and Recreation building.

Commissioner Kussard stated this is a golf cart path and has been repaired on many occasions by the Town using millings. She stated a number of Villages' residents use this path to come through Valle Verde to the Rolling Acres Sports Complex, and believes this would be a benefit.

Town Manager Kris Kollgaard commented that the Town provides the millings for this path and that staff also uses this golf cart path.

Mr. Burske stated that he and his staff use this path at least three times a week, and he believes it would benefit them.

Commissioner Holden stated he believes it would be beneficial, and the fact that the Woodshop is willing to pay 50% of the cost is a big incentive as well.

Mayor Richards stated that this path allows golf cart access to the Woodshop and keeps traffic off the road. He stated it is a reasonable expense and benefits the Town.

Commissioner Kussard stated this is an ideal time to do this; in conjunction with the paving of the Driving Range parking lot.

- Joe Quinn of 633 Rainbow Blvd. commented that anything that can be done to make areas more accessible and safer for the golf carts is a plus.

Upon a motion by Commissioner Holden and a second by Commissioner Kussard, the Commission approved Consent Item G-4 by a vote of 4 to 1 (Hannan).

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

6. Consideration of the Interlocal Agreement for Release and Payment of the Communication Services Tax Between Lady Lake and Sumter County (Kris Kollgaard)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's Office). She stated that in 2014, the Town was notified by the Florida Department of Revenue that they misallocated the gross receipts communications service tax revenue between the Town and Unincorporated Sumter County. The Department of Revenue (DOR) made a communication service tax adjustment in November 2016 and requested Lady Lake reach an agreement with Sumter County regarding the alleged \$574,874.43 debt for the Communications Service Tax. Ms. Kollgaard stated she met with officials of Sumter County and they graciously accepted the Town's offer of a one-time payment of \$500,000. The interlocal agreement has been reviewed and approved by the Town Attorney and the Sumter County Attorney. She stated a copy of the executed agreement will be sent to the DOR if approved tonight.

Commissioner Kussard thanked Ms. Kollgaard for negotiating this deal with Sumter County. She asked if there have been any safeguards put in place by either the DOR or the Town to keep this from happening again.

Ms. Kollgaard stated staff has spoken with the DOR and they do audits periodically, but there is no guarantee. She stated that she and the Finance Director have implemented a policy to notify the DOR

any time there is an increase in the Communication Service Tax revenue, and will put the money aside until staff is assured the revenue is rightfully the Town's.

Mayor Richards stated he was in on this discussion and agrees it is a good policy. He also thanked Ms. Kollgaard for her work on this.

Upon a motion by Commissioner Kussard and a second by Commissioner Vincent, the Commission approved the Interlocal Agreement for Release and Payment of the Communication Services Tax Between Lady Lake and Sumter County by a vote of 5 to 0.

7. Consideration of Awarding RFP No. 2016-0007 for Biosolids Dewatering Box Hauling Services to Waste Management Inc. of Florida (C.T. Eagle)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's Office). He stated that RFP No. 2016-0007 was duly advertised and the one bid received was opened at 10:00 a.m. on January 11, 2017. The bid from Waste Management Inc. was in the amount of \$260.00 per hauling services as per the scope of services. The proposed amount is less than our current hauling rate, so staff supports a recommendation of award to Waste Management Inc. The RFP agreement has been reviewed and approved by the Town Attorney.

Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission approved Awarding RFP No. 2016-0007-Biosolids Dewatering Box Hauling Services to Waste Management Inc. of Florida by a vote of 5 to 0.

Mayor Richards thanked staff for the Surface Pro tablets provided to the Commissioners; stating he is so glad to have it to review the 561 pages for tonight's meeting versus a paper packet.

J. TOWN ATTORNEY'S REPORT:

8. Ordinance No. 2017-04 – Second/Final Reading – Consideration of Approval of the Renewal of the Non-Exclusive Natural Gas Franchise with Peoples Gas System (Kris Kollgaard)

Town Attorney Derek Schroth read the ordinance by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that in 2006, the Town of Lady Lake entered into a franchise agreement with Peoples Gas System, and at this time, that agreement is up for renewal. Ms. Kollgaard stated that staff has worked with Peoples Gas System on the new agreement and it has been approved by Town Attorney Derek Schroth. The franchise fee remains at 6%, which is consistent with the surrounding areas. The agreement is for ten years with two automatic ten year renewals, and the option for either party to elect not to renew with proper notice given. In the last fiscal year, the Town received \$25,503.70 in franchise fees from Peoples Gas. There have been no changes to the ordinance since the first reading on January 18, 2017.

Commissioner Vincent asked the Public Works Director if Peoples Gas has been installing any new lines around Town.

Mr. Eagle replied that he is not aware of the installation of any new lines other than to the new project on Rolling Acres Road.

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2017-04, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

9. Ordinance No. 2016-40 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing 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)

Town Attorney Derek Schroth read the ordinance by title only.

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 applications to annex properties consisting of three lots located within Orange Blossom Gardens Units 2 and 3-1.B. The annexation application involves 0.52 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The lots are addressed as follows:

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

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. An appropriate legal description, a location map, and a sketch of the properties were included with the submitted application. The lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District’s Fire Department.

A map and an aerial view of the subject properties were shown, as were photos of the postings. Mr. Carroll noted that each lot has been cleared to date.

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 property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exists as both contiguous and non-contiguous lots.

The annexation application was received on Wednesday, November 9, 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.

Mr. Carroll reported that notices to inform the surrounding property owners (72) within 150 feet of the property proposed by the annexation request were mailed Monday, November 28, 2016, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-40, and determined the application 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. 2016-40 to the Town Commission with the recommendation of approval. At the January 18, 2017 special meeting, the Town Commission voted 4-0 for approval upon first reading.

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

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2016-40, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

10. Ordinance No. 2016-41 – Second/Final Reading – 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)

Town Attorney Derek Schroth read the ordinance by title only.

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
- 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.

A map and an aerial view of the subject properties were shown, as were photos of the postings.

Mr. Carroll reported that notices to inform the surrounding property owners (72) within 150’ of the property of the proposed amendment were mailed on Monday, November 28, 2016, and the property was posted this same date. Again, no comments have been received from surrounding property owners to date.

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.

Mr. Carroll stated there will be no impact to Town services as shown below:

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.

Mr. Carroll stated the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-41, and determined the application 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 Local Planning Agency considered Ordinance No. 2016-41 earlier this evening at 5:45 p.m., and recommended approval by a 4-0 vote. At the January 18, 2017 special meeting, the Town Commission voted 4-0 for approval upon first reading.

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

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2016-41, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

11. Ordinance No. 2016-42 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – 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)

Town Attorney Derek Schroth read the ordinance by title only.

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 rezone property consisting of three lots located within Orange Blossom Gardens Units 2 and 3-1.B. The application involves rezoning 0.52 +/- 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 addressed as follows:

- 909 Cindy Drive

- 1310 Debra Drive
- 703 Royal Palm Avenue

The Rezoning 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.

A map and an aerial view of the subject properties were shown, as were maps of the zoning on these and adjacent parcels, and photos of the postings.

Mr. Carroll reported that notices to inform the surrounding property owners (72) within 150’ of the property of the proposed annexation were mailed Monday, November 28, 2016, and the properties were posted this same date. No comments have been received to date from adjacent property owners.

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)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-42, and determined the application 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. 2016-42 to the Town Commission with the recommendation of approval. At the January 18, 2017 special meeting, the Town Commission voted 4-0 for approval upon first reading.

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

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2016-42, by the following roll call vote:

HANNAN	YES
KUSSARD	YES
HOLDEN	YES
VINCENT	YES
RICHARDS	YES

12. Ordinance No. 2016-43 – Second/Final Reading – Rezoning – Green Key Village, LLC – Rezoning 7.29 +/- Acres of Land from Single Family Medium Density (RS-6) to Planned Unit

Development (PUD) – Located Approximately 725 Feet West of the Intersection of Taylor Mill Road and Lake Ella Road (Alternate Keys #1771463 & #3838637) (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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, Greg Thomas, on behalf Green Key Village, LLC., has filed an application to amend the zoning designation for 7.29 +/- acres located approximately 725 feet west of the intersection of Taylor Mill Road and Lake Ella Road, referenced by Alternate Key Numbers 1771463 and 3838637.

Mr. Carroll stated the subject property is currently vacant and the applicant is requesting to rezone the properties to Planned Unit Development (PUD) to accommodate 27 single family residences that will measure in size from 1,200 sq. ft. to 1,650 sq. ft. of living area, plus a rear load garage, lanai, and a front porch. These homes will be built on home sites that average 50’ wide by 104’ deep.

Exhibit “C” was included in the packet detailing the proposed layout of the lot locations and street network on the subdivision. A map of this property and the rendering of the proposed project was shown, as were photos of the current development, and the posting of the properties.

Mr. Carroll stated that the property is zoned Single Family Medium Density (RS-6) under Ordinance No. 2005-63, which provided entitlements for the development of single family residences at a density of six dwelling units per acre. He stated that, at this time, the property owners would like to rezone the property in an effort to provide an alternative housing option for those who wish to have smaller homes within the Green Key Village Subdivision (the adjacent development). “The Cottages at Green Key” is planned to be an active adult age-restricted community. The owner has stated within the application that the development will compliment and diversify Green Key Village in appearance, size, and density and will be in keeping with the overall architectural look and lifestyle created within this community. The proposed PUD meets the RS-6 zoning requirement of six homes or less per acre, with a proposed buildout of less than four homes per acre.

The Future Land Use designation of Single Family Residential – Medium Density (SF-MD) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent properties are as follows:

Zoning

Subject Properties	Lady Lake Single Family Residential Medium Density (RS-6)
Future Land Use of Adjacent Properties	
West	Lady Lake Single Family Residential Medium Density (RS-6)
East	Lady Lake Single Family Residential Medium Density (RS-6) / Single Family Residential Low Density (RS-3)
North	Lady Lake Single Family Residential Medium Density (RS-6)
South	ROW/ Lake County – Agriculture (A)

Mr. Carroll reported that notices to inform the surrounding property owners (15) within 150’ of the property of the proposed rezoning were mailed on Monday, November 28, 2016, and the property was posted this same date. One inquiry from an adjacent property owner has been received regarding the tree buffer between the development and the adjacent property. He stated this will be addressed during the preliminary plat and site plan process.

Comments:

- Site Plan/Plat will be required prior to construction of the development.
- All development on the property will be served by Town utilities.
- All roads will remain private.
- Applicant is requesting a front set back of 5’ to bring the front porch closer to the sidewalk and raised curb for the streetscape.
- Applicant is also requesting a 55% impervious ratio per home site; however, few home sites will exceed a 50% impervious ratio; lot sizes are comparable to Lady Lake’s MX-8 zoning density which has a 60% impervious ratio requirement. Mr. Carroll noted that the lot sizes here are comparable to those in The Villages (.12 and .13 acres), and the impervious surface ratio on those lots is 60% and this is in line with that.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-43, and determined the application 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. 2016-43 to the Town Commission with the recommendation of approval. At the January 18, 2017 special meeting, the Town Commission voted 4-0 for approval upon first reading.

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

Commissioner Vincent commented that he would not like a precedent set regarding the five-foot setback from the road, rather than the standard 20 feet.

Mr. Carroll stated that they have requested this as part of their MOA given that these are drive aisles and are private roads, and the developer is loading these cottages a little closer to the curb because this subdivision area will have smaller home and lot sizes. He stated there will be no acquisition necessary for any road widening. Mr. Carroll stated commercial projects would be limited to a 20-foot setback.

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2016-43, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>NO</i>
<i>RICHARDS</i>	<i>YES</i>

13. Ordinance No. 2016-44 – Second/Final Reading – Amendment to Land Development Regulations – An Ordinance by the Town Commission of the Town of Lady Lake Land Development Regulations (Ord. No. 94-08); Amending Chapter 16-Building and Fire Codes, Article I, entitled “Reference Codes,” Amending Section 16-2; Article II, entitled “Building Plans and Permits,” Amending Section 16-52; Article III, entitled “Floodplain Management

Ordinance,” Amending Sections 16-81 and 16-83; Repealing Sections 16-84; also Amending Chapter 2, Section 2-2, “Definitions” (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that on November 5, 2012, the Town Commission approved Ordinance No. 2012-04 in an effort to update Chapter 16, Building and Fire Codes, which were originally adopted in 1994. To accurately reflect the adopted Florida Building Code currently implemented within Town of Lady Lake jurisdiction, changes to Chapter 16, Articles I) through III) are hereby proposed, addressing coordination with the Florida Building Code as well as guidelines and measures in the interpretation and implementation of Floodplain Management Regulations within special flood hazard areas with the intent to protect human life and health, to eliminate or minimize property damage, and minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.

Mr. Carroll reviewed the changes, including the following:

Changes to Chapter 2, Section 2-2 Definitions and Interpretations have been presented for consideration, removing certain definitions pertaining to the Flood Damage Prevention Model Ordinance provided by Federal Emergency Management Agency (FEMA), no longer required by the National Flood Insurance Program (NFIP) to be listed separately as they are addressed within the Florida Building Code.

Mr. Carroll noted that changes regarding burning and quality of air provisions have been added to the ordinance.

Changes to Chapter 16- Building and Fire Codes include the following:

- 1) Changes to Article I, “Reference Codes,” Section 16-2; regarding adopted fire codes
- 2) Changes to Article II, “Building Plans and Permits,” Section 16-52, regarding adopted building plans and permits
- 3) Changes to Article III: Amend Article III entitled “Floodplain Management Ordinance,” to include the following sections:
 - Section 16-81 - Administration
 - Section 16-83 - Flood Resistant Development
 - Section 16-84 - Administrative Amendments to the Florida Building Code- Repealing

Town of Lady Lake Building Official Ron Rowe and Fire Inspector Kerry Barnett collaborated with Town staff by reviewing and providing pertinent language on Article I and Article II of Chapter 16; required to be included in the Town’s Land Development Regulations to update provisions of the Florida Building Code and Florida Fire Prevention Code. A FEMA representative completed the first draft review of Article III (the Town’s Floodplain Management Ordinance) on May 4, 2016. A second and final review was completed on December 17, 2016.

Mr. Carroll noted that the header of the ordinance has been revised since first reading per the Town Attorney. Also since the first reading, language regarding the air curtain was revised, stating that it *may* be required by local authorities.

Mr. Carroll reported that at the Special Planning and Zoning Board Meeting held on Tuesday, December 13, 2016, the board recommended approval by a 4-0 vote. At the January 18, 2017 special meeting, the Town Commission voted 4-0 for approval upon first reading.

Commissioner Kussard clarified that this amendment was basically for housekeeping purposes and to include the burn ban.

Mr. Carroll replied that it was, and to update references regarding the flood plain and building codes.

Commissioner Vincent stated his constituents will appreciate the additional stipulations regarding burning.

- Phil Mathias of Lakes of Lady Lake asked why not prohibit burning by requiring everything be mulched instead, and then there would be no smoke issue.

Mayor Richards replied that the air curtain will keep almost all smoke from escaping. With no further questions, he asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2016-44, as amended since first reading, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

14. Ordinance No. 2016-46 – First Reading – 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)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that 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 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 is currently vacant. 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.

A map and an aerial view of the subject property was shown, as were maps of the zoning and future land use for this parcel and adjacent parcels, and photos of the postings. Mr. Carroll pointed out that the gate closes off Sunbelt Road so that traffic has to come back out Duck Lake Road to Rolling Acres Road.

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 Town Commission.

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, and the property was posted this same date.

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.

Mr. Carroll stated there will be no impact on Town Services as shown below:

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.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-46, provided comments by December 26, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 9, 2017 regular meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-46 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance No. 2016-46 earlier this evening at 5:30 p.m. and recommended approval by a vote of 4-1. The Town Commission is scheduled to consider Ordinance No. 2016-46 for second/final reading on Wednesday, February 22, 2017 at 6:00 p.m.

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

Mayor Richards commented that he is still concerned about increased traffic on this failing road. He stated he hopes that The Villages can use their influence to convince the county to do something with the Rolling Acres/Hwy 466 interchange. With no further comments, he asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Kussard, the Commission approved the first reading of Ordinance No. 2016-46, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>NO</i>

15. Ordinance No. 2016-47 – First Reading – Rezoning – The Villages Operating Company- Duck Lake Warehouse H – Rezone from Lady Lake Public Facilities District (PFD) 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)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that applications have been filed with the Town of Lady Lake by Martin L. Dzuro with The Villages Operating Company to rezone zoning district designation for one parcel approximately 0.46+/- acres, located along Sunbelt Road, within the vicinity of the Duck Lake Industrial Park, within Lake County, Florida. The applicant is seeking to rezone the property from Lady Lake Public Facilities District (PFD) 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 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.

A map and an aerial view of the subject property was shown, as were maps of the zoning on this parcel and adjacent parcels, and photos of the postings.

Zoning

Subject Property	Lady Lake - Public Facilities District (PFD)
Zoning of Adjacent Properties	
West	Lady Lake - Public Facilities District (PFD)
East	Lady Lake - Industrial (I)
North	Lady Lake - Industrial (I)
South	Lady Lake - Public Facilities District (PFD)

The rezoning 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 Town Commission.

Notices to inform the surrounding property owners (2) within 150 feet of the subject parcel were mailed Monday, December 22, 2016, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-47, provided comments by December 26, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 9, 2017 regular meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-47 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-47 for second/final reading on Wednesday, February 22, 2017 at 6:00 p.m.

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

- Phil Mathias of Lakes of Lady Lake commented that the traffic on Rolling Acres Road already backs up from US Hwy 27/441 to Highway 466 at least twice a day. He stated the new medical facility under construction on Rolling Acres Road will likely cause more. He asked that this be taken under consideration.

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Kussard, the Commission approved the first reading of Ordinance No. 2016-47, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>NO</i>

16. Ordinance No. 2016-48 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – of Three Lots Located Within Orange Blossom Gardens Units 1 and 3, Referenced by Alternate Key Numbers 1482062, 1732468, and 2686758 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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 applications to annex properties consisting of three lots located within Orange Blossom Gardens Units 1 and 3. The annexation application involves 0.45 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Mr. Carroll stated this is the tenth phase of annexations by The Villages, and staff recommends approval.

The lots are addressed as follows:

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

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. An appropriate legal description, a location map, and a sketch of the properties have been included with the submitted application. The lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District’s Fire Department.

A map and an aerial view of the subject properties were shown, as were maps of the zoning on these and adjacent parcels, and photos of the postings.

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 property 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 Wednesday, November 30, 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 consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (59) within 150 feet of the property proposed by the annexation request were mailed Thursday, December 22, 2016, and the properties were posted this same date. There has been one phone inquiry, but no objections or statements of support to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-48 and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the January 9, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-48 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-48 for second/final reading on Wednesday, February 22, 2017 at 6:00 p.m.

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

Commissioner Kussard stated she spoke with a seasonal resident who has just returned and lives in the area where many of the homes have been replaced, and they are extremely happy with the affect these new homes have made on their neighborhood.

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance No. 2016-48, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

17. Ordinance No. 2016-49 – First Reading – 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)

Town Attorney Derek Schroth read the ordinance by title only.

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 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. Mr. Carroll stated staff recommends approval. 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 Town Commission.

A map and an aerial view of the subject properties were shown, as were maps of the zoning on these and adjacent parcels, and photos of the postings.

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 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.

Mr. Carroll reported there will be no impact on Town services, as shown below:

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.

Mr. Carroll reported that 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, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-49, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 9, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-49 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance No. 2016-49 earlier this same day at 5:30 p.m. and voted to approve by a vote of 5-0. The Town Commission is scheduled to consider Ordinance No. 2016-49 for second/final reading on Wednesday, February 22, 2017 at 6:00 p.m.

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

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-49, by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

18. Ordinance No. 2016-50 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – for Three Lots Located Within Orange Blossom Gardens Units 1 and 3, Referenced by Alternate Key Numbers 1482062, 1732468, and 2686758 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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 rezone property consisting of three lots located within Orange Blossom Gardens Units 1 and 3. The application involves rezoning 0.45 +/- 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. Mr. Carroll stated staff recommends approval. The proposed properties are addressed as follows:

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

The Rezoning 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 Town Commission.

A map and an aerial view of the subject properties were shown, as were maps of the zoning on these and adjacent parcels, and photos of the postings.

Mr. Carroll stated that notices to inform the surrounding property owners (59) within 150 feet of the property proposed by the rezoning request were mailed Thursday, December 22, 2016, and the properties were posted this same date. No objections or letters of support have been received to date.

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)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-50, and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the January 9, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-50 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-50 for second/final reading on Wednesday, February 22, 2017 at 6:00 p.m.

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

Mayor Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-50, by the following roll call vote:

HANNAN	YES
KUSSARD	YES
HOLDEN	YES

VINCENT
RICHARDS

YES
YES

K. TOWN MANAGER’S REPORT:

19. Consideration of One Appointment to the Planning and Zoning Board (Kris Kollgaard)

Town Manager Kris Kollgaard stated that there is currently a vacancy on the Planning and Zoning Board. A vote at the January 18th Commission meeting for the one application on file at that time resulted in a tie. Since that time, two other applications have been received, for a total of three applications on file for consideration to include Jeremiah Delgado, Regis Leclerc, and Phil Mathias. Ms. Kollgaard stated that another application was received from Henryka Presinzano, and she emailed this information to the Commissioners for consideration as well. She passed out a copy of this application for the Commissioners to review.

Mayor Richards asked those applicants present to state why they would like to serve on this board.

Mr. LeClerc, Mr. Delgado, and Mr. Mathias each spoke about their past experience and why they would like to serve on the board. Ms. Presinzano was not present.

Ms. Kollgaard passed out the voting forms and asked the Commissioners to complete them and turn them in to the Deputy Town Clerk.

The Deputy Town Clerk read the votes into the record as follows:

- Regis Leclerc received three votes (by Commissioner Hannan, Commissioner Kussard, and Commissioner Vincent).
- Phil Mathias received two votes (by Commissioner Holden and Mayor Richards).

As a result, Mr. LeClerc was appointed to the Planning and Zoning Board. Ms. Kollgaard informed him that the Clerk’s Office would be contacting him regarding an orientation packet.

20. Consideration of Appointment to the Lake Sumter Metropolitan Planning Organization (MPO) Technical Advisory Committee (Kris Kollgaard)

Town Manager Kris Kollgaard stated that Growth Management Director Thad Carroll has served as the staff representative on the Metropolitan Planning Organization’s Technical Advisory Committee (TAC) since 2009. At this time, Mr. Carroll would like to serve as the alternate on the committee and allow Public Works Director C.T. Eagle to serve as the staff representative to the committee until a new appointment is made. The committee is comprised of individuals who serve in planning, as well as those who serve in the field of public works, and the function of the committee deals primarily with transportation planning. Therefore, Mr. Eagle is well equipped with the knowledge and experience to contribute to the committee. The appointment of C.T. Eagle should also enhance the communication and coordination of projects pertaining to the MPO among Town staff, as multiple Town staff members will have an understanding of the policies and practices of the MPO. Ms. Kollgaard stated Department Heads are rotating involvement so they can gain experience and keep communication open.

Upon a motion by Commissioner Hannan, seconded by Commissioner Kussard, the Commission approved the appointment of Public Works Director C.T. Eagle as staff representative to the

MPO's Technical Advisory Committee, with Growth Management Director Thad Carroll serving as an alternate for the committee, by a vote of 5-0.

21. Consideration of Rescheduling the Second Commission Meeting in February to February 22, 2017 Due to the Presidents' Day Holiday (Kris Kollgaard)

Town Manager Kris Kollgaard stated that the second Commission meeting in February would normally be held on February 20th, but this date falls on Presidents' Day holiday this year. She asked that the second meeting date be rescheduled to Wednesday, February 22, 2017, instead.

It was the consensus of the Commissioners to reschedule the second Commission meeting in February to Wednesday, February 22, 2017.

Ms. Kollgaard asked if the Commissioners would like her to follow up on the ten-acre property that has been offered for sale that is next to the Town's property on Skyline. She stated there is a small strip of privately owned land between the Town's parcel and the offered parcel. The Lake County School Board owns the 40-acre parcel on the other side of the offered parcel.

Mayor Richards commented that the price seems a little steep at \$16,000 per acre.

Commissioner Holden stated he believed the present owner got the property at a foreclosure auction, and asked how much he paid for the property. He stated the property could be used in the future for development or for running sewer lines to April Hills.

Ms. Kollgaard stated she has not been able to discover what the current owner paid for the property, and that he has offered it for sale at \$12,000 per acre.

Commissioner Hannan stated he sees a purchase such as this as having no value to the Town.

After further discussion, the Commissioners stated that Ms. Kollgaard can continue to look into the offer and get back to them.

Ms. Kollgaard reported that a Chula Vista resident has offered to purchase a mountable speed indicator sign to put on the speed limit sign on his street. She stated she has discussed this with both the Town Attorney and Public Works Director, and legally, there is no problem with him purchasing this sign, but it would be better for him to mount it on a post in the Town's right of way on his lawn rather than on the Town's speed limit sign. The Town Attorney would draw up a hold harmless agreement stating the Town is not responsible for anything as a result of this sign.

Commissioner Hannan asked for the Police Chief's opinion on this.

Chief McKinstry stated he feels that if it helps slow down traffic, it will be beneficial, although the Police Department will not enforce traffic laws based on a privately owned sign. He stated it would be more of an advertisement or a deterrent.

Ms. Kollgaard clarified that the resident would be responsible for the purchase and maintenance of the sign, although the Town would assist him in mounting it in the right of way, and he would have to sign a hold harmless agreement with the Town. It will indicate speed, although the Town will not enforce traffic laws based on this sign.

After further discussion regarding radar and camera options, the Commission agreed that they would be in favor of moving forward with this based on the information given.

Ms. Kollgaard stated that Akers Media has asked if the Town would like to advertise in their Welcome to Lake County publication. The costs are as follows: a two-page spread is \$2,995.00, a full page is \$1,995.00, a half page is \$1,295.00, and a quarter page is \$795.00. She stated that she does not recall approving advertising in this publication before, although there is a section on Lady Lake in the 2015 publication.

Commissioner Holden stated that he can recall approving this advertisement, but does not believe it was beneficial.

It was the consensus of the Commissioners not to pay for advertising in this publication at this time.

L. MAYOR/COMMISSIONER'S REPORT:

Commissioner Holden commented that the tree give-away for Arbor Day went very well and everyone was very happy with it. He stated perhaps the Town could do it again next year.

Mayor Richards commented on the Board appointments; stating he was happy to fill the vacancy, and that he was sorry to lose Pete Chiasson as an experienced Board member.

M. PUBLIC COMMENTS:

Mayor Richards asked if there were any further questions or comments.

- Joe Quinn of 633 Rainbow Blvd. commented favorably on The Villages' phases of annexations and the construction of new site built homes in place of manufactured homes. He mentioned that he has suggested before that it would be advantageous if the Commissioner's first meeting of the month was a study session, and the second meeting would be a walk-through by voting on what was discussed at the study session; stating it was just something to think about. Mr. Quinn stated someone should monitor the accuracy of the speed indicator sign discussed earlier. He stated that development should not be turned down because of Rolling Acres Road. Lastly, Mr. Quinn commented that no parking signs should be posted at the gates in The Villages, as there were two cars parked at the Shay gate and it was hard to get around them. He stated Mr. Eagle told him that The Villages owns 80 feet before the gates.

Mayor Richards stated the Shay gate is on a county road as well.

Ms. Kollgaard informed Mr. Quinn that she is looking into the exhaust braking that he brought up at the last meeting. She stated a couple of cities had laws on it and had been sued; it was ruled they had no authority. She stated she is continuing to check with the FDOT regarding the exhaust braking on US Hwy 27/441.

- Regis LeClerc stated that the traffic on US Hwy 27/441 is very heavy and he has requested that the FDOT try to extend the length of the traffic lights. He stated it took him roughly 30 minutes to travel 11 miles on Hwy 441 to the MPO meeting.

N. ADJOURN: There being no further business, the meeting was adjourned at 7:16 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk