

**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
February 6, 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 5:30 p.m.

**CALL TO ORDER:** Chairperson/Member Jim Richards

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

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; 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: January 18, 2017 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 January 18, 2017 meeting as presented by a vote of 5 to 0.*

**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)**

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 consisting of approximately +/- .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.

Mr. Carroll reported that the parcel originally was part of the boundaries of the VCCDD District Wastewater Treatment Plant Plan; however, it is now vacant. The applicant will be seeking

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approval for 4,445 square feet of warehouse with an anticipated build out year in 2017, and as such, is requesting to re-designate the classification to Industrial.

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 parcel was shown, as were photos of the posting of the property and adjacent future land use classifications.

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 transmittal to the Town Commission.

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 District to Town of Lady Lake Industrial to accommodate the construction of a manufacturing warehouse in the Duck Lake Industrial Center.

Mr. Carroll reported 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 Facility (GF)
<b>Future Land Use of Adjacent Properties</b>	
West	Lady Lake- Government Facility (GF)
East	Lady Lake – Industrial (I)
North	Lady Lake – Industrial (I)
South	Lady Lake- Government Facility (GF)

Mr. Carroll noted that a Rezoning Application has been submitted concurrently with this Small Scale Future Land Use Amendment Application, and was received on November 30, 2016.

Mr. Carroll stated that 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,

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December 22, 2016, and the property was posted this same day. There have been no objections or letters of support received to date, although there was one inquiry.

Mr. Carroll reported that 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 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 asked staff if there is anything limiting the use of this parcel as only a warehouse if this designation is changed to Industrial. He stated he is concerned about the traffic coming out onto Rolling Acres Road, although he stated it is good to see the land used and becoming taxable, rather than Public Facilities. Mayor Richards stated another concern is the Town's agreement with the VCCDD to purchase up to 250,000 gpd sewer treatment if the Town ever needs it; and the VCCDD is selling the land they may need to expand its treatment plant in the future.

Mr. Carroll replied that there is no specific Memorandum of Agreement (MOA) included in this ordinance, and as such, it could be utilized under any variety of Industrial uses.

Martin Dzuro, Jr., representing the Villages Operating Company, stated that the land has been owned by this entity for a long period, and was incorrectly included into the wastewater treatment facility. When this was discovered, it was quickly quit claim deeded back to the Villages Operating Company by the VCCDD, but it had already been included in the Public Facilities zoning. Mr. Dzuro also stated the results of the traffic study by Kimley-Horn showed there would only be an impact of eight peak p.m. hour trips. He stated there is already two left turn lanes in that area.

Mayor Richards pointed out that the use could be anything allowed under the Industrial zoning rather than just this planned warehouse, and this could result in more traffic on a failing road.

Mr. Carroll stated that a policy specific amendment could be proposed under the small scale amendment whereby only the use that is being presented could be developed, and any other use would have to be brought back before the Commission for approval. It would limit the use to only what the Commission approves.

Commissioner Kussard asked about the cabinet business that was mentioned in the use of the warehouse in the documents of the packet.

Marty Dzuro replied that the Villages Operating Company would like all the uses to be allowed under the Industrial zoning designation, and he pointed out that a site plan will be presented to the Commission for approval. He stated one of the proposed tenants of the warehouse is a business that installs cabinets. They propose to use the warehouse to receive and store the cabinets to be picked up for installation at another location. Mr. Dzuro commented that everyone knows Rolling Acres Road is broken, but that other higher traffic use developments have been approved, and this facility already has turn lanes available with minimal amount of traffic uses.

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Mayor Richards asked staff if the Commission would have to approve a site plan if it was an Industrial zoning use, other than the warehouse, if the Commission approves the Industrial zoning designation for this parcel.

Mr. Carroll replied that if the site plan was in compliance with the Industrial zoning use, it would be too late to limit the applicant on the site plan. He stated the limitation would have to be done at this phase.

Commissioner Hannan asked if an MOA could be done at this stage.

Mr. Carroll replied that it would be deemed a policy specific agreement and must be done at this stage.

***Member Hannan motioned to table this ordinance; and Member Holden seconded.***

Town Manager Kris Kollgaard asked if the Commission could move forward with this ordinance this evening if it was agreed that a policy specific agreement would be included.

Town Attorney Derek Schroth stated the applicant would have to agree to this condition.

Mr. Dzuro stated he would not like to see restrictions put on this project when other projects have been approved not too long ago that had uses with more traffic. He stated they would agree to stay within the consistent existing land use classifications (warehouse) for the Industrial classification.

Mayor Richards stated that although the county had promised to make changes to the traffic lights at the intersection of Rolling Acres Road and Highway 466, this has not been done.

Commissioner Kussard voiced her concerns regarding the traffic, and agreed that there has been approval of other projects on this road.

Mr. Dzuro explained that there will be no new driveway cuts to Rolling Acres Road. They will go north from the project on Sunbelt Road, across Hoopfer Way, up to Duck Lake Road and then out to Rolling Acres.

Commissioner Hannan asked if Sunbelt Road goes out to Oak Street.

Mr. Carroll replied there is a gate that prevents people from using Sunbelt Road past the treatment plant, and there is no through traffic to Oak Street from this point.

***After discussion, the motion to table failed by a 0-5 vote (no one in favor).***

***Upon a motion by Member Kussard and a second by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-46 by a vote of 5-0.***

**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)**

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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 annexing 0.45 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval. The proposed properties are addressed as follows:

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

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

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.

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	<b>Lake County Medium Urban Density</b>
<b>Future Land Use of Adjacent Properties</b>	
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 day. There have been no objections or letters of support received to date.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No 2016-49, 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 Town Commission is scheduled to consider Ordinance No. 2016-49 for second and final reading on Wednesday, February 22, 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 questions or comments, and hearing none, asked for a motion.

***Upon a motion by Member Kussard and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2016-49 by a vote of 5-0.***

**ADJOURN:** There being no further discussion, the meeting was adjourned at 5:51 p.m.

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Kristen Kollgaard, Town Clerk

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Jim Richards, Chairperson