

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

March 20, 2017

This regular 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:** Minister Matt Malott – New Life Christian Church
- D. PLEDGE OF ALLEGIANCE**
- E. ROLL CALL:** Ruth Kussard, Commissioner Ward 1
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Jim Richards, Mayor/Commissioner Ward 5
- ABSENT:** Paul Hannan, Commissioner Ward 4

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 & Recreation Director; Pam Winegardner, Finance Director; Wendy Then, Town Planner; Chief Chris McKinstry, Police Department; Michelle Bilbrey, Code Enforcement Officer; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Richards asked if there were any comments from the audience.

- Frank Frontario of 809 Bishop Dr. introduced himself as the president of the Water Oak Homeowners' Association. He requested that the Lady Lake Police Department step up patrols in the area, especially between the hours of 1 a.m. and 4 a.m., due to the recent rash of criminal activity in the area which involved residents' vehicles being ransacked. Two vehicles were stolen, although recovered, and he praised the Lady Lake Police Department for their response. Mr. Frontario stated residents will be more diligent in locking their vehicles and with neighborhood watch, and they are working with Sun Communities to improve security at the gate and discussing security cameras, etc.

Town Manager Kris Kollgaard stated she has already spoken with Chief McKinstry regarding this, and he will be happy to attend an HOA meeting to give residents tips on things they can do to be more aware and to keep the area safer. She stated the patrols can also be increased.

G. CONSENT:

1. Minutes – March 6, 2017 – Regular Commission Meeting

2. Consideration to Host the Annual Driving Range Volunteers' Lunch at the Parks and Recreation Building on April 18, 2017 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Driving Range holds a luncheon for the volunteers of the facility on an annual basis. Over the last couple of years, the Driving Range has utilized the Parks and Recreation Building to hold the event without fear of weather being a factor. Tables and chairs are utilized from the Public Works and Parks and Recreation Departments. The Driving Range supplies all of the food and drinks, and invites the range volunteers and many from the Town who assist them at the range. The event is scheduled for April 18, 2017. Please keep in mind that they will use a grill in the fenced area of the building compound. The Driving Range begins preparing food in the morning and starts serving around 11:00 a.m.

3. Consideration for New Song Community Church to Hold Its Easter Sunrise Service at the Log Cabin/Veterans Park on April 16, 2017 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the New Song Community Church is asking to use the lawn at the Log Cabin/Veterans Park for a sunrise service on Sunday, April 16, 2017, between the hours of 6:00 a.m. to 8:00 a.m., which is before the park opens. Parking will be utilized at the Cabin and at their facility across the street. They are expecting 50 people to attend this event. No Town services are requested except the use of the power. As this is Easter Sunday, the Parks and Recreation Director will work if there is a call for assistance. The Chamber of Commerce was notified and has no problem with the activity. New Song Community Church has hosted this event at Veterans Park three times before and has been a great steward of the park.

4. Consideration of the 2017 Concurrency Management Report (Thad Carroll)

The background summary for this agenda item is on file in the Clerk's Office. It states that concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. No final development order shall be granted for a proposed development until there is a finding that all public facilities and services included in the Concurrency Chapter of the Land Development Regulations have sufficient capacity at or above their adopted level of service to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted level of service will be in place concurrent with the impacts of the development, as defined in the Land Development Regulations, Chapter 4, Section 2, (d) 4.

The Levels of Service (LOS) for the requisite concurrency items include sanitary sewer, solid waste, drainage, and potable water. Concurrency requirements for transportation, parks and recreation, and schools have been removed, but remain optional for local governments. The Town of Lady Lake has elected to continue the implementation of concurrency for these facilities.

The attached report is presented under the requirements of Chapter 4, Section 2, (d) 4 and Chapter 4, Section 6 of the Land Development Regulations stating that Town staff shall be responsible for annually reporting the status of all public facilities capacities covered under the Concurrency Management System to the Town Commission and the general public. This report is for the period March 1, 2016 through February 28, 2017.

Note: The information regarding the Transportation Management System as provided by the Metropolitan Planning Organization is the latest available table.

5. Consideration of the Termination of the Sewer and Water Utility Agreement between the Town of Lady Lake, a Florida Municipality, and Habashy and Habashy, LLC (Thad Carroll)

The background summary for this agenda item is on file in the Clerk's Office. It states that on February 22, 2017, the Town Commission approved the Fresenius Medical Care Dialysis Clinic-Lady Lake-New Major Site Plan-MJSP 11/16-001 proposing 7,104 square feet of medical office on 1.47+/- acres of land along Morningside Avenue, Skyline Drive, and Longview Avenue, formerly known as the Longview Site, addressed as 310 Longview Avenue (Alternate Key 3818836).

Subsequent to the site plan approval, on March 6, 2017, the Town Commission approved the Sewer and Water Utility Agreement for the property, reserving the capacity for 20 equivalent residential units (ERUs) to serve the project, in addition to the five ERUs already assigned to the property under the prior agreement with Habashy and Habashy, LLC.

At this time, Lady Lake Healthcare, LLC wishes to terminate the prior utility agreements which are tied to the property, as there are concerns of the property owners with the obligations within the agreements. These agreements no longer have merit due to the fact that the current project, the Fresenius Medical Care Dialysis Clinic and its associated impacts, are entirely different than what was formerly presented and approved by the Town Commission.

Staff recommends approval of the attached termination agreement, and further, that the Town agrees that the Sewer and Water Utility Agreement between Habashy and Habashy, LLC and the Town of Lady Lake recorded March 24, 2010, in Official Records Book 3886, Page 1254 (the "Previous Utility Agreement"), has been fully replaced by that certain Sewer and Water Utility Agreement dated March 6, 2017, between the Town of Lady Lake and Lady Lake Healthcare, LLC (the "New Utility Agreement").

6. Consideration of the Termination of Development Agreement by the Town of Lady Lake, a Florida Municipality, and Leo P. Steinmetz and Nancy P. Steinmetz, Husband and Wife (Thad Carroll)

The background summary for this agenda item is on file in the Clerk's Office. It states that on February 22, 2017, the Town Commission approved the Fresenius Medical Care Dialysis Clinic-Lady Lake-New Major Site Plan-MJSP 11/16-001 proposing 7,104 square feet of medical office on 1.47+/- acres of land along Morningside Avenue, Skyline Drive, and Longview Avenue, formerly known as the Longview Site, addressed as 310 Longview Avenue (Alternate Key 3818836).

Subsequent to the site plan approval, on March 6, 2017, the Town Commission approved the Sewer and Water Utility Agreement for the property, reserving the capacity for 20 equivalent residential units (ERUs) to serve the project, in addition to the five ERUs already assigned to the property under the prior agreement with Habashy and Habashy, LLC.

At this time, Lady Lake Healthcare, LLC wishes to terminate all prior development agreements which are tied to the property, as there are concerns of the property owners with the obligations within the agreements. These agreements no longer have merit due to the fact that the current project, the Fresenius Medical Care Dialysis Clinic and its associated impacts, are entirely different than what was formerly presented and approved by the Town Commission.

Staff recommends approval of the attached termination agreement, and further, that the Town agrees that all financial and performance obligations of the “Developer” (Leo P. Steinmetz and Nancy P. Steinmetz) or its successors or assigns arising under the Development Agreement with the Town of Lady Lake recorded August 15, 2001 in Official Records Book 1988, Page 855, as amended, have been fully performed and satisfied such that the Town desires and intends to terminate and release the existing Development Agreements.

Mayor Richards asked if there were any questions regarding the consent items, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved Consent Items G-1 through G-6 by a vote of 4 to 0.

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

7. Consideration of Approval for the Town and FGUA to Sponsor a Water Conservation Poster Contest for the Villages Elementary School Students as a Joint Effort (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 the members of the Town Water Conservation Committee wish to sponsor a water conservation poster contest with FGUA for the Villages Elementary School as a joint effort. MaryAnn Krisovitch, the Town's contracted Water Resource Coordinator, and Michelle Harris, FGUA Representative, approached the Villages Elementary School teachers about a water conservation poster contest for grades 1, 2, and 3. The teachers were very receptive to the idea.

Ms. Krisovitch stated that April is Water Conservation Month. If approved, the Town and FGUA will supply up to \$100 each for the art supplies. She stated teachers will select approximately 10 to 16 posters for submittal for each grade level to be recognized for first, second and third place prize awards by the sponsors. Prizes will be coordinated through donations (Office Depot is one) and \$100 from the Utilities Water Conservation Promotional Ad Campaign budget. Winning entries will be invited to the Town Commission on May 15th, and winning posters will be on display at the Lady Lake Library for a couple of months. Ms. Krisovitch stated expenses for the Town should not exceed \$200.00.

Mayor Richards asked if there were any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and a second by Commissioner Kussard, the Commission approved for the Town and FGUA to Sponsor a Water Conservation Poster Contest for the Villages Elementary School Students as a Joint Effort by a vote of 4 to 0.

8. Consideration of an Abatement Order for Case No. 14-5041 – 609 First Avenue – Town of Lady Lake Code of Ordinances Chapter 20-20 (a)(6) – Property Maintenance; and Chapter 20-20(a)(2) – Property Maintenance – Residential Painting (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 this case was originally heard by the Special Magistrate on December 17, 2014 for the violations of Town of Lady Lake Code of Ordinances Chapter 20-20 a)(6)-Property Maintenance-Window/Door Maintenance and Chapter 20-20(a)(2)-Property Maintenance-Residential Painting. The Special Magistrate ordered compliance within 30 days or a fine of \$25 per day would accrue, in addition to an \$87 administrative fee. The lien was recorded with the Lake County Clerk of Courts on February 6, 2015 in Bk 4583, Pgs. 1254-1258.

Mr. Carroll stated the property was purchased by the current owner, Carole E. Freeman, on October 16, 2015 through a quit claim deed. Ms. Freeman obtained a permit for the replacement of nine windows and one front door on October 21, 2015; bringing the property into compliance within five days of obtaining ownership. The lien had accrued for a total of 278 days, for a total amount of \$7,037.00, including the administrative fee. On February 2, 2017, Ms. Freeman provided a written request to be placed on the next Special Magistrate agenda for consideration of a lien reduction.

Mr. Carroll stated that after hearing the facts of this case at the February 28, 2017 hearing, the Special Magistrate recommended a lien reduction in the amount of \$3,000.00, and staff's initial recommendation was for a reduction of the lien to \$5,000.00. He stated the Commission reserves the right to approve any other amount.

Following the improvements made by Ms. Freeman in the amount of \$44,000.00, the property is currently assessed at \$74,033 per the Lake County Property Appraiser.

Commissioner Holden commented that the property owner apparently failed to do a lien search prior to purchasing the property.

Mayor Richards commented that the property was also purchased from a relative. He asked if the property owner would like to make any comments.

- Carole Freeman introduced herself as the property owner. She stated when she bought the property from her nephew, she was aware there were fines and looked to see if there were any liens on the home, but found no liens at the time. She stated she pulled permits to fix the house right away and replaced windows, the front door, the roof, as well as interior remodeling, and it took her eight months to totally remodel the home. She stated she initially spoke with Aaron, the Town's code enforcement officer at the time, and when he left, she had no more contact with the Town until she came to check to be sure she was in compliance with everything. Ms. Freeman stated she did not find out there was a lien on the home until she went to the bank to borrow money to help finish the house. At that time, she spoke with staff to request an abatement.

Upon a motion by Commissioner Kussard and a second by Mayor Richards, after passing the gavel, the Commission approved the Abatement Order for Case No. 14-5041 in the amount of \$5,000.00 by a vote of 4 to 0.

9. Consideration of the Recreation Plantation, Phase 6 – Major Site Plan 03/17-001 – Proposing 229 Recreational Vehicle Lots with a Clubhouse and Amenities on 27.13 +/- Acres - Located at 609 Highway 466 (Alternate Key 1120829) (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 Grant Gore submitted a site plan application on December 28, 2016 on behalf of property owner Lady Lake, Inc., proposing a 229-unit recreational vehicle development with a clubhouse and amenities on 27.13 +/- acres of land, located at 609 Highway 466, identified by Alternate Key Number 1120829. He stated that in addition to the 229 units, the plan proposes construction of a 42’x160’ clubhouse, a pool, cabanas with grill, two tennis courts, and picnic tables. The parking area provides 53 car parking spaces, including three Florida ADA Accessible Parking Spaces, 12 golf cart parking spaces, and bike racks for 12 bicycles. The Town Commission approved the rezoning and special exception use for the RV park expansion on October 3, 2016; the uses as proposed comply with the zoning entitlements on the property. Mr. Carroll stated the property is current vacant, and staff recommends approval of the site plan proposal with the requested landscaping waivers.

The property owner currently operates an 850-unit recreational vehicle park to the west of the proposed development. The 229-unit expansion (Phase 6) will utilize the same sewer plant which currently serves the existing development, and will use the Town of Lady Lake potable water supply to serve the occupants of the park. The owner will utilize a well for irrigation of the new park area, as reuse is not available to sites which are not served by the Town’s sewer utility. All roads within the development are to remain private.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

An aerial view map of the property was shown, as were the civil plans and landscaping plans. Photos of the buffer areas in their current state and the approximate area where the clubhouse will be located were also shown.

Mr. Carroll stated the landscaping requirements are as follows: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 4,137.6 tree caliper inches based on its .46-acre site development area (160’x 25.86).

Existing trees to remain	652 tree caliper inches
Proposed canopy & understory trees	<u>277</u> tree caliper inches
Total tree caliper inches	929 tree caliper inches

The applicant will be preserving four historic oak trees.

He stated the applicant is pursuing landscaping waivers, and he explained them as follows:

- In accordance to Chapter 10, Section 10-3). a). 2)., Minimum of 160 tree inches per acre planting requirement.

Request: The applicant is requesting a waiver for the 160 tree inches per acre planting requirement of 4,137 tree caliper inches.

Justification: Due to the nature and design of Phase 6 of the Recreation Plantation RV Park and Resort (a hybrid of commercial and residential land uses), the applicant proposes a total of 929 tree caliper inches.

- In accordance to Chapter 10, Section 10-3, b). B).2)., the *north and east* elevations require “Class B” Landscaping Buffer-20’ minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

Request: The applicant is requesting a waiver for the buffer width from Class “B” to Class “A” along Oak Street and reduction of plant material on both the north buffer (Oak Street) and east buffer (Clay Avenue).

Justification: Due to right-of-way dedication along Clay Avenue of 35’ and right-of-way dedication along Oak Street of 25’, applicant will be providing a hedge along Oak Street and six canopy trees and four understory trees along N. Clay Ave.

- In accordance to Chapter 10, Section 10-3, d). Stormwater Ponds Planting requirements

Request: The applicant is requesting a waiver from planting canopy trees and instead plant Sabal palms.

Justification: Due to the nature, design and theme of Phase 6 of the Recreation Plantation RV Park and Resort.

Dedications:

- Twenty-five feet (25’) of land is being deeded to the Town of Lady Lake along the northern boundary of the property to serve as public right-of-way for Oak Street.
- Thirty-five feet (35’) of land is being deeded to the Town of Lady Lake along the eastern boundary of the property to serve as public right-of-way for Clay Avenue.

The engineering plans, consisting of 19 sheets, have been submitted on 24”x36” sheets and certified by Keith Riddle, Professional Engineer with Riddle Newman Engineering, and are dated March 14, 2017. Additional landscaping and architectural plans were submitted by Redmon Design Company, dated March 6, 2017, depicting the landscaping for the clubhouse and amenity area, in addition to the parking area for these features. Architectural exterior elevations, consisting of one sheet, have been submitted depicting a general sketch of the clubhouse; however, a final rendering shall be provided and reviewed at time of construction to ensure compliance with the Commercial Design guidelines for the structure. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Fire Inspector Kerry Barnett, and Building Official Ron Rowe. The following items were included in the packet:

1. Site Plan Review completed by Growth Management on 03/13/2017 (Satisfied).
2. Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 03/13/2017(Satisfied).
3. Review by Fire Inspector Kerry Barnett dated 03/12/2017 (Satisfied with Comments).
4. Review by Building Official Ron Rowe dated 03/13/2017 (Satisfied).
5. Review by Lady Lake Public Works dated 02/13/2017 (Satisfied).
6. Lake-Sumter MPO Response: Traffic was analyzed at time of the Comprehensive Plan amendment, no change to the study was made, however the lots have decreased from 232 to 229 since that time (dated 5/2/16).

7. Florida Department of Environmental Protection Stormwater Discharge approval letter dated February 27, 2017.
8. St. Johns Water Management District Permit Application dated 3/6/2017, prepared by Keith Riddle, P.E. (Pending).
9. Florida Dept. of Environmental Protection Permit for Domestic Water and Wastewater Program Permit No. FLA010593-004 indicates capacity is available in the wastewater plant for the proposed expansion; letter dated 9/14/2015 by W. Murray Blackmon, P.E.

Mr. Carroll noted that the applicant received the St. Johns River Water Management District permit, dated March 17, 2017, and a copy of the letter was shown. He stated that the traffic, water and sewer has been evaluated, and Mr. Gore has agreed that he will be treating his own wastewater in his plant. The new 229 lots will be served by the Town and a water and sewer agreement presentation will be made at the next Commission meeting, for a volume of 88 ERUs, rather than the 89 ERUs noted in the packet.

It is anticipated that the applicant will receive the St. John's River Water Management District Individual Environmental Resource permit in the coming days; however, in accordance with Florida Statute 166.033, Paragraph 4, this permit may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction.

Mr. Carroll reported the Technical Review Committee members individually reviewed the application on Thursday, March 9, 2017, and provided outstanding comments regarding the Site Plan application. The Planning and Zoning Board does not review Site Plan applications. At their special meeting on March 15, 2017, the Parks, Recreation and Tree Advisory Board recommended approval by a 2-2 tie vote; with two members voting to approve and two members opposed to the landscaping waivers.

Mayor Richards asked if there were any questions.

Commissioner Kussard commented that the traffic analysis study was impressive. She asked Mr. Gore to define the term "dirty room".

- Grant Gore of Recreation Plantation introduced himself and explained that a "dirty room" is a room with a cement floor where woodworking, pottery, painting and other messy types of craft activities can be done by the residents without fear of messing up a nice floor.

Mayor Richards asked if the Parks, Recreation and Tree Advisory Committee had a vacancy, and if that was why their vote resulted in a tie.

Town Manager Kris Kollgaard replied that one member was absent at the meeting; they have a full board of five members.

Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the Recreation Plantation, Phase 6 – Major Site Plan 03/17-001 with landscaping waivers as requested by a vote of 4 to 0.

10. Consideration of the Retirement/Transfer of Police K9 Gangster to Police Officer Keith Reyes Pursuant to the Canine Transfer Agreement (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's Office). He stated that K9 Gagster has to retire from police service for medical reasons. K9

Gangster is a full-service dog trained in both drug detection and apprehension. Offering the animal for sale to the general public is not a recommended option. Chief McKinstry stated that the PD is requesting authorization to sell K9 Gangster to his handler, Police Officer Keith Reyes, for one dollar (\$1.00). Police Officer Reyes possess the necessary training to control the animal and has established a bond after working with K9 Gangster for nearly three years in the field.

Chief McKinstry stated that the agreement included in the packet for the transfer of K9 Gangster would release the Town from liability for the animal's actions once the transfer takes place. This type of transfer is consistent with procedures followed by other law enforcement agencies throughout the state. He stated that staff recommends approval pursuant to the provisions of Section 274.06, Florida Statutes, and that Town Attorney Derek Schroth has approved the proposed transfer agreement. He stated that the department is looking at different options to replace the K9 to obtain a passive drug detection dog rather than an apprehension (or bite) dog, as the Town rarely has a need for a bite dog. Chief McKinstry stated apprehension dogs are more expensive and liability is higher, and the Town is looking at working with the Sheriff's Office to obtain a passive dog.

Mayor Richards asked if there were any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved the Retirement/Transfer of Police K9 Gangster to Police Officer Keith Reyes Pursuant to the Canine Transfer Agreement by a vote of 4 to 0.

11. Consideration of Advertisement of Bid for Interior Buildout Construction Services for the 2nd Floor of the Library (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 the Town Commission previously approved moving forward with the design and bidding services for the potential MPO offices, meeting rooms, and corridor. The bid documents and plans for the interior build-out of the second floor of the library were included in the packet. Mr. Eagle stated that once bids are received and reviewed, they will be brought back to the Town Commission for consideration of award. Mr. Eagle stated Mr. Cockerham of Neel-Schaffer is also present if there are any questions.

Mayor Richards asked if there were any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission approved the consideration to advertise the bid for interior buildout construction services for the second floor of the library by a vote of 4 to 0.

J. TOWN ATTORNEY'S REPORT:

11. Resolution No. 2016-113 – First/Final Reading – Phillip A. and Donna A. Willman – Request to Vacate that Portion of the South ½ of Oxford Avenue Lying East of the Easterly of the Right-of-Way Line of County Road 25/Teague Trail, and Lying North of and Adjacent to Lots 2, 3, 4, and 5, Block 16, in Conant, a Subdivision in Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth read the resolution 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 a site plan application was submitted by property owners Phillip A. and Donna D. Willman, proposing a single use development on a 3.17+/- acre for property

located at 917 Teague Trail, approximately 450 lineal feet south of the intersection of Griffin Avenue and County Road 25, identified by alternate key numbers 2830476 and 3539605. The plan proposes approximately 60 RV and boat storage units and a 384-square-foot office building for the facility. The site was originally home to the Water Wizard irrigation business site. He stated staff recommends approval of this resolution.

A map of the property was shown, along with an aerial view and photos of the posting of the property.

In the review process, it was found that Lake County requires that the owner/developer vacates a portion of Oxford Avenue; therefore, Phillip A. and Donna D. Willman submitted an application for the vacation of right-of-way of that portion of the south 1/2 of Oxford Avenue, more particularly described as follows:

That portion of the south ½ of Oxford Avenue lying east of the easterly right-of-way line of County Road 25/Teague Trail and lying north of and adjacent to Lots 2, 3, 4 and 5, Block 16, in Conant, a Subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 1, Page 8, Public Records of Sumter County, Florida.

Mr. Carroll stated the Lake County Board of County Commissioners, owner of public right-of way known as Oxford Avenue as shown on Exhibit “A”, has agreed to the vacation of that portion of the right-of-way lying easterly of the right-of-way line of County Road 25/Teague Trail, and lying north of and adjacent to Lots 2, 3, 4, and 5, Block 16, in Conant, a subdivision in Lake County, Florida, as presented to the Town Commission of the Town of Lady Lake, on behalf of applicants Phillip A. and Donna D. Willman. He stated that this area is known as a “paper street”, which is something that is platted at one time, but has never been improved. Mr. Carroll stated the right-of-way has not been used in the past, and it is not foreseen to be useful in the future.

Mr. Carroll reported that the application was reviewed and the following utility agencies were notified and have consented to the partial right-of-way vacation:

- ✓ CenturyLink consented to the R.O.W. vacation on 12/27/2016.
- ✓ Comcast Cablevision consented to the R.O.W. vacation on 11/28/2016.
- ✓ Duke Energy consented to the R.O.W. vacation on 12/06/2016.
- ✓ Lady Lake Public Works consented to the R.O.W. vacation on 11/23/2016.

The future land use and zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	ROW
Future Land Use of Adjacent Properties	
West	ROW/Commercial General- Retail Sales and Services (RET)
East	Lake County Urban Medium
North	Commercial General- Retail Sales and Services (RET), Lake County Urban Medium, Single Family- Low Density (SF-LD)
South	Lake County Urban Medium

Zoning

Subject Property	ROW
Zoning of Adjacent Properties	
West	ROW/ Lady Lake Light Commercial
East	Lake County R-1
North	Lady Lake Light Commercial, Lake County R-1, and Lady Lake RS-3
South	Lake County C-2 and Lake County R-1

Mr. Carroll reported that notices to surrounding property owners within 150’ of the property were mailed on February 16, 2017, and then again on March 9, 2017. The property was also posted on February 16, 2017, and then again on March 9, 2017, and ads were also run twice.

The Technical Review Committee (TRC) reviewed the application on Wednesday, January 18, 2017, and TRC members had no comments objecting to the partial vacation request.

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

Upon a motion by Commissioner Kussard and seconded by Commissioner Vincent, the Commission approved the first/final reading of Resolution No. 2016-113, by the following roll call vote:

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

13. Ordinance No. 2017-01 – Second/Final Reading – Annexation – T-Lynne Properties, LLC – Annexation request for One Parcel; Approximately 0.51 +/- Acres Located along the West Side of County Road 25, approximately 650 +/- Lineal Feet North of the Intersection of Griffin Avenue and County Road 25, Lake County, FL (Alternate Key 3785245) (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 an annexation application has been filed with the Town of Lady Lake by Lawrence D. Breech on behalf of T-Lynne Properties, LLC, to annex one parcel of land, along the west side of County Road 25, approximately 650 +/- lineal feet north of the intersection of Griffin Avenue and County Road 25, identified by Alternate Key 3785245, within Lake County, Florida. This piece of property is located right across the street from the Church at the Springs Lady Lake Campus.

A map of the property was shown, as were aerial views of the property, photos of the postings, and the survey map submitted by the property owner.

The parcel is currently vacant, and the owner/developer proposes a multi-tenant development complex proposing a total of 6,600 sq. ft. of commercial medical, office, or retail, sales and services featuring two 3,300 sq. ft. two-story buildings with three apartments on the second floor of each. The applicant presented his concept before the Special Town Commission Conceptual Workshop at the November 21, 2016 meeting.

The subject properties lie in Section 08, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property were included with the submitted application.

The annexation application was received on Thursday, January 5, 2017, 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 transmittal to the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the properties proposed by annexation request were mailed Monday, January 23, 2017. The properties were posted Monday, January 30, 2017. No objections or letters of support have been received, although residents were present to comment at the Special Commission Conceptual Workshop meeting.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-01, provided comments by January 18, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-01 to the Town Commission with the recommendation of approval. The Town Commission voted 4-0 to approve at first reading at their meeting on Monday, March 6, 2017.

Mr. Carroll stated the ordinance has not changed since first reading, and the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2017-01 by the following roll call vote:

<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. 2017-02 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – T-Lynne Properties, LLC – Requesting an Amendment from Lake County Urban Medium Density to Lady Lake Commercial General-Retail Sales and Services (RET) – for One 0.51 +/- Acre Parcel Located Along the West Side of County Road 25, approximately 650 +/- Lineal Feet North of the Intersection of Griffin Avenue and County Road 25, Lake County, FL (Alternate Key 3785245) (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 a small scale comprehensive plan amendment application has been filed with the Town of Lady Lake by Lawrence D. Breech on behalf of T-Lynne Properties, LLC, to amend the future land use of one parcel of land along the west side of County Road 25, approximately 650 +/- lineal feet north of the intersection of Griffin Avenue and County Road 25,

identified by Alternate Key 3785245, within Lake County, Florida. He stated staff recommends approval of this ordinance.

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Urban Medium to Town of Lady Lake Commercial General- Retail Sales and Services (RET) for the +/- .51-acre parcel. The subject properties lie in Section 08, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property were included with the submitted application.

A map of the property and a map of the zoning designations of the parcel and adjoining parcels was shown.

The small scale future land use amendment application was received on Thursday, January 5, 2017, 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: The proposed small scale comprehensive plan amendment is a land use change from Lake County Urban Medium to Town of Lady Lake Commercial General-Retail Sales and Services (RET) for the annexation of a +/- 0.51-acre parcel to combine an existing +/- 1.11-acre parcel for a multi-tenant development complex proposing a total of 6,600 sq. ft. of commercial medical, office, or retail, sales and services featuring two 3,300 sq. ft. two-story buildings with three apartments on the second floor of each. The rezoning change is from Lake County C-2 to Lady Lake Planned Commercial (CP).

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

Potable Water – Eleven water ERUs are expected to be needed to service the site. Town has capacity to service the proposed development at this time.

Sewer – Eleven sanitary sewer ERUs are expected to be needed to service the site. Town has capacity to service the proposed development at this time.

Schools – The school impact expected based on the proposed six apartment units. Using the updated Lake County student generation rates based on the recently-updated impact fee study, minimum impact expected with a maximum of three school children (one student for each school):

	MF-DU	# of Apartments	School Impact (based on MF-DU)
Total	0.283	6	3
Elementary	0.143	6	1
Middle School	0.063	6	1
High School	0.077	6	1

Transportation –

TRIP GENERATION - PROPOSED

Once trip generation rates are established, trip generation volumes can be calculated based upon the size and extent of the development. Table 2 summarizes the trip generation for the proposed project.

Table 2 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
Apartment	6 Dwelling Units	4	3	1
Specialty Retail Center	6,400 SF of GFA	17	7	10
TOTAL		21	10	11

In order to determine the net effect of the site on the road system, the trip generation volumes need to be adjusted to consider the effects of internal capture and pass-by

Parks & Recreation – The annexation, 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 proposing for a maximum of six dwelling units.

Stormwater – Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0160E effective 12/18/2012, the parcel(s) is Flood Zone X- Outside the 500-yr Floodplain.

Future Land Use

Subject Properties	Lake County-Urban Medium Density
Future Land Use of Adjacent Properties	
West	Lady Lake- Mixed Residential- Medium Density (MR-MD)
East	ROW/ Lady Lake- Commercial General- Retail Sales and Services (RET)
North	Lady Lake- Commercial General- Retail Sales and Services (RET)
South	Lake County- Urban Medium Density

Comments: Annexation and rezoning applications have been submitted concurrently with this small scale future land use amendment application.

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the properties proposed by annexation request were mailed Monday, January 23, 2017. The properties were posted Monday, January 30, 2017. Aside from the residents voicing concerns at the Special Town Commission Conceptual Workshop meeting for Teague Plaza held on November 21, 2016, no objections or letters of support have been received from surrounding property owners regarding the application to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-02, provided comments by January 18, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-02 to the Town Commission with the recommendation of approval. The Local Planning Agency voted 4-0 for approval of Ordinance No. 2017-02 at the meeting on March 6, 2017, and the Town Commission voted 4-0 to approve first reading at their meeting on March 6, 2017.

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

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

Upon a motion by Commissioner Holden and seconded by Commissioner Kussard, the Commission approved the second/final reading of Ordinance No. 2017-02 by the following roll call vote:

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

15. Ordinance No. 2017-03 – Second/Final Reading – Rezoning – T-Lynne Properties, LLC – From Lake County Community Commercial District (C-2) and Lady Lake Planned Commercial (CP) to Lady Lake Planned Commercial (CP) – for Two Parcels; Approximately 1.63 +/- Acres Located Along the West Side of County Road 25, Approximately 650 +/- Lineal Feet North of the Intersection of Griffin Avenue and County Road 25, Lake County, FL (Alternate Keys 3785245 and 2933089) (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 a rezoning application has been filed with the Town of Lady Lake by Lawrence D. Breech on behalf of T-Lynne Properties, LLC, requesting rezoning for two parcels of land along the west side of County Road 25, approximately 650 +/- lineal feet north of the intersection of Griffin Avenue and County Road 25, identified by Alternate Keys 3785245 and 2933089, within Lake County, Florida. The combined parcels total 1.63 +/- acres of land for the development of a multi-tenant development complex, proposing a total of 6,600 sq. ft. of commercial medical, office, or retail, sales and services featuring two 3,300 sq. ft. two-story buildings with three apartments on the second floor of each. Mr. Carroll stated that staff recommends approval of this ordinance.

The subject properties lie in Section 08, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property were included with the submitted application.

The rezoning application was received on Thursday, January 5, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. 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.

Mr. Carroll presented an updated map depicting both parcels, the .51-acre parcel discussed during the previous ordinances and another parcel that is 1.12 acres, as well as a zoning map of adjacent properties and the proposed permitted uses for this site.

Zoning

Subject Property	Lake County Community Commercial District (C-2) and Lady Lake Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake- Mixed Residential Medium Density (MX-8)
East	ROW/Lady Lake Planned Commercial (CP)
North	Lady Lake Planned Commercial (CP)
South	Lake County Community Commercial District (C-2)

Mr. Carroll noted there were two changes to this ordinance since first reading. The hours of operation were changed from 6:00 a.m. to 9:00 p.m. to 7:00 a.m. to 9:00 p.m. under the proposed permitted land uses under this ordinance’s MOA. The second change was made to include the request to build the 8’ masonry wall simultaneously with the site work, as follows:

6. Landscaping. Landscaping requirements shall be Landscape Buffers Class A” around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. Existing trees located within the buffer shall take the place of required trees with proper approvals. Owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all walls/fences in good order as determined by the Town. Maintain all walls/fences in good order includes, but is not limited to, keeping walls/fences clean with no mildew, repairing or replacing any breaks and ensuring walls/fences are not stained, rusted or otherwise unsightly. The eight (8) foot masonry wall shall be constructed simultaneously with the site work of the property, and completed prior to occupancy of any building on premises.

1. Permitted Uses. Retail sales and services, business services, personal services, financial services, offices, medical office/clinic, apartments, restaurants, and clubs, lodges, and fraternal organizations.
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as “permitted uses” shall be expressly prohibited.
3. Hours of Operation. The hours of operation for the businesses shall be open at 7:00 a.m. and close at 9:00 p.m.
4. Design Standards.
 - A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
 - B. Maximum building height is thirty-five feet (35’) unless adequate fire protection measures are provided.
 - C. Setback requirements shall be:
 1. Front Yard Setback- fronting CR 25 – thirty-five feet (35’)
 2. Rear Yard Setback: ten feet (10’)
 3. Side Yard Setback: another lot-ten feet (10’)

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the properties proposed by annexation request were mailed Monday, January 23, 2017. The properties were posted Monday, January 30, 2017.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-03, provided comments by January 18, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No.

2017-03 to the Town Commission with the recommendation of approval. The Town Commission approved first reading by a vote of 4-0 at their meeting on March 6, 2017.

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

Commissioner Kussard asked if staff has any idea when water and sewer will be available to this site.

Mr. Carroll replied that water is currently up to the Church of the Springs, or 200’ away from this site, but there is no estimate when sewer will be available to this site.

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

Upon a motion by Commissioner Vincent and seconded by Commissioner Kussard, the Commission approved the second/final reading of Ordinance No. 2017-03 by the following roll call vote:

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

16. Ordinance No. 2017-05 – Second/Final Reading – Rezoning/CP MOA Amendment – SAP Property Holdings, LLC – Requesting to Rezone/Amend the Existing CP Memorandum of Agreement (Ord. 2000-16) – for a Parcel Located at 871 Highway 466, Approximately ¼ Miles West of the Intersection of Rolling Acres Road and County Road 466, Lake County, FL (Alternate Key 1279721) (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 Thursday, January 19, 2017, a rezoning application was filed with the Town of Lady Lake by Loyde Sadlowski on behalf of SAP Property Holdings, LLC, to rezone/amend the existing Memorandum of Agreement for +/- 4.84 acres of land, approximately ¼ miles west of the intersection of Rolling Acres Road and County Road 466, identified by Alternate Key 1279721, within Lake County, Florida. Mr. Carroll stated staff recommends approval of this ordinance.

Mr. Carroll reviewed a map of the parcel, a map showing the zoning of the parcel and adjacent properties, and photos of the posting of the property.

The proposed rezoning/memorandum of agreement amendment is requesting to modify permitted land uses and landscaping buffer requirements under the existing agreement (Ordinance No. 2000-16). The following permitted land uses are proposed to be removed:

- Single family dwelling units for owner’s/caretaker’s residence
- Adult congregate living facility
- (Licensed) community residential homes with more than six residents
- Mini storage warehouse personal
- Ministorage to include motor vehicle, RV, and boat storage
- Multi-family dwelling units (six dwelling units per acre)

Permitted Uses. Banks, business services, equipment rental with no outside storage or display, financial services (mortgage company, stock broker), health/exercise clubs, medical office/clinic, office complex, office condominiums, office supplies, office/warehouse facilities, offices, offset printing, personal services, wholesalers and distributors.

The maximum impervious surface ratio (which includes building coverage) shall be limited to 80%. Maximum building height is 35', unless adequate fire protection measures are provided. No minimum lot size or minimum lot width is required as the development may be condo platted.

Setback requirements shall be:

- 1) Front yard setback:
 - Local roadway - twenty-five feet (25')
 - Collector roadway - thirty-five feet (35')
 - Arterial roadway - fifty feet (50')
- 2) Rear Yard Setback: fifteen feet (15')
- 3) Side Yard Setback:
 - Another lot - five feet (5')
 - Local roadway - twenty-five feet (25')
 - Collector roadway - thirty-five feet (35')
 - Arterial roadway - fifty-feet (50')

Mr. Carroll reported that several permitted uses under the proposed MOA amendment were *removed* at the request of the Commissioners at first reading due to the reduction of landscaping in the original ordinance, as follows:

- Equipment rental with no outside storage on display
- Office/warehouse facilities
- Wholesale and distribution

A conceptual bubble plan of the proposed development was shown.

Landscaping buffers on the west and north property boundaries are proposed to be reduced from Landscaping Buffer Class “D,” which requires a 40-foot buffer, to Landscaping Buffer Class “A,” which requires a 10-foot buffer; for consistency with medical office complexes and surrounding developments along the Highway 466 corridor. The applicant has provided cross access, both to the east and to the west.

The subject property lies 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 were included with the submitted application.

The rezoning application was received on Thursday, January 19, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. 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.

Zoning

Subject Property	Lady Lake Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lake County- RA-Ranchette District
East	Lady Lake Planned Commercial (CP)
North	Lake County- RA- Ranchette District
South	ROW/Lady Lake Light Commercial (LC)

Future Land Use

Subject Property	Lady Lake Commercial General-Retail Sales and Services (RET)
FLU of Adjacent Properties	
West	Lake County- Urban Medium Density
East	Lady Lake Commercial General-Retail Sales and Services (RET)
North	Lake County- Urban Medium Density
South	ROW/ Lady Lake Commercial General-Retail Sales and Services (RET)

Mr. Carroll reported that notices to inform the surrounding property owners (5) within 150 feet of the properties proposed by annexation request were mailed Monday, January 23, 2017. The properties were posted Monday, January 30, 2017. He stated there has been one phone inquiry, but no objections or letters of support have been received regarding this project.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-05, provided comments by February 6, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-05 to the Town Commission with the recommendation of approval. The Town Commission approved the first reading of this ordinance by a vote of 4-0 at their meeting on March 6, 2017.

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

Mayor Richards asked if there were any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Kussard, the Commission approved the second/final reading of Ordinance No. 2017-05 by the following roll call vote:

<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. 2017-06 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc., – Requesting to Annex Two Lots Located Within Orange Blossom Gardens Unit 3.1B, Referenced by Alternate Key Numbers 2523077 and 2523832 (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 two lots located within Orange Blossom Gardens Units 3.1B. The annexation application involves annexing 0.27 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 809 Silver Oak Avenue
- 827 Silver Oak 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, survey, and an aerial view of the subject properties was shown, as were 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 is 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 Tuesday, January 24, 2017, 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 transmittal to the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (46) within 150 feet of the property proposed by the annexation request were mailed Thursday, January 26, 2017. The properties were posted Monday, January 30, 2017. There have been no objections or letters of support received to date, although there was one phone inquiry from an adjacent property owner regarding the applications.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-06, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-06 to the Town Commission with the recommendation of approval. The Town Commission voted 4-0 to approve first reading of this ordinance at their meeting on March 6, 2017.

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

Mayor Richards asked if anyone 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. 2017-06 by the following roll call vote:

<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. 2017-07 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Requesting an Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – for Two Lots Located Within Orange Blossom Gardens Unit 3.1B, Referenced by Alternate Key Numbers 2523077 and 2523832 (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 two lots located within Orange Blossom Gardens Unit 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.27 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 809 Silver Oak Avenue
- 827 Silver Oak Avenue

A map and an aerial photo depicting the future land use of the subject properties and adjacent property was shown.

The small scale future land use map amendment application was received on Tuesday, January 24, 2017, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the 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 propose to remove the existing manufactured homes on the lots to construct conventional built homes. 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, lots are served by the Village Center Community Development District Central Water System.

Sewer – No impact, lots are served by the Village Center Community Development District Central Sewer System.

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

Transportation – No impact, the existing homes will be replaced with new homes. 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 0.27 ± 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 (46) within 150 feet of the property proposed by the SSFLUM amendment request were mailed Thursday, January 26, 2017. The properties were posted Monday, January 30, 2017. There have been no objections or letters of support received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-07, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-07 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance No. 2017-07 earlier today and voted 4-0 for approval. The Town Commission voted 4-0 to approve first reading of this ordinance at their meeting on March 6, 2017.

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

Mayor Richards asked Mr. Carroll to pull up page 783 of the packet on the Town’s website which shows a map of this area and the enclaves in the county in yellow. He stated that while Mr. Dzuro is present, he would like to speak to him about the problem of the potholes on Wales Plaza. He stated that the county said they never received or accepted responsibility for Wales Plaza and although this map shows Vermont Avenue as part of the county enclave, Wales Plaza appears to be outside of the enclaves, and part of The Villages. Mayor Richards stated he would like Mr. Dzuro to do some research on this matter, and possibly meet with the Town.

Marty Dzuro of The Villages of Lake-Sumter, Inc. stated they have encountered this in the past on some other roads, and that he would be glad to meet with staff or the Commission and he would check the plats regarding Wales Plaza. He stated that what happened in the past on other roads is that the plats dedicated the roads to the public, or Lake County, but Lake County did not accept them in their maintenance program many years ago. Mr. Dzuro stated The Villages was successful in getting Lake County to include two roads such as this that were missed as an error listing them on their maintenance. He stated that he believes at least part of Wales Plaza belongs to the Villages Center Community Development District.

Mayor Richards stated that it might have been similar to what happened on Shay; because the county would not allow a gate, The Villages kept that road to allow for the gate.

Mr. Dzuro agreed this may be what happened with Wales Plaza; that the first portion of Wales Plaza was vacated where the gate house is and kept by the Villages Center Community Development District for the gate operation, and perhaps the rest of it went to the county. He stated he will research this.

Mayor Richards stated the Town may be receptive to taking over Wales Plaza if someone such as the amenity authority brings the road up to standards.

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

Upon a motion by Commissioner Kussard and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2017-07 by the following roll call vote:

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

19. Ordinance No. 2017-08 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Requesting a Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – for Two Lots Located Within Orange Blossom Gardens Unit 3.1B, Referenced by Alternate Key Numbers 2523077 and 2523832 (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 two lots located within Orange Blossom Gardens Units 3.1B. The application involves rezoning 0.27 +/- 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:

- 809 Silver Oak Avenue
- 827 Silver Oak Avenue

A map and an aerial view depicting the zoning of the subject properties and adjacent properties was shown.

The rezoning application was received on Tuesday, January 24, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

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 notices to inform the surrounding property owners (46) within 150 feet of the property proposed by the rezoning request were mailed Thursday, January 26, 2017. The properties were posted Monday, January 30, 2017. 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. 2017-08, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 13, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-08 to the Town Commission with the recommendation of approval. The Town Commission voted 4-0 to approve first reading of this ordinance at their meeting on March 6, 2017. Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone 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. 2017-08 by the following roll call vote:

KUSSARD	YES
HOLDEN	YES
VINCENT	YES
RICHARDS	YES

K. TOWN MANAGER’S REPORT:

Town Manager Kris Kollgaard stated that she has done some research on jake braking as requested by resident Joe Quinn. She asked if the Commission would like her to wait and discuss this again when Mr. Quinn is present, and they agreed.

Ms. Kollgaard reminded everyone that the volunteer dinner will be held on April 27th, 2017.

L. MAYOR/COMMISSIONER’S REPORT:

Commissioner Kussard reminded everyone that the Shred-A-Thon is scheduled for April 1st.

Commissioner Holden commented that he attended the St. Patrick’s Day Parade, and it was the biggest crowd yet.

Commissioner Vincent reported that he attended a couple of Florida League of Cities meetings, including a class that he would recommend regarding the psychology of being on the dais.

Mayor Richards commented that he was part of the St. Patrick’s Day Parade and he thanked the Lady Lake Police Department for their service during the parade.

M. PUBLIC COMMENTSⁱⁱ

Mayor Richards asked if anyone in the audience wanted to comment on anything regarding Lady Lake. There was no response.

N. ADJOURN: There being no further business, the meeting was adjourned at 7:00 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

i All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

ii This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.