



## REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

**DATE:** Monday, June 5, 2017  
**TIME:** 5:45 p.m.  
**PLACE:** Town Hall Commission Chambers  
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

### AGENDA

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

**ROLL CALL**

**PUBLIC COMMENT**

**NEW BUSINESS:**

1. Approval of Minutes – May 1, 2017 (Pg. 2)
2. Ordinance No. 2017-17 – 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 One Lot (0.23+/- Acres; Alternate Key Number 1483271) – Located within Orange Blossom Gardens Unit 2, Within Lake County, FL (Thad Carroll) (Pg. 7)

**ADJOURN**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not provided by the Town of Lady Lake. (F.S. 286-0105). Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas/Local Planning Agency Meeting – 06/05/17

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**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
May 1, 2017**



The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Jim Richards presiding. The meeting convened at 5:45 p.m.

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

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

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; 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:** March 6, 2017 Local Planning Agency Meeting (on file in the Town Clerk's office)

*Upon a motion by Member Kussard and seconded by Member Vincent, the Local Planning Agency members approved the minutes of the March 6, 2017 meeting as presented by a vote of 5 to 0.*

2. **Ordinance No. 2017-10 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – for One Lot (0.15 +/- Acres; Alternate Key #1483932) – Located within Orange Blossom Gardens Unit 3, Lake County, FL (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for property consisting of one lot located within Orange Blossom Gardens Unit 3, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.15 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lot is addressed as follows: 813 Truman Avenue.

1 The Small Scale Future Land Use Map Amendment application was received on Tuesday, February  
2 28, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as  
3 required to meet the requirements of the Land Development Regulations (LDRs) as well as the  
4 adopted Comprehensive Plan, and is ready for final consideration by the Town Commission.  
5

6 A map of the subject parcel, a survey of the property, a map showing the future land use of the  
7 subject parcel and adjacent properties, an aerial view and photos of the posting of the property were  
8 shown.  
9

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

16 Mr. Carroll stated there will be no impact on Town services, as noted below:  
17

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

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

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

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

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

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

37 The subject property involves approximately 0.15 ± acres lie in Section 06, Township 18 South,  
38 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as  
39 follows:  
40

**Future Land Use**

Subject Properties	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lady Lake Manufactured Home – High Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

41  
42 Comments:  
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- 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 that notices to inform the surrounding property owners (25) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, March 9, 2017, and the property was also posted this same date. No objections or letters of support from surrounding property owners have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-10 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 10, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-10 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider this ordinance for first reading on Monday, May 1, 2017 at 6:00 p.m., and for second/final reading on Monday, May 15, 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 a second by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2017-10 by a roll call vote of 5-0.*

**3. Ordinance No. 2017-13 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Three Lots (0.42 +/- Acres; Alternate Key #2594161, 2523026, and 2523361) – Located within Orange Blossom Gardens Unit 3.1B, Lake County, FL (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for properties consisting of three lots located within Orange Blossom Gardens Unit 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.42 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 809 Aloha Way
- 806 Maple Lane
- 820 Silver Oak Avenue

1 The Small Scale Future Land Use Map Amendment application was received on Monday, March  
 2 20, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as  
 3 required to meet the requirements of the Land Development Regulations (LDRs) as well as the  
 4 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

5  
 6 A map, an aerial view, surveys of the properties were shown, as were photos of the posting of the  
 7 properties. A future land use map was also shown.

8  
 9 Concurrency Determination Statement: A Concurrency Determination Statement has also been  
 10 included as part of the Small Scale Comprehensive Plan Amendment Application, which the  
 11 applicant submitted to explain expected impacts on Town Services. The Villages propose to  
 12 remove the existing manufactured homes on the lots to construct conventional built homes. There  
 13 will be no increase in utility services, traffic, population, or recreation use.

14  
 15 Mr. Carroll stated there will be no impact on Town services as noted below:

16  
 17 Potable Water – No impact, lots are served by the Village Center Community Development District  
 18 Central Water System.

19  
 20 Sewer – No impact, lots are served by the Village Center Community Development District Central  
 21 Sewer System.

22  
 23 Schools – Not factored for project – no foreseen impact of students as the project is located within  
 24 an active adult retirement community.

25  
 26 Transportation – No impact, the existing homes will be replaced with new homes. There will be no  
 27 change in average daily trip generation.

28  
 29 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of  
 30 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the  
 31 Villages provides its residents with all Park and Recreation Amenities.

32  
 33 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake  
 34 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

35  
 36 The subject property involves approximately 0.45 ± acres lie in Section 06, Township 18 South,  
 37 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as  
 38 follows:

39 **Future Land Use**

Subject Properties	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
East	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

1     Comments:  
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- 3     1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale  
4         Future Land Use Amendment Application.  
5  
6     2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,  
7         executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue  
8         building permits located within the unincorporated area.  
9  
10    3) Project will be required to adhere to St. John’s River Water Management District guidelines and  
11         the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood  
12         Hazard Areas.  
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14    Mr. Carroll reported that notices to inform the surrounding property owners (53) within 150 feet of  
15    the property proposed by the SSFLUM Amendment request were mailed Thursday, March 23,  
16    2017. The properties were posted Monday, March 27, 2017. There have been no objections or  
17    letters of support from surrounding property owners regarding the application to date. One property  
18    owner cited concern with the construction and heavy equipment used in the site work and building  
19    of the home.  
20

21    The Technical Review Committee (TRC) members individually reviewed the application for  
22    Ordinance No. 2017-13, and determined the application to be complete and ready for transmittal to  
23    the Planning and Zoning Board. At the April 10, 2017 meeting, the Planning and Zoning Board  
24    voted 5-0 to forward Ordinance No. 2017-13 to the Town Commission with the recommendation of  
25    approval. The Town Commission is scheduled to consider this ordinance for first reading on  
26    Monday, May 1, 2017 at 6 p.m.  
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28    Mr. Carroll stated the applicant is present if there are any questions.  
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30    Chairperson/Member Richards asked if there were any questions or comments, and hearing none,  
31    asked for a motion.  
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33    *Upon a motion by Member Vincent and seconded by Member Holden, the Local Planning*  
34    *Agency recommended approval of Ordinance No. 2017-13 by a roll call vote of 5-0.*  
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36    **ADJOURN:** There being no further discussion, the meeting was adjourned at 5:50 p.m.  
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40    \_\_\_\_\_  
41    Kristen Kollgaard, Town Clerk

\_\_\_\_\_  
Jim Richards, Chairperson

42    Minutes transcribed by Nancy Slaton, Deputy Town Clerk  
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## LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: - June 5, 2017

***Please See Town Commission Agenda Item #J-5 for Supplemental Material***

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**SUBJECT:**            **Ordinance 2017-17** —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.23 +/- acres of land, owned by The Villages of Lake-Sumter, Inc. Referenced by Alternate Key Number 1483271; One (1) Lot, which is Located within Orange Blossom Gardens Unit 2, Within Lake County, Florida.

**DEPARTMENT:**    **GROWTH MANAGEMENT**

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### STAFF RECOMMENDED MOTION:

**Staff recommends approval of Ordinance No. 2017-17, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.23 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.**

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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 one (1) lot located Within Orange Blossom Gardens Unit 2, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.23 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed property is addressed as follows:

- 1304 Debra Drive

The Small Scale Future Land Use Map Amendment application was received on Thursday, March 30, 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 consideration by the Local Planning Agency.

Notices to inform the surrounding property owners (18) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, April 20, 2017. The property was also posted Thursday, April 20, 2017.

## 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 proposes to remove the existing manufactured home on the lot to construct a conventional built home. There will be no increase in utility services, traffic, population, or recreation use.

### Impact on Town Services

#### **Potable Water-**

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

#### **Sewer -**

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

#### **Schools –**

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

#### **Transportation –**

- ♦ No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

#### **Parks & Recreation –**

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

#### **Stormwater –**

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject property involves approximately 0.23 ± acres and lies 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

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County Medium Urban Density
<b>North</b>	Lady Lake Manufactured Home High Density
<b>South</b>	Lake County Medium Urban Density

#### Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

#### Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2017-17, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the May 8, 2017 meeting, the **Planning and Zoning Board** voted 5-0 to forward Ordinance 2017-17 to the Town Commission with the recommendation of approval.

#### Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2017-17 for First Reading on Monday, June 5, 2017 at 6:00 p.m. The second and final reading will be held on Monday, June 19, 2017 at 6:00 p.m.

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FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget

Operating

Other

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ATTACHMENTS:  Ordinance(s)  Resolution  Budget Resolution

Other

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

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DEPARTMENT HEAD 

Submitted 5/30/17

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: 6/5/17

Date 5/30

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BOARD ACTION:  Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

WB  
5-30-2017