



## SPECIAL MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

**DATE:** Monday, August 7, 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 – July 5, 2017 (Pg. 2)
2. Ordinance No. 2017-27 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Two Lots (0.28 +/- Acres Referenced by Alternate Key #1482739 & #1483450) – Located within Orange Blossom Gardens Units 2 And 3, within Lake County, FL (Thad Carroll) (Pg. 5)

**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 – 08/07/17



**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
July 5, 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; Wendy Then, Town Planner; 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: June 5, 2017 Local Planning Agency Meeting (on file in the Town Clerk's office)**

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

**2. Ordinance No. 2017-24 – Small Scale Future Land Use Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Three Lots (0.49+/- Acres Referenced by Alternate Key Numbers 1753601, 1482470, & 2701102) – Located within Orange Blossom Gardens Units 1 and 3.1B, Lake County, FL (Wendy Then)**

Town Planner Wendy Then gave the background summary for this agenda item (on file in the Clerk's office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., Beth and Leonard Maiorani, Gail and Richard Smith, and Robert Sharpe, has filed an application to amend the future land use comprehensive plan designation for three lots located within Orange Blossom Gardens Unit 1 and 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.49 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 1046 Aloha Way

- 1020 Aloha Way
- 716 Truman Avenue

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, May 16, 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.

Notices to inform the surrounding property owners (60) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, May 25, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Concurrency Determination Statement: A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town services. The Villages proposes 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.

Ms. Then stated 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 0.49 ± 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**

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	Lady Lake Manufactured Home High Density/Lake County Medium Urban Density
South	Lake County Medium Urban Density/Lady Lake Manufactured Home High 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.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-24 and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the June 12, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2017-24 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider this ordinance for first hearing on later this evening at 6:00 p.m., and for second/final reading on Monday, July 17, 2017 at 6:00 p.m.

Chairperson/Member Richards asked if anyone had any questions or comments regarding this ordinance, and hearing none, asked for a motion.

*Upon a motion by Member Holden and a second by Member Kussard, the Local Planning Agency recommended approval of Ordinance No. 2017-24 by a roll call vote of 5-0.*

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

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

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

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



# 2

## LOCAL PLANNING AGENCY AGENDA ITEM

LOCAL PLANNING AGENCY MEETING DATE: Monday, Aug. 7, 2017

Please refer to Commission Packet Item # K-6 for Supplemental Materials

---

**SUBJECT:** Ordinance 2017-27 – 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 0.28+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Key Numbers 1482739, and 1483450; Two (2) Lots Which Are Located within Orange Blossom Gardens Units 2 And 3, within Lake County, Florida.

**DEPARTMENT:** Growth Management

---

### STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2017-27, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.28 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for properties consisting of two (2) lots located within Orange Blossom Gardens Unit 2 and 3, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.28 +/- acres of property and the lots are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 13, 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 (45) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, June 26, 2017. The properties were also posted on Monday, June 26, 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 homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

### Impact on Town Services

#### **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 0.28 ± 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>	Lake County Medium Urban 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 2017-27, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 10, 2017 meeting, the **Planning and Zoning Board** voted 5-0 to forward Ordinance 2017-27 to the Town Commission with the recommendation of approval.

**Public Hearings**

The **Town Commission** is scheduled to consider Ordinance 2017-27 for first reading on Monday, August 7, 2017 at 6:00 p.m., and second and final reading on Monday, August 21, 2017 at 6:00 p.m.

---

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

Capital Budget       Operating       Other

---

**ATTACHMENTS:**     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

**DEPARTMENT HEAD**       **Submitted** 8/2/17      **Date**

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

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

**TOWN MANAGER**       **Approved Agenda Item for:** 8/7/17      **Date**

---

**BOARD ACTION:**     Approved as Recommended       Disapproved

Tabled Indefinitely       Continued to Date Certain

Approved with Modification

8-2-2017

8/2/17