

**MINUTES OF THE TOWN OF LADY LAKE  
REGULAR PLANNING AND ZONING BOARD MEETING  
LADY LAKE, FLORIDA**

**July 10, 2017  
5:30 p.m.**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

**CALL TO ORDER:** Chairperson/Member Gauder

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Regis LeClerc, Member  
Carole Rohan, Member  
William Sigurdson, Vice Chair/Member  
Robert Conlin, Member  
John Gauder, Chairperson/Member

**STAFF MEMBERS PRESENT:** Wendy Then, Town Planner; Nancy Slaton, Deputy Town Clerk; and Kris Kollgaard, Town Manager

**Also Present:** Attorney Sasha Garcia, BRS Legal; Commissioner Paul Hannan

**OPEN FORUM:** Chairperson/Member Gauder asked if anyone in the audience wished to speak. There were no comments.

**NEW BUSINESS:**

**1. Approval of Minutes – April 10, 2017 Special Meeting and June 12, 2017 Regular Meeting**

The Deputy Town Clerk commented that the April 10, 2017 Special Meeting minutes were left off the last two agendas.

*Upon a motion by Member Rohan and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board meeting of April 10, 2017 and June 12, 2017 as presented by a vote of 5-0.*

**2. Ordinance No. 2017-26 – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Two Lots (0.28 +/- Acres Referenced by Alternate Key Numbers 1482739, and 1483450) – Located within Orange Blossom Gardens Units 2 And 3, Lake County, FL (Wendy Then)**

Town Planner Wendy Then presented 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., has filed an application to annex property consisting of two lots located within

Orange Blossom Gardens Units 2 and 3. The annexation application involves annexing 0.28 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

Ms. Then presented a location map, survey maps of the subject properties and photographs of the properties with postings. She stated staff recommends approval of this ordinance.

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

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 properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Tuesday, June 13, 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.

Ms. Then reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the annexation request were mailed Monday, June 26, 2017, and the properties were posted the same day. No inquiries or objections have been received to date.

Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2017-26 for first reading on Monday August 7, 2017 at 6:00 p.m. The second and final reading will be held on Monday, August 21, 2017 at 6:00 p.m.

Chairperson/Member Gauder asked if there were any questions or comments. He asked if the palm tree would remain on the lot on Vermont Ave.

Mr. Dzuro replied that he was unsure at this time.

Chairperson/Member Gauder asked if there were any further questions or comments, and hearing none, asked for a motion.

***Upon a motion by Member LeClerc and a second by Member Rohan, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-26 to the Town Commission for consideration by the following roll call vote:***

***LeCLERC***

***YES***

<i>ROHAN</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**3. Ordinance No. 2017-27 – 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 Two Lots (0.28 +/- Acres Referenced by Alternate Key Numbers 1482739, and 1483450) – Located within Orange Blossom Gardens Units 2 And 3, Lake County, FL (Wendy Then)**

Town Planner Wendy Then presented 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., 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 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

Ms. Then presented a map showing the location of the subject property and a future land use map of adjacent properties.

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 transmittal to the Town Commission.

Ms. Then stated that 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, and the properties were posted this same date. No inquiries or objections 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 outlined 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 0.28 ± 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**

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

Comments:

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

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2017-27 on Monday, August 7, 2017 at 5:45 p.m. The Town Commission is scheduled to consider this ordinance for first reading on Monday, August 7, 2017 at 6:00 p.m., and for second and final reading on Monday, August 21, 2017 at 6:00 p.m.

Chairperson/Member Gauder asked if there were any further questions or comments, and hearing none, asked for a motion.

***Upon a motion by Member Rohan and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-27 to the Town Commission for consideration by the following roll call vote:***

**LeCLERC**

**YES**

<i>ROHAN</i>	<i>YES</i>
<i>CONLIN</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**4. Ordinance No. 2017-28 - Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Two Lots (0.28 +/- Acres Referenced by Alternate Key Numbers 1482739, and 1483450) – Located within Orange Blossom Gardens Units 2 And 3, Lake County, FL (Wendy Then)**

Town Planner Wendy Then presented 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., has filed an application to rezone property consisting of two lots located within Orange Blossom Gardens Units 2 and 3. The application involves rezoning 0.28 +/- 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 that are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

Ms. Then presented a zoning map showing the location of the subject properties and a zoning map of the adjacent properties.

The Rezoning 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 transmittal to the Town Commission.

Ms. Then stated that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the rezoning request were mailed Monday, June 26, 2017, and the properties were posted this same date. No inquiries or objections have been received to date.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

**Zoning**

Subject Property	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-28, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2017-28 for first reading on Monday, August 7, 2017 at 6:00 p.m., and for second and final reading on Monday, August 21, 2017 at 6:00 p.m.

Chairperson/Member Gauder asked if there were any questions or comments.

Member Rohan stated the presentation for this item shows one address as 1020 Aloha Way instead of 1021 Vermont Avenue.

Ms. Then stated the correct address is 1021 Vermont Avenue and that this will be corrected going forward. She thanked Ms. Rohan for noticing the discrepancy.

Chairperson/Member Gauder asked if there were any further questions or comments, and hearing none, asked for a motion.

***Upon a motion by Member Conlin and a second by Member Rohan, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2017-28 to the Town Commission for consideration by the following roll call vote:***

<b><i>LeCLERC</i></b>	<b><i>YES</i></b>
<b><i>ROHAN</i></b>	<b><i>YES</i></b>
<b><i>CONLIN</i></b>	<b><i>YES</i></b>
<b><i>SIGURDSON</i></b>	<b><i>YES</i></b>
<b><i>GAUDER</i></b>	<b><i>YES</i></b>

**CHAIRPERSON/MEMBERS' REPORT:** There were no reports.

**ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 5:44 p.m.*

---

Carol Osborne, Staff Assistant to the Town Clerk

---

John Gauder, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk