

PLANNING AND ZONING MEETING AGENDA

TOWN OF LADY LAKE, FLORIDA

DATE AND TIME

Monday, March 12, 2018 at 5:30 p.m.

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

All interested persons are cordially invited to attend this public meeting.

AGENDA

A. CALL TO ORDER: John Gauder, Chairperson

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. PUBLIC COMMENTS

E. NEW BUSINESS

1. Approval of Minutes — February 12, 2018 Planning and Zoning Meeting (pg. 2)

2. Ordinance 2018-18 — An Ordinance Annexing Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc. (pg. 12)

3. Ordinance 2018-19 — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc. (pg. 17)

4. Ordinance 2018-20 — An Ordinance Rezoning Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc. (pg. 24)

F. CHAIRPERSON AND MEMBERS' REPORTS

G. ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, a record of which 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. (3) This public hearing is being conducted in a handicapped accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565.

1 **PLANNING AND ZONING BOARD MEETING DRAFT MINUTES**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **FEBRUARY 12, 2018**

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

6 **A. CALL TO ORDER**

7 Chairperson Gauder

8 **B. PLEDGE OF ALLEGIANCE**

9 **C. ROLL CALL**

10 Regis LeClerc, Member; Carole Rohan, Member; Robert Conlin, Member; William Sigurdson,
11 Vice Chairperson and John Gauder, Chairperson

12 **PRESENT**

13 Paul Hannan, Commissioner; Kris Kollgaard, Town Manager; Thad Carroll, Growth
14 Management Director; Wendy Then, Senior Planner; Carol Osborne, Staff Assistant and Sasha
15 Garcia, Attorney, BRS Legal

16 **D. PUBLIC COMMENT**

17 Chairperson Gauder asked if anyone in the audience wished to speak. There were no
18 comments.

19 **E. NEW BUSINESS**

20 **1. Approval of Minutes**

21 Member Sigurdson made a motion to approve the January 8, 2018 Planning and Zoning
22 Board Meeting Minutes. Member Rohan seconded the motion. All were in favor.

23 **2. Ordinance 2018-06 — Annexation — Lighthouse Storage, LLC — Annexing 26.1 +/- Acres**
24 **— Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision,**
25 **Addressed as 41101 and 41109 County Road 25, Lake County, Florida**

26 Ms. Then presented a summary of the Agenda Item.

27 Ms. Then stated that the annexation application was received on Thursday, December 21,
28 2017, and has been determined to be complete, satisfying the necessary criteria for annexation
29 under statutory requirements.

30 Ms. Then stated the applicant was present if there are any questions.

1 Member Sigurdson clarified the vertical line on the map represents the division of the
2 parcels.

3 Ms. Then replied that Member Sigurdson is correct.

4 John Cutter, 1341 E. Schwartz Blvd., Lady Lake, stated that he is concerned with how the
5 residents will be protected insofar as the right-of-way and the type of vegetation or fencing that
6 will be around the perimeter of this area. He stated that he has no issue with the project.

7 Greg Beliveau with LPG Urban & Regional Planners, Inc. stated that he will address Mr.
8 Cutter's concerns when the rezoning ordinance for this project comes before the Board this
9 evening.

10 Chairperson Gauder asked if there were any questions or comments. Hearing none, he asked
11 for a motion.

12 Member LeClerc made a motion to recommend approval of Ordinance 2018-06 to the
13 Commission. Member Rohan seconded the motion.

14 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

15 **3. Ordinance 2018-07 – Large Scale Comprehensive Plan Future Land Use Map**
16 **Amendment – Lighthouse Storage, LLC – Requesting a Change from Lake County Urban**
17 **Medium Density to Lady Lake Commercial Wholesale (CW) for 26.1+/- Acres – Two Lots**
18 **Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed**
19 **as 41101 and 41109 County Road 25, Lake County, Florida**

20 Ms. Then presented a summary of the Agenda Item. She stated the applicant was present if
21 there are any questions.

22 Chairperson Gauder asked if there were any questions or comments. Hearing none, he asked
23 for a motion.

24 Member Rohan made a motion to recommend approval of Ordinance 2018-07 to the
25 Commission. Member Conlin seconded the motion.

26 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

1 **4. Ordinance 2018-08 - Rezoning – Lighthouse Storage, LLC – Rezoning from Lake County**
2 **Agriculture (AG) and Lake County Community Facilities District (CFD) to Lady Lake**
3 **Commercial Planned Unit Development (PUD) for Two Lots Located Along County Road 25,**
4 **Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road**
5 **25, Lake County, Florida**

6 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
7 there are any questions.

8 Chairperson Gauder asked if there were any questions or comments.

9 Greg Beliveau with LPG Urban & Regional Planners, Inc. presented an illustrated layout of
10 the proposed project stating the landscape plan includes canopy trees, understory trees and a
11 hedge along the entire perimeter and within the 20-foot buffer. Healthy vegetation will remain
12 and will be improved with additional vegetation where needed. He emphasized that they are
13 committed to a Type B landscaping buffer. He reported that the MOA stipulates the buffer on the
14 south side of the property will be improved with one of two options: a masonry wall or a vinyl
15 fence. In addition, Mr. Beliveau stated there is a significant distance between the perimeter of
16 this site and the adjacent properties and if natural vegetation is not currently in place, it will be
17 planted. He noted there are several large trees on the property that will remain, a retention
18 pond, as well as the cell tower.

19 Mr. Beliveau stated the traffic flow to their site will occur during non-peak hours. This project
20 is destination oriented, a quiet and low-intense use. He stated this storage facility is a user-
21 friendly operation that will provide services on site for members that similar storage facilities do
22 not offer such as a dumping station and a pressure washing area. He stated those accessory
23 uses are located away from the residential area and near County Road 25 because they are like
24 uses of the adjacent commercial properties along County Road 25.

25 Mr. Beliveau stated that at the MOA workshop with the Town Commission, he requested that
26 they continue to operate with the existing wells and septic tank until water and sewer lines are
27 available. He stated that he was advised recently by the Town’s Public Works Department that
28 water and sewer lines are not available at this time. Because there will be just two bathrooms on

1 this property, Mr. Beliveau stated it is not cost effective to extend water and sewer lines to the
2 property. He stated because they will pay the impact fees up front, they will request the
3 condition to connect to the Town's utilities be stricken from the MOA.

4 Member LeClerc asked if their project will result in an increase in semi-truck traffic on County
5 Road 25.

6 Mr. Beliveau stated this is a storage facility for boats and recreational vehicles. A detailed
7 traffic analysis will be presented during the site plan review and will address several issues, such
8 as the type and specs of the drive apron. Because it is a county road, the project must adhere to
9 Lake County standards as well.

10 John Cutter stated the ten to 40 feet of property between this property and the residential
11 area has always been maintained and asked who will continue maintain it.

12 Mr. Beliveau replied that he does not know who maintained that area as it is not a part of
13 their property. He stated that SECO has an easement on the south side as part of their power
14 line system and it does not provide access for them. He advised that area is not their
15 responsibility to maintain and that all of their access is internal.

16 Alan Cheek, property owner, stated the small road leads to the mobile home on the
17 southwest corner of the property and has been there for a very long time. The entire parcel was
18 completely fenced for livestock. He stated there will be a caretaker onsite who will maintain the
19 property.

20 Roxanne Chrisman, 563 Dowling Circle, asked if the grass will be maintained, how the
21 rezoning will affect a future buyer if the property is sold, and if there will be an area for the RV's
22 to dump sewage.

23 Mr. Beliveau replied there will be onsite lawn maintenance as well as onsite security 24/7 to
24 ensure the members' property is protected. There will also be "dark sky" lighting on the
25 property for the comfort of the residential area. He advised that the dump station will be
26 maintained by a third party.

27 Mr. Beliveau stated if the property is sold, the new owners must abide by the MOA, which is
28 monitored by staff. If any of the stipulations in the MOA are to be changed, they must be
29 approved by the Town Commission at a public hearing.

30 Ms. Chrisman asked if they can visit other facilities completed by this developer.

31 Mr. Beliveau stated Mr. Cheek has completed other projects, one of which is where he lives
32 on Camp Avenue in Mt. Dora.

33 Mr. Cheek stated that he is a state certified general contractor and developer and has been
34 in business for 45 years. He reported that he has built approximately 600 homes and many
35 developments. He advised that he currently has two storage facilities in the development

1 process, a few subdivisions, along with the doctors' facility on CR 466. He invited those in
2 attendance to visit any of them. He emphasized that this project will offer services unlike any
3 other RV storage facility in the state. He stated that he builds projects as though he will live there
4 or place his RV there, and will not build anything he is not proud of.

5 Richard Raus, 1408 Meadow View Way, Lady Lake, stated that Dowling Circle is on the north
6 side of this project. He advised that the Lakes of Lady Lake subdivision maintains the buffer
7 between Dowling Circle and the north side of the project. He stated that that much of the
8 vegetation by the project site is scrub. He asked how the new vegetation will be irrigated if they
9 cannot connect to Town utilities. He stated the residents would prefer a fence on the north side
10 of this project. Also, there are currently turn lanes into the Lakes of Lady Lake on County Road 25
11 and the speed limit is 55 mph. He stated it is very difficult to enter and exit the subdivision and
12 asked if this project will also have turn lanes.

13 Mr. Beliveau stated the design of this project is sensitive to the residential area, and the
14 north side of the project is the least intensive part of the development. He advised that once the
15 landscape buffer in that area is planted, it will need to mature. He stated that he is amenable to
16 meeting with the Lakes of Lady Lake residents and work with them to see what can be worked
17 out rather than make this area look like a prison all the way around it.

18 Mr. Beliveau addressed the issue of irrigation by stating that the wells on the property will
19 provide irrigation for the vegetation. He advised they are required to maintain healthy
20 vegetation.

21 Mr. Carroll stated the turn lanes/deceleration lanes will be addressed at the time of the site
22 plan review. He advised that Lake County will provide feedback regarding turn movements and
23 what is required in that area.

24 Sheila Kelly, E. Schwartz Blvd., stated that she is concerned with safety and asked the type of
25 security for the members. She also asked if members will have an ID pass.

26 Mr. Beliveau stated there will be 24/7 onsite security with cameras, and that this is a
27 members-only facility with controlled access.

28 Member Sigurdson made a motion to recommend approval of Ordinance 2018-08 to the
29 Commission. Member Conlin seconded the motion.

30 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes

Member	Vote
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

1 **5. Ordinance 2018-10 – Annexation – Teresa Ann DeMoss – Annexing One Lot (0.16+/-**
2 **Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County,**
3 **Florida**

4 Ms. Then presented a summary of the Agenda Item.

5 She stated the applicant’s primary reason for the annexation is to be able to construct a
6 single family residence on the property and to be able to meet all of the Town’s zoning and
7 environmental setbacks. Currently, there is a manufactured home on the property that has been
8 in existence since 1977

9 Ms. Then stated the applicant is present if there are any questions.

10 Chairperson Gauder asked if there were any questions or comments.

11 Member Conlin made a motion to recommend approval of Ordinance 2018-10 to the
12 Commission. Member Rohan seconded the motion.

13 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	No
Sigurdson	No
Conlin	Yes
Gauder	Yes

14 **6. Ordinance 2018-11- Small Scale Future Land Use Comprehensive Plan Amendment –**
15 **Teresa Ann DeMoss – Requesting a Change from Lake County Medium Urban Density to Lady**
16 **Lake Manufactured Home High Density for One Lot (0.16+/- Acres) Addressed as 916 Aloha**
17 **Way Within Orange Blossom Gardens Unit 2, Lake County Florida**

18 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
19 there are any questions.

1 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
2 he asked for a motion.

3 Member Rohan made a motion to recommend approval of Ordinance 2018-11 to the
4 Commission, as presented. Member Conlin seconded the motion.

5 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

6 **7. Ordinance 2018-12 – Rezoning – Teresa Ann DeMoss – Rezoning from Lake County**
7 **Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for One Lot**
8 **(0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake**
9 **County, Florida (Wendy Then) Ms. Then presented a summary of the Agenda Item. She stated**
10 **the applicant is present if there are any questions.**

11 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
12 there are any questions.

13 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
14 he asked for a motion.

15 Member Rohan made a motion to recommend approval of Ordinance 2018-12 to the
16 Commission, as presented. Member Sigurdson seconded the motion.

17 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

1 **8. Ordinance 2018-13 – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Five**
2 **Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake**
3 **County, Florida**

4 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
5 there are any questions.

6 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
7 he asked for a motion.

8 Member LeClerc made a motion to recommend approval of Ordinance 2018-13 to the
9 Commission, as presented. Member Sigurdson seconded the motion.

10 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

11 **9. Ordinance 2018-14 – Small Scale Future Land Use Comprehensive Plan Amendment –**
12 **The Villages of Lake-Sumter, Inc. – Requesting a Change from Lake County Medium Urban**
13 **Density to Lady Lake Manufactured Home High Density for Five Lots (0.70+/- Acres) Located**
14 **Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, Florida**

15 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
16 there are any questions.

17 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
18 he asked for a motion.

19 Member LeClerc made a motion to recommend approval of Ordinance 2018-14 to the
20 Commission, as presented. Member Rohan seconded the motion.

21 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes

Member	Vote
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

1 **10. Ordinance 2018-15 – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from**
2 **Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8)**
3 **for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4,**
4 **Lake County, Florida**

5 Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if
6 there are any questions.

7 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
8 he asked for a motion.

9 Member Rohan made a motion to recommend approval of Ordinance 2018-15 to the
10 Commission, as presented. Member Sigurdson seconded the motion.

11 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

12 **11. Ordinance 2018-16 – An Ordinance of the Town of Lady Lake, Lake County, Florida;**
13 **Amending the Town of Lady Lake Land Development Regulations Chapter 12, Article II,**
14 **Section 12-52, Entitled “Setbacks”; Amending the Required Setbacks for Habitable Structures**
15 **from the Ordinary High Water Line (OHWL)**

16 Mr. Carroll presented a summary of the Agenda Item.

17 Chairperson Gauder asked if there were any further questions or comments. Hearing none,
18 he asked for a motion.

19 Member Conlin made a motion to recommend denial of Ordinance 2018-16 to the
20 Commission, as presented. The motion failed for lack of a second.

1 Member Rohan made a motion to recommend approval of Ordinance 2018-16 to the
2 Commission, as presented. Member Sigurdson seconded the motion.

3 The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	No
Gauder	Yes

4 **F. CHAIRPERSON and MEMBERS' REPORT**

5 Member Sigurdson stated he found the side-by-side comparison of zoning in Ordinance
6 2018-07 very helpful.

7 Chairperson Gauder thanked Ms. Then and Mr. Carroll for their fantastic presentations this
8 evening.

9 **G. ADJOURN**

10 With nothing further to discuss, the meeting adjourned at 6:55 p.m.

11 Respectfully submitted,

12 _____
13 Carol Osborne,
14 Staff Assistant to the Town Clerk

15 _____
16 John Gauder, Chairperson

17 jmp/cmo

**PLANNING AND ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA**

AGENDA ITEM TITLE

Ordinance 2018-18 — An Ordinance Annexing Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc.

AGENDA ITEM ID

20180091

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2018-18, as presented.

SUMMARY

Martin L. Dzuro filed an application on behalf of The Villages of Lake-Sumter, Inc., to annex property consisting of two lots located within Orange Blossom Gardens Units 2 and 3. The annexation application involves 0.29 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

1309 Debra Drive

812 Truman Avenue

These properties are in Section 6, Township 18 South, and 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 on 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 Wednesday, February 21, 2018, 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 (LDR) as well as the adopted Comprehensive Plan and is ready for consideration by the Town Commission.

Notices to inform the surrounding property owners (38) within 150 feet of the properties proposed by the annexation request were mailed Wednesday, February 21, 2018. The properties were also posted on Monday, February 26, 2018.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2018-18 was ready for the Planning and Zoning (P&Z) Board on March 1, 2018.

SUPPORTING INFORMATION

1. [Annexation Application 2018-18](#)
2. [Town of Lady Lake Technical Review Committee Report 20180301](#)

PUBLIC HEARINGS

The Commission's first reading of Ordinance 2018-18 is scheduled for Monday, April 2, 2018, at 6:00 p.m. The second and final reading is scheduled for Monday, April 16, 2018, at 6:00 p.m.

jmp/nvs

1 **DRAFT ORDINANCE 2018-18**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
4 **FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.29 +/- ACRES OF LAND**
5 **OWNED BY THE VILLAGES OF LAKE-SUMTER, INC.; REFERENCED BY ALTERNATE**
6 **KEY NUMBERS 2722002 AND 1672759; TWO (2) LOTS WHICH ARE LOCATED**
7 **WITHIN ORANGE BLOSSOM GARDENS UNITS 2 AND 3, WITHIN LAKE COUNTY,**
8 **FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE**
9 **TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING**
10 **ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY;**
11 **PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN**
12 **ACCORDANCE WITH LAW.**

13 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake
14 County, Florida, as follows:

15 **SECTION 1**

16 Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the
17 Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,
18 Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex
19 property being 0.29 +/- acres in the unincorporated area of Lake County, Florida; existing as
20 both contiguous and non-contiguous parcels to the Town, more particularly described in
21 Exhibit "A".

22 **SECTION 2**

23 Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk
24 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a
25 copy shall be filed with the Department of State of the State of Florida.

26 **SECTION 3**

27 Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by
28 any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not
29 affect the validity of the Ordinance as a whole, or any part thereof, other than the part so
30 declared to be unconstitutional or invalid.

PLANNING AND ZONING MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2018-19 — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc

AGENDA ITEM ID

20180092

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2018-19, as presented.

SUMMARY

Martin L. Dzuro submitted an application on behalf of The Villages of Lake-Sumter, Inc., to amend the Future Land Use designation for property located within Orange Blossom Gardens Units 2 and 3. The property consists of two lots, involving approximately 0.29 acres of property in Section 6, Township 18 South, Range 24 East of Lake County, Florida.

The lots are addressed as follows:

1309 Debra Drive

812 Truman Avenue

The existing Future Land Use designation is Lake County Medium Urban Density. The proposed Future Land Use designation is Lady Lake Manufactured Home High Density.

The application was received on Wednesday, February 21, 2018. Staff has determined it is complete and satisfies the requirements of the Land Development Regulations (LDR) and the Comprehensive Plan. It is ready for final consideration by the Commission.

Staff mailed notices to inform the surrounding property owners on Thursday, February 22, 2018. The properties were posted on Monday, February 26, 2018.

FUTURE LAND USE

Table 1: Future Land Use Descriptions.

Existing FLU	Proposed FLU
<p>Lake County Medium Urban Density.</p> <p>Provides a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. May serve as a transition between more intense and less intense urban land uses.</p>	<p>Lady Lake Manufactured Home High Density (MH-HD)</p> <p>Development within the Manufactured Home, High Density land use category shall be limited to manufactured homes. Densities cannot exceed 9 units/acre. Single Family, Multi-family, Commercial, and Industrial uses are prohibited, however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and Objective FLU 1-8.</p>

Table 2: Properties Adjacent to 1309 Debra Drive:

Direction	Future Land Use Designation
North	Lake County Medium Urban Density
East	Lake Paradise
South	Lake County Medium Urban Density
West	Lake County Medium Urban Density and Lady Lake Manufactured Home High Density

Table 3: Properties Adjacent to 812 Truman Avenue:

Direction	Future Land Use Designation
North	Lake County Medium Urban Density
East	Lake County Medium Urban Density
South	Lake County Medium Urban Density
West	Lady Lake Manufactured Home High Density

IMPACT ON TOWN SERVICES

A Concurrency Determination Statement has been included as part of the Small Scale Comprehensive Plan Amendment application. This statement describes the expected impacts on Town services. The Villages propose removing 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.

POTABLE WATER: No impact, the lots are served by The Village Center Community Development District Central Water System.

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

SCHOOLS: No impact, 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 AND RECREATION: No impact, the existing homes will be replaced with new homes. Additionally, The Villages provides its residents with Parks and Recreation amenities.

STORMWATER: This project must adhere to SJRWMD guidelines and to the Town's Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

COMMENTS:

1. Annexation and rezoning application have been submitted concurrently with this Small Scale Future Land Use Amendment application.
2. In accordance with the Interlocal Agreement for Building Permits and Inspections Section 2.)A.), executed on June 23, 2015, if The Villages have applied for annexation, the Town can issue building permits located within unincorporated areas.
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 found that Ordinance 2018-19 was ready for the Planning and Zoning Board on March 1, 2018.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

SUPPORTING INFORMATION

1. [Comprehensive Plan Amendment Application 2018-19](#)
 2. [Town of Lady Lake Technical Review Committee Report 20180301](#)
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PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2018-19 on Monday, April 2, 2018 at 5:30 p.m.

The Commission's first reading of Ordinance 2018-19 is scheduled for Monday, April 2, 2018, at 6:00 p.m. The second and final reading is scheduled for Monday, April 16, 2018, at 6:00 p.m.

jmp/nvs

1 **SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.**

2 The Comprehensive Plan, as amended, is hereby further amended by amending the Future
3 Land Use Element Map Series with the small-scale amendment as indicated below:

4 Applicant or Owner: The Villages of Lake-Sumter, Inc.

5 General Location: 1309 Debra Drive and 812 Truman Avenue — two lots located within the
6 Orange Blossom Gardens Subdivisions, Units 2 and 3, within Lake County, Florida.

7 Acres: 0.29 +/- Acres

8 Future Land Use: Change from Lake County Medium Urban Density to Town of Lady Lake
9 Manufactured Home High Density (MH-HD).

10 Graphic representation of this Small Scale Future Land Use Element Map Amendment is
11 shown in the attached “Exhibit A.”

12 **SECTION 4: Severability.**

13 The provisions of this Ordinance are declared to be separable and if any section, sentence,
14 clause or phrase of this Ordinance shall for any reason be held to be invalid or
15 unconstitutional, such decision shall not effect the validity of the remaining sections,
16 sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the
17 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

18 **SECTION 5: Effective Date.**

19 This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

20 **PASSED AND ORDAINED** this 16th day of April, 2018.

21 Town of Lady Lake, Florida

22 _____
23 Jim Richards, Mayor

24 Attest

25 _____
26 Kris Kollgaard, Town Clerk

27 Approved as to form

28 _____
29 Derek Schroth, Town Attorney

PLANNING AND ZONING MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2018-20 — An Ordinance Rezoning Two Lots Located in Orange Blossom Gardens, Referenced by Alternate Key Numbers 2722002 and 1672759, Owned by The Villages of Lake-Sumter, Inc.

AGENDA ITEM ID

20180093

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2018-20, as presented.

SUMMARY

Martin L. Dzuro submitted an application on behalf of The Villages of Lake-Sumter, Inc., to rezone property located within Orange Blossom Gardens Units 2 and 3. The property consists of two lots, involving approximately 0.29 acres of property in Section 06, Township 18 South, Range 24 East, in Lake County, Florida.

The properties are addressed as follows:

1309 Debra Drive

812 Truman Avenue

The existing zoning designation is Lake County Residential Medium (RM). The proposed zoning designation is 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 application was received on Wednesday, February 21, 2018. Staff has determined it is complete and satisfies the requirements of the Land Development Regulations (LDR) and the Comprehensive Plan. It is ready for final consideration by the Commission.

Staff mailed notices to inform the surrounding property owners on Thursday, February 22, 2018. The properties were posted on Monday, February 26, 2018.

Appropriate legal descriptions and survey information have been included with the submitted application.

ZONING

Table 1: Zoning Descriptions.

Existing FLU	Proposed FLU
<p>Lake County Mixed Home Residential (RM)</p> <p>The purpose of this district is to provide for a single-family residential home district in an urban area, along the boundaries of any municipality which might logically be expected to expand and annex, or be able to provide urban convenience and facilities.</p>	<p>Lady Lake Mixed Residential Medium Density (MX-8)</p> <p>This district is established to implement comprehensive plan policies to provide moderate density single family and manufactured home dwelling units in urban environments at a density not to exceed eight dwelling units per acre and it is intended to serve as a transitional zone between multi-family and single family residential uses.</p>

Table 2: Properties Adjacent to 1309 Debra Drive:

Direction	Zoning Designation
North	Lake County Residential Medium
East	Lake Paradise
South	Lake County Residential Medium
West	Lady Lake Mixed Residential Medium Density and Lake County Residential Medium

Table 3: Properties Adjacent to 812 Truman Avenue:

Direction	Zoning Designation
North	Lake County Residential Medium
East	Lake County Residential Medium
South	Lake County Residential Medium

Direction	Zoning Designation
West	Lady Lake Mixed Residential Medium Density and Lake County Residential Medium

PAST ACTIONS

The Technical Review Committee found that Ordinance 2018-20 was ready for the Planning and Zoning Board on March 1, 2018.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

SUPPORTING INFORMATION

1. [Rezoning Application 2018-20](#)
 2. [Town of Lady Lake Technical Review Committee Report 201800301](#)
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PUBLIC HEARINGS

The Commission's first reading of Ordinance 2018-20 is scheduled for Monday, April 2, 2018, at 6:00 p.m. The second and final reading is scheduled for Monday, April 16, 2018, at 6:00 p.m.

jmp/nvs

1 Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described
2 in Exhibit “A” hereto is hereby rezoned from “Lake County Residential Medium” (RM) to “Lady
3 Lake Mixed Residential Medium Density” (MX-8).

4 **SECTION 2: Severability**

5 The provisions of this Ordinance are declared to be separable and if any section, sentence,
6 clause or phrase of this Ordinance shall for any reason be held to be invalid or
7 unconstitutional, such decision shall not effect the validity of the remaining sections,
8 sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the
9 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

10 **SECTION 3: Effective Date**

11 This ordinance shall become effective immediately upon its passage by the Town
12 Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said
13 provisions pertain to newly annexed property and the final adoption of a Comprehensive
14 Plan Amendment by the Town Commission.

15 **PASSED AND ORDAINED** this 16th day of April, 2018, in the regular session of the Town
16 Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final
17 reading.

18 Town of Lady Lake, Florida

19 _____
20 Jim Richards, Mayor

21 Attest

22 _____
23 Kris Kollgaard, Town Clerk

24 Approved as to form

25 _____
26 Derek Schroth, Town Attorney

27

