

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

March 19, 2018

The 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 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; Chief Chris McKinstry, Police Department; Tia O’Neal, Human Resource Director; Wendy Then, Senior Planner; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Richards asked if there were any comments from the audience. There were no comments at this time.

G. CONSENT:

- 1. Minutes – March 5, 2018 – Special (Conceptual) Commission Meeting – March 5, 2018 – Regular Commission Meeting**

- 2. Consideration of Approval of the 2018 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 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, 2017 through February 28, 2018.

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

3. Consideration of Approval of the Sewer Utility Agreement between the Town of Lady Lake and Benchmark Lady Lake 25 Associates, LLC (Thad Carroll/C.T. Eagle)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Town's current Wastewater Master Plan identified priority projects to ensure the current wastewater collection and treatment systems meet current and future needs. Currently, the top priority project is correcting the "bottleneck" situation on the main collection line that services the entire north end of Town. The existing 10" collection line located on C.R. 25 and crosses under the overpass of US Hwy 27/441 is near its maximum capacity. The master plan recommends upsizing the 10" line. Staff was in process of initiating the first steps of this project when the new development across from Town Hall was proposed by Benchmark. This proposed agreement accomplishes the task and is mutually beneficial to the developer and the Town. The developer has agreed to fund all of the "soft" costs, including the engineering, design, regulatory permitting, and any due Utility impact fees for the proposed project. Benchmark is also donating the easement area on their property for the new 18" line and manholes. This agreement will expedite the project, reduce the Town's project costs significantly, and ensure that any future developments on the north side of town will be able to be served by Town sewer. This agreement has been reviewed and approved by the Town Attorney. The Town Engineer and Town Auditor have also approved the use of Utility impact fees for this project.

4. Consideration of Approval of the 2017-2019 PBA Contract between the Town of Lady Lake and the Police Benevolent Association (Tia O'Neal)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Town received notification of ratification on February 14, 2018. There were numerous instances in the contract where FOP has been changed to PBA and each individual change to the contract has not been listed below. However, changes have been specified by strike through and underline throughout the draft contract included in the packet. The articles listed below have either a procedural or monetary change and are therefore listed on the summary.

Article 6 Subsection 6.1 (Grievance Procedure and Arbitration) - The Town agrees to add the language to Section 6.1 *A performance appraisal that results in no merit increase shall be appealable to the HR Director to insure that the decision was not arbitrary and capricious.* This process is the final step and does not go beyond the Human Resource Director. The Town is agreeable to the language. All personnel evaluations are reviewed by Human Resources.

Article 6 Subsection 6.11 - The Town is agreeable to adding a Discipline Dispute Resolution Process that allows the employees an opportunity to internally mediate mutually acceptable resolution prior to discipline. This is a current informal practice. The new language establishes guidelines for the process.

Article 6 Subsection 6.12.1 - PBA has requested dissolving the current Citizens Review Board and replacing the Board with a Disciplinary Arbitration Panel. Staff is agreeable to the change. The panel would consist of three members with two alternates. Members are selected and approved by the PBA with approval from the Town Commission. Guidelines have also been established for the DAP. Guidelines for the process will come in the form of an ordinance. Staff is agreeable to the changes.

Article 12 (Hours of Work, Overtime and Compensatory Time) - Language has been established which sets a schedule for unit members assigned to work in CID.

Article 14 (Wages) - There will be a reopener on wages annually for the duration of this contract. The base pay indicated in article 14 reflect the pay grades approved by the commission in 2017.

Article 17 (PTO) subsection 17.1 - Maximum hours of accruals per year would be changed to mirror the policy approved for general employees. This does not change the maximum payout of accruals.

Article 21 Subsection 21.4 (Pension) - Pursuant to Florida Statute, a share plan must be established during this contract negotiation period. This section specifies what the share plan is and how funds will be distributed.

Article 23 (Assignments) - Officers assigned as a K-9 handler would receive an increase from a 2.5% pay differential to a 4% pay differential. This increase would be effective upon approval of the contract.

Article 31 (Duration, Modification and Termination) - This contract will be effective until September 30, 2019.

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

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

5. Consideration of Award of Bid No. 2018-0001 – Skyline Water Main Replacement Project to General Underground, LLC (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 as stated in the Engineer's Recommendation of Award letter, the

bids were received for this project on February 28, 2018. He stated that staff supports the recommendation and requests that 15% of the project award total be reserved for contingency funds utilizing water impact fees. Mr. Eagle stated this is a budgeted project. (Bid Award amount of \$529,000, plus contingency funds of \$79,350, for a total project amount of \$608,350, with \$750,000 originally budgeted for project.) He stated Mr. Lang from Mittauer & Associates is also present to answer any questions.

Commissioner Holden commented that there was a wide spread on the bids.

Mr. Eagle agreed, stating there was a difference of \$330,000 between the high and low bids.

Upon a motion by Commissioner Holden and a second by Commissioner Kussard, the Commission approved the award of Bid No. 2018-0001 to General Underground, LLC utilizing water impact fee funds by a vote of 4 to 0.

6. Consideration of Approval of the Griffin View Commercial - Major Modification to Site Plan - MJM 02/18-001 - A Redevelopment Consisting of a Two-Tenant Retail 2,400-Sq. Ft. Building - Located on a .50-Acre Parcel at 127 West Griffin View Dr. Along the Northwest Corner of North Highway 27/441 and West Griffin View Dr. (Alternate Key 1132151) (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 on January 31, 2018, Town staff received a Major Modification to Site Plan application and plans submitted by Michael Leeds with Shagbark Properties, LLC, on behalf of Darby Trail Investment LLC, for a site plan redevelopment consisting of a two-tenant retail 2,400-square-foot building on a 0.50 +/- acre parcel along the northwest corner of North Highway 27/441 and West Griffin View Drive. The property is currently zoned "HC" Heavy Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

Mr. Carroll stated that the site is currently vacant and used to host a convenience store with fuel operations. It currently contains a 2,400-square-foot building with 12 parking spaces. The applicant will be upgrading and remodeling the building inside and out, installing landscaping buffers, signage, etc., to set up for a two-tenant retail building. The water and sewer will be serviced by the Town of Lady Lake. 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.

A site plan and an aerial view of the property was shown, as were photos of the present condition of the property and the proposed building elevation and floor plan.

The engineering plan, floor plan, and exterior building wall elevations were submitted by Matthew Wiedrick, Registered Architect and Principal of Wiedrick Architecture, Inc., dated January 27, 2018. Landscaping plans were submitted, consisting of one sheet and certified by J. Scott Liberty, Florida Registered Landscape Architect with Landscape Architect, LLC, and dated January 29, 2018. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Fire Inspector Kerry Barnett, and Building Official Ron Rowe. The following items are included in the packet:

1. Site Plan Review completed by Growth Management on 03/12/2018 (Satisfied).

2. Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 03/13/2018(Satisfied).
3. Review by Fire Inspector Kerry Barnett dated 2/23/2018 (Satisfied).
4. Review by Building Official Ron Rowe dated 2/5/2018 (Satisfied).
5. Review by Lady Lake Public Works dated 2/16/2018 (Satisfied).
6. Lake-Sumter MPO Response dated 02/15/2018 (Satisfied).
7. FDOT email comments dated 03/01/2018 (Satisfied).

The applicant has requested an exemption from a Tier 1 Traffic Impact Study in that the number of PM peak hour traffic trips is significantly less than half of the upper limit of a Tier 1 study. On February 15, 2018, the Lake-Sumter MPO reviewed the Major Modification to Site Plan application and approved the Request for Exemption letter from requiring the applicant to perform a Tier 1 Traffic Impact Study (TIS) based on the generation analysis. The project is expected to generate approximately 106 daily trips, 16 AM peak hour trips, and 7 PM peak hour trips. Further, it was noted that the proposed project would have little impact on the locate roadway network, especially with the SR 500 widening project. Staff supports the exemption.

The applicant has proposed to construct the sidewalk on the north side of Griffin View Drive concurrent with the construction of the widening of Highway 27/441.

Commercial Design Standards: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. The site plan and façade elevations for the Griffin View Commercial site were included in the packet and exhibits a mix of Mediterranean elements accented with modern features along the front and side exterior wall elevations of the building.

Primary façade features public entrances, variations in building height:

- ✓ Rectangular floor plan
- ✓ Tower features at the ends of the building
- ✓ Parapets
- ✓ Stucco Wall Surface
- ✓ Stone veneer/wainscot
- ✓ Decorative Medallions
- ✓ Decorative Sconces
- ✓ Decorative bands and cornices around the front, side, and top of the building exterior elevations

Town staff is in favor of granting the waiver since the applicant is proposing a mix of styles combining modern style with the Mediterranean architectural style. Consistency with adjacent architecture on a case-by-case basis has been allowed for other projects along the Highway 27/441 corridor in the past (i.e. Longhorn Restaurant, Insight Credit Union, McDonald's, etc.). Proposed elevations will be a significant upgrade to what is existing.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 80 tree caliper inches based on its .50-acre site development area (160"x .50).

| | | |
|------------------------------------|-------------|---------------------|
| Existing trees to remain | 0 | tree caliper inches |
| Proposed canopy & understory trees | <u>82.0</u> | tree caliper inches |
| Total tree caliper inches | 82.0 | tree caliper inches |

Mr. Carroll reviewed the landscaping waivers requested by the applicant as follows:

In accordance with Chapter 10, Section 10-3, b). B).1)., the north elevation abutting the Columbia Par Car Site requires “Class A” Landscaping Buffer - Ten feet minimum width with two canopy trees, three understory trees, and a continuous hedge or an approved fence or wall.

The applicant is requesting to eliminate two required canopy trees on the north elevation, and instead is proposing one canopy tree, four understory trees, and a continuous hedge as there are approximately three existing off-site oak canopy trees abutting the north boundary and new plant material would conflict with existing trees. Overcrowding is discouraged as it is detrimental to plant material and its full maturity growth. It was noted that the applicant will be providing two understory trees at the building corners.

In accordance with Chapter 10, Section 10-3, g). - Building Foundation Planting requirements, the applicant is requesting a waiver from the required four-foot foundation planting along the sides of the building facing the public right of way. The justification for this request is that the applicant is taking over an existing site, and the applicant would like to avoid removing pavement to add the foundation planting in order to facilitate a two-way drive aisle, location of existing connecting sidewalk, and parking spaces layout which would alter significantly the layout and add to existing dimensional constraints.

Department’s Recommendation and Basis for Recommendation:

1. The redevelopment is compatible with surrounding commercial land uses (Objective FLU 1-1 of the Comprehensive Plan Goal FLU 1).
2. The redevelopment will allow for the efficient utilization of water and sewer facilities in the area (Objective FLU 1-5 coordinating growth with adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5).
3. Total required tree caliper inches requirement is met and abutting mature oak trees on the northern lot and along south boundary are protected (Objective CON 1-2, Policy CON 1-2.4). B). of the Comprehensive Plan).
4. The criteria for promoting orderly growth goes in line with FLU Policy 1-9.2 which seeks to encourage growth and development in existing developed areas and infill areas.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application regarding the Site Plan application by Monday, February 5, 2018. The Parks, Recreation, and Tree Advisory Committee reviewed this application at their regular meeting on February 14, 2018, and recommended approval of the landscaping waivers with a 4-0 vote. At the Town Commission Special Conceptual Workshop held on Monday, March 5, 2018, it was the consensus of the Town Commission to approve the landscaping plans and waiver requests as presented.

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

Mayor Richards commented that this will be a good use for this corner property as it has been vacant for some time. He asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission approved the Griffin View Commercial - Major Modification to Site Plan - MJM 02/18-001 with the requested waivers as presented by a vote of 4 to 0.

K. TOWN ATTORNEY'S REPORT:

7. Ordinance 2018-10 – Second/Final Reading – Annexation – Teresa Ann DeMoss – Annexing One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County, FL (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/property owner, Teresa Ann DeMoss, has filed an application to annex one lot located in the vicinity north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, addressed as 916 Aloha Way, Lot 119, and identified by Alternate Key Number 1483361. The application involves annexing 0.16 +/- acres from unincorporated Lake County into the Town of Lady Lake.

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

There is currently a manufactured home on the site that has been in existence since 1977. This property is currently serviced by the Villages Center Community Development District Central Water and Sewer Systems as well as the District's Fire Department. The primary reason for the annexation is for the applicant to be able to construct a single family residence on the property and be able to meet all of the Town's zoning and environmental setbacks.

In accordance to Chapter 12, Article II, Section 12-52).a).1)., any part of the proposed habitable structure is required to adhere to a 35-foot setback from the Ordinary High Water Line from bodies of water. The parcel abuts Lake Paradise on the rear yard and the entire lot is located within a Special Flood Hazard Area (SFHA) Flood Zone A; which requires that re-development adhere to the National Flood Insurance Program (NFIP) and the Town's Floodplain Management Ordinance. While the Town's Ordinary High Water Line setback is 35 feet, Lake County's is 50 feet, so the applicant has opted to annex into the Town.

The subject property lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The annexation application was received on Monday, January 22, 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 (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 property proposed by annexation request were mailed Monday, January 29, 2018, and the property was posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-10, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-10 to the Town Commission with the recommendation of approval. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-10 as presented.

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 2018-10 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> |

8. Ordinance 2018-11 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Teresa Ann DeMoss – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County, FL (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/property owner, Teresa Ann DeMoss, has filed an application to amend the future land use on one lot located in the vicinity north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, Lot 119, addressed as 916 Aloha Way, and identified by Alternate Key Number 1483361.

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

Future Land Use Descriptions

| Existing FLU | Proposed FLU |
|--|--|
| <p><u>Lake County Urban Medium Density.</u> 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</p> | <p><u>Lady Lake Manufactured Home High Density (MH-HD)</u> 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> |

| | |
|------------|--|
| land uses. | |
|------------|--|

The subject property involves approximately 0.16 ± acres 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 |
| Future Land Use of Adjacent Properties | |
| West | Lake County – Medium Urban Density |
| East | Lake County – Medium Urban Density |
| North | ROW/Lake County – Medium Urban Density |
| South | Lake Paradise & Lady Lake Commercial General-Retail Sales and Services (RET) |

A Concurrency Determination Statement was included as part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town Services.

Concurrency Determination Statement: The applicant wants to remove the existing manufactured home on the above-mentioned lot and would like to construct similar size conventional site-built home. The proposal will cause no increase in services, traffic, population or recreation.

Mr. Carroll 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 home will be replaced with a new home. There will be no change in average daily trip generation.

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 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. In that the lot is in a Special Flood Hazard Area- Flood Zone A- Lake Paradise, any development will have to adhere to the Town’s Floodplain Management Ordinance and adhere to the Town’s Chapter 12, Article II, Section 12-52).a).1). Ordinary High Water Line (OHWL) setback of 35 feet.

The small scale FLU amendment application was received on Monday, January 22, 2018, and has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the directives of the adopted Comprehensive Plan in accordance with the sought designation.

Comments:

- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
- 2) 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.

Staff Recommendation and Basis for Recommendation:

- 5. The request is compatible with approved land uses and developments within the Orange Blossom Garden Subdivisions.
- 6. The requested change will not affect Town’s water and sewer facilities.

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150’ of the property of the proposed annexation were mailed Monday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-11, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-11 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2018-11 at their meeting on March 5, 2018 and recommended approval by a vote of 4-0. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-11 as presented.

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

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 2018-11 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> |

9. Ordinance 2018-12 – Second/Final Reading – Rezoning – Teresa Ann DeMoss – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential

Medium Density (MX-8) for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County, FL (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/property owner, Teresa Ann DeMoss, has filed an application to rezone one lot located in the vicinity of north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, addressed as 916 Aloha Way, Lot 119, and identified by Alternate Key Number 1483361. The application involves rezoning 0.16 +/- acres from Lake County Residential Medium (RM) to Lady Lake- Mixed Residential Medium Density (MX-8).

A map of the property and an aerial map showing the zoning designations of the parcel and adjoining parcels were shown.

The Rezoning application was received on Monday, January 22, 2018, and has been reviewed and determined to be complete, satisfying the necessary criteria as required. 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.

The subject property lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. Additionally, the applicant submitted an updated survey with the proposed house location, a floor plan and exterior elevations to document that the proposal will meet all required applicable setbacks.

The lot will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District’s Fire Department. 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 | ROW/Lake County Residential Medium (RM) |
| South | Lake Paradise & Planned Commercial (CP) |

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the property proposed by annexation request were mailed Monday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-12, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-12 to the Town Commission with the recommendation of approval. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-12 as presented.

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 2018-12 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> |

10. Ordinance 2018-13 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, FL (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 annex five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4. The application involves annexing 0.70 +/- acres from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

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

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 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.

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 Thursday, January 25, 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 (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (93) within 150 feet of the properties proposed by the annexation request were mailed Monday, January 29, 2018, and the properties were posted this same date. He stated no objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-13, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-13 to the Town Commission with the recommendation of approval. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-13 as presented.

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 2018-13 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> |

11. Ordinance 2018-14 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, FL (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 five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.70 +/- acres and the lots are addressed as follows:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

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 Thursday, January 25, 2018, 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 Town Commission.

Concurrency Determination Statement: A Concurrency Determination Statement was 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 conventionally built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll stated there will be no impact on Town services as shown below:

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 - 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 0.70 ± 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 Property | 1301 Paradise Drive - Lake County Medium Urban Density |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake – Commercial General – Retail Sales and Services |
| East | Lake County Medium Urban Density |
| North | Lake County Medium Urban Density |
| South | Lady Lake – Commercial General – Retail Sales and Services |

| | |
|--|--|
| Subject Property | 1309 Lester Drive - Lake County Medium Urban Density |
| Future Land Use of Adjacent Properties | |
| West | Lake County Medium Urban Density |
| East | Lake County Medium Urban Density |
| North | Lady Lake – Manufactured Home- High Density |
| South | Lake County Medium Urban Density |

| | |
|--|--|
| Subject Property | 734 Truman Avenue - 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 | Lady Lake – Manufactured Home- High Density |

| | |
|--|--|
| Subject Property | 1233 Dustin Drive - Lake County Medium Urban Density |
| Future Land Use of Adjacent Properties | |
| West | Lake County Medium Urban Density |
| East | Lake County Medium Urban Density |
| North | Lady Lake – Manufactured Home- High Density |
| South | Lake County Medium Urban Density |

| | |
|--|--|
| Subject Property | 732 Jason Drive - Lake County Medium Urban Density |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake – Manufactured Home- High Density |
| East | Lady Lake – Manufactured Home- High Density |
| North | Lake County Medium Urban Density |
| South | 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.

Mr. Carroll reported that notices to inform the surrounding property owners (93) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, January 29, 2018, and the properties were posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-14, and determined the application to be complete and ready for transmittal to the

Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-14 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2018-14 at their meeting earlier this evening and recommended approval by a vote of 4-0. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-14 as presented.

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 Kussard, the Commission approved the second/final reading of Ordinance 2018-14 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> |

12. Ordinance 2018-15 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, FL (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 five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4. The application involves rezoning 0.70 +/- acres 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:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

A map of the properties and an aerial map showing the zoning designations of the parcels and adjoining parcels was shown.

The Rezoning application was received on Thursday, January 25, 2018, 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 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 | 1301 Paradise Drive - Lake County Residential Medium |
| Zoning of Adjacent Properties | |
| West | Lady Lake – Planned Commercial |
| East | Lake County - Residential Medium |
| North | Lake County - Residential Medium |
| South | Lady Lake – Planned Commercial |

| | |
|--------------------------------------|--|
| Subject Property | 1309 Lester Drive - Lake County - Residential Medium |
| Zoning of Adjacent Properties | |
| West | Lake County - Residential Medium |
| East | Lake County - Residential Medium |
| North | Lady Lake – Mixed Residential Medium Density |
| South | Lake County - Residential Medium |

| | |
|--------------------------------------|--|
| Subject Property | 734 Truman Ave. - Lake County - Residential Medium |
| Zoning of Adjacent Properties | |
| West | Lake County - Residential Medium |
| East | Lake County - Residential Medium |
| North | Lake County - Residential Medium |
| South | Lady Lake – Mixed Residential Medium Density |

| | |
|--------------------------------------|--|
| Subject Property | 1233 Dustin Drive - Lake County - Residential Medium |
| Zoning of Adjacent Properties | |
| West | Lake County Residential Medium |
| East | Lake County Residential Medium |
| North | Lady Lake – Mixed Residential Medium Density |
| South | Lake County Residential Medium |

| | |
|--------------------------------------|--|
| Subject Property | 732 Jason Drive - Lake County Residential Medium |
| Zoning of Adjacent Properties | |
| West | Lake County - Residential Medium |
| East | Lady Lake – Mixed Residential Medium Density |
| North | Lady Lake – Mixed Residential Medium Density |
| South | Lady Lake – Mixed Residential Medium Density |

Mr. Carroll reported that notices to inform the surrounding property owners (93) within 150 feet of the property proposed by the rezoning request were mailed Monday, January 29, 2018, and the properties were posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-15 and determined the application to be complete and ready for transmittal to the

Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-15 to the Town Commission with the recommendation of approval. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-15 as presented.

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 2018-15 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 2018-16 – Second/Final Reading – An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending the Town of Lady Lake Land Development Regulations Chapter 12, Article II, Section 12-52, Entitled “Setbacks”; Amending the Required Setback for Habitable Structures from the Ordinary High Water Line (OHWL) (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 in December of 2017, the Town Commission considered, and approved, Resolution 2017-121, a variance to Section 5-4. f). C. 1. A., to allow a 10-foot front-yard setback in the MX-8 zoning district for property located on Aloha Way. The Land Development Regulations require a 20-foot minimum front-yard setback in the MX-8 zoning district; however, due to the applicant wishing to construct a new home on the property, they were required to maintain a minimum distance of 35 feet from the Ordinary High Water Line (OHWL) of Lake Paradise, which was to the rear of the property.

At present, there is not a means to obtain a variance to any of the Land Development Regulations that are contained in Chapter 12, Article II. As a result of the discussions which occurred at the December 4, 2017 Town Commission Meeting pertaining to Resolution 2017-121, as well as the discussion at the meeting of January 17, 2018, the Town Commission directed staff to draft an ordinance to amend Chapter 12, Article 3 of the Land Development Regulations to allow for a reduction to a 25-foot setback from the OHWL. The 25-foot setback would not compromise the minimum buffer from the OHWL as required by Section 12-53 of Chapter 12, Article II.

All structures that are located in a floodplain, are required to elevate the finished floor of habitable structures to 18 inches above the base flood elevation, therefore policy is already in place to provide protection for homeowners in the floodplain. The proposed ordinance will allow new homes to be constructed in a uniform manner with the other homes within the MX-8 zoning district that are set back from the right-of-way a distance of 20 feet. Lastly, the proposed ordinance does not amend any language that would allow for a variance to any regulations contained within Article II of Chapter 12 (i.e., no variance can be granted to the minimum required setback from the Ordinary High Water Line).

The Technical Review Committee (TRC) members individually reviewed Ordinance 2018-16, and determined the ordinance ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 4-1 to forward Ordinance 2018-16 to the Town Commission with the recommendation of approval. At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-16 as presented.

Mr. Carroll stated there have been no changes since the first reading.

Mayor Richards commented that the original property on Tarrson that initiated this setback change currently has a home being constructed on it, and the slope of the driveway is two to three feet higher than the road. He stated this ordinance will allow property owners more room for setback now and homes will not be crowding the street as much. He asked if anyone else 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 2018-16 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 2018-17 – Second/Final Reading – Special Exception Use - Discount Mini Storage of Lady Lake, LLC - Requesting to Incorporate Motor Vehicle R.V. and Boat Storage Facilities within the Heavy Commercial (HC) Zoning Classification - Located at 708 South U.S. Highway 27/441 (AK #1015049) (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 Robert Batsel, Jr. has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation to establish a Motor Vehicle R.V. and Boat Storage Facility on property located at 708 South Highway 27/441, being 8.35 +/- acres in the Town of Lady Lake, Florida.

Mr. Carroll reported that under the proposal, the conceptual plan calls for thirty-nine 12’ x 50’ enclosed bays, forty-one 12’x 50’ covered bays, forty 12’ x 40’ covered bays, forty-two 12’ x 30’ covered bays, and six 12’ x 20’ uncovered bays. Also provided will be 18 parking spaces as required per the Land Development Regulations. The proposed development is an expansion of the existing mini-storage facility, which is adjacent to the property and to the southeast. Cross access will be provided between both properties, although it shall only be one-way due to constraints which exist upon the already developed mini-storage facility. Access to the Motor Vehicle R.V. and Boat Storage Facility will be provided directly off Highway 27/441 as well, with an anticipated right-in and right-out driveway connection.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned “HC” Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). to allow for the establishment of the motor vehicle R.V. and boat storage facilities.

The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

The Future Land Use and Zoning of the Subject Parcel and Adjacent Properties are as follows:

Future Land Use

| | |
|---|---|
| Subject Property | Lady Lake – Commercial General – Retail Sales and Services (RET) |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake Manufactured Homes High Density (MH-HD) |
| East | ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET) |
| North | Lady Lake – Commercial General – Retail Sales and Services (RET) |
| South | Commercial General – Retail Sales and Services (RET)/ Lady Lake Manufactured Homes High Density (MH-HD) |

Zoning

| | |
|--------------------------------------|---|
| Subject Property | Lady Lake– Heavy Commercial (HC) |
| Zoning of Adjacent Properties | |
| West | Lady Lake– Manufactured Homes High Density (MH-9) |
| East | ROW/ Lady Lake– Heavy Commercial (HC) |
| North | Lady Lake– Heavy Commercial (HC) |
| South | Lady Lake– Heavy Commercial (HC)/ Lady Lake– Manufactured Homes High Density (MH-9) |

Should the Special Exception Use Amendment application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, traffic study, environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include parking, landscaping, commercial design standards, and signage requirements.

Mr. Carroll stated that the Special Exception use for the property is governed by the following:

- A. Hours of operation with personnel shall be no earlier than 7:30 a.m. and no later than 9:30 p.m. for all facilities. Twenty-four-hour access will be available via gate access with assigned security codes.
- B. Storage area shall be screened from any public right-of-way by a six-foot (6’) high opaque fence or wall with a buffer yard planted along the street side of the fence or wall.
- C. Buffering around the storage area shall be provided based on a Buffer Class "C".
- D. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2, of the Town of Lady Lake Land Development Regulations.
- E. The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

F. All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility, as well as to prevent car headlights from shining into adjacent residential areas from the parking lot and internal drive aisles.

G. All proposed signage must be in compliance with the Town of Lady Lake Land Development Regulations and the Town of Lady Lake Code of Ordinances, and approved by the Town of Lady Lake.

H. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town of Lady Lake Code of Ordinances.

I. Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

Mr. Carroll stated these items in the Memorandum of Agreement are enforceable by Code Enforcement should things deteriorate.

Mr. Carroll reviewed the conceptual plan and pointed out the storage areas, the retention pond to the northern edge, and access to the parcel which will be further analyzed when the traffic study is completed. Photos of the property in its current state were shown.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll reported that notices to inform the surrounding property owners (19) within 150' of the property of the proposed amendment were mailed on Monday, February 19, 2018. The property was posted Monday, February 26, 2018. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-17 and determined the application to be complete and ready for transmittal to the Town Commission. (The Planning and Zoning Board does not review Special Exception Use applications.) At the March 5, 2018, meeting the Town Commission voted 4-0 for approval of Ordinance 2018-17 as presented.

Mr. Carroll stated Robert Batsel, Jr., representing the applicant, is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments.

- Robert Batsel introduced himself as representing the applicant. He stated he wanted to clarify his comments from the previous meeting to state that there will be a dumpster on site, but no fuel station.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance 2018-17 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> |

Mayor Richards acknowledged that Pam Jones from Congressman Daniel Webster’s office was in the audience observing the meeting.

Town Manager Kris Kollgaard thanked Ms. Jones for attending.

L. TOWN MANAGER’S REPORT:

Town Manager Kris Kollgaard reminded everyone that the annual Easter Egg Hunt will occur this Saturday at the Guava Street Sports Complex.

M. MAYOR/COMMISSIONER’S REPORT:

Mayor Richards asked if the Commissioners had any comments. He stated he had a lot of fun riding the police 6 X 6 vehicle and running the siren during the St. Patrick’s Day parade this past week. He thanked the Police Department for the ride.

N. PUBLIC COMMENTSⁱⁱ

Mayor Richards asked if there were any comments from the audience. There were no further comments.

O. ADJOURN: There being no further business, the meeting was adjourned at 6:30 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.*