

REGULAR MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Monday, February 1, 2016
TIME: 5:45 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: Ruth Kussard, Mayor/Chairperson

ROLL CALL

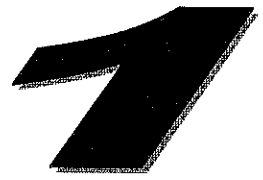
PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Minutes – January 20, 2016
2. Ordinance No. 2016-05 – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oak Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216) (Thad Carroll)

ADJOURN

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



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**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
January 20, 2016**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:47 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** November 16, 2015 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency approved the minutes of the November 16, 2015 meeting as presented by a vote of 5 to 0.

2. **Ordinance No. 2016-02 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Seven Lots of Approximately 0.95 +/- Acres – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474 - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of seven lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

1 Mr. Carroll read the addresses of the subject parcels as follows:

- 2
- 3 • 822 Beechwood Avenue
- 4 • 916 Kim Lane
- 5 • 808 Roseapple Avenue
- 6 • 744 Royal Palm Avenue
- 7 • 822 Royal Palm Avenue
- 8 • 860 Silver Oak Avenue
- 9 • 743 Truman Avenue

10 Mr. Carroll reported that the present use of the properties is Lake County Urban Medium Density
11 and the requested use is Lady Lake Manufactured Home High Density. He stated staff
12 recommends approval of this ordinance.
13

14 Mr. Carroll stated that the Commission may follow along using documents from Commission
15 Packet Item J-8. He commented that this is the third wave of annexations received from The
16 Villages of Lake-Sumter, Inc.; the first wave consisted of 11 lots and the second consisted of
17 three lots. A map, aerial views of the subject properties, and photos of the postings were shown.
18 The future land use map was also reviewed.
19

20 The Small Scale Future Land Use Map Amendment application was received on Wednesday,
21 December 2, 2016 and has been reviewed and determined to be complete, satisfying the
22 necessary criteria as required to meet the requirements of the Land Development Regulations
23 (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town
24 Commission.
25

26 Concurrency Determination Statement: The Villages has removed existing manufactured homes
27 on six of the lots in a historic section of The Villages known as Orange Blossom Gardens to
28 construct a similar size conventional built home on each. Mr. Carroll noted that the
29 manufactured home on the lot at 822 Royal Palm Avenue has been removed (since the posting
30 photo was taken).
31

32 Mr. Carroll stated there will be no increase in utility services, traffic, population, or recreation
33 use and no impact on Town Services as noted below:
34

- 35
- 36 • Potable Water - No impact, lots are served by the Village Center Community Development
37 District Central Water System.
- 38
- 39 • Sewer - No impact, lots are served by the Village Center Community Development District
40 Central Sewer System.
- 41
- 42 • Schools – Not factored for project – no foreseen impact of students as the project is located
43 within an active adult retirement community.
- 44
- 45 • Transportation – No impact, the existing home will be replaced with a new home. There will
46 be no change in average daily trip generation.
- 47
- 48 • Parks & Recreation – The annexation, small scale future land use amendment, and the
49 rezoning applications will not cause P&R Level of Service to be exceeded since the project is

1 for the replacement of existing homes. Additionally, The Villages provides its residents with
2 all park and recreation amenities.
3

- 4 • Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of
5 Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard
6 Areas.
7

8 Applications have been reviewed and determined to be complete. The applicant has submitted
9 all appropriate material in compliance with the Land Development Regulations (LDRs) and the
10 application is ready for transmittal to the Town Commission. Additionally, the applications were
11 reviewed and determined to be in compliance with the directives of the adopted Comprehensive
12 Plan in accordance with the sought designation. A Concurrency Determination Statement has
13 also been included as part of the Small Scale Comprehensive Plan Amendment Application,
14 which the applicant submitted to explain expected impacts on Town Services.
15

16 The subject properties involve approximately 0.95 ± acres lies in Section 06, Township 18
17 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties
18 is as follows:
19

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

- 20 1) Annexation and Rezoning Applications have been submitted concurrently with this Small
21 Scale Future Land Use Amendment Application.
22
- 23 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,
24 executed on June 23, 2015, if The Villages has applied for annexation, then the Town can
25 issue building permits located within the unincorporated area.
26
- 27 3) Project will be required to adhere to St. John’s River Water Management District guidelines
28 and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special
29 Flood Hazard Areas.
30

31 Mr. Carroll reported that the application was received on December 2, 2015, and that notices to
32 inform the surrounding property owners (122) within 150’ of the property of the proposed
33 annexation were mailed on Wednesday, December 23, 2015. The properties were posted on
34 Monday, December 28, 2015. He stated that no objections or letters of support have been
35 received to date from surrounding property owners, although there were a few phone inquiries.
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39

**Local Planning Agency Meeting
January 20, 2016**

1 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
2 reviewed application for Ordinance No. 2016-02, provided comments on January 4, 2016, and
3 determined the application to be complete and ready for transmittal to the Planning and Zoning
4 Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval
5 of Ordinance No. 2016-02 by a vote of 3-0. The Town Commission is scheduled to consider
6 Ordinance No. 2016-02 for first reading on January 20, 2016 and for second/final reading on
7 Monday, February 1, 2016 at 6:00 p.m.

8
9 Mr. Carroll stated that Martin Dzuro is present if there are any questions.

10
11 Mayor Kussard asked if the Commissioners or the audience had any questions or comments.
12 There were no questions or comments.

13
14 *Upon a motion by Member Richards and seconded by Member Hannan, the Local Planning*
15 *Agency recommended approval of Ordinance No. 2016-02 by the following roll call vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>

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22 **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:51 p.m.

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28 _____
29 Kristen Kollgaard, Town Clerk

30 _____
31 Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



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LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: February 1, 2016

PLEASE SEE COMMISSION PACKET ITEM #K-10 FOR SUPPLEMENTAL MATERIAL

SUBJECT: Ordinance No. 2016-05 – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oaks Country Club Estates within Lake County, Florida- Alternate Keys 1279496 and 1279216.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-05, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 2.6 +/- acres of land from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD).

On December 22, 2015, applications have been filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida.

The small-scale comprehensive plan amendment application involves approximately 2.6 +/- acres. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD). The applicant is pursuing to rezone these properties to add new home sites and a 3,500 +/- SF Administrative/Sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). A Concurrency Determination Statement has also been included as part of the Small Scale

Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.
Concurrency Determination Statement

Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a 3,500+/- SF Administrative/Sales building with associated parking.

Impact on Town Services

Potable Water

There is an existing water line along Willow Way. During development, the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Sewer

There is existing sewer along Willow Way. During development, the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

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 Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100.

Parks and Recreation

The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

Stormwater

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

The subject properties involve approximately 2.6 ± acres lies in Sections 16 and 17, 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	Lady Lake Rural High Density (RHD)
Future Land Use of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-HD)
East	Lady Lake- Manufactured Home High Density (MH-HD)
North	Lady Lake- Manufactured Home High Density (MH-HD)
South	Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

- 1.) A rezoning application has been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) If approved, a Site Plan application will need to be submitted and approved before the Town Commission for the 3,500-square-foot Administrative/Sales Building and parking lot since this improvement qualifies as a Major Development due to meeting the threshold of two thousand (2,000) or more square feet of non-residential floor space.
- 3.) Trees to be removed as a result of the proposed improvements must adhere to the tree removal processes pursuant to the appropriate sections of Chapter 10- Landscaping and Tree Protection of the Town of Lady Lake Land Development Regulations.

Notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed small scale FLU amendment application. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-05, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-05 by a vote of 3-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-05 for the second and final reading at a special meeting on Wednesday, February 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

WD
1-26-16 DEPARTMENT HEAD *[Signature]* Submitted *1/26/16* Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER *[Signature]* Approved Agenda Item for: *2/1/16* Date *1/26/16*

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification