

**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
August 1, 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 5:45 p.m.

**CALL TO ORDER:** Acting Chairperson/Member Jim Richards

**ROLL CALL:** Member Tony Holden  
Member Paul Hannan  
Member Jim Richards  
Member Dan Vincent

**ABSENT:** Chairperson/Member Ruth Kussard

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Captain Robert Tempesta, Police Department; Marsha Brinson, Director of Library Services; and Nancy Slaton, Deputy Town Clerk

**PUBLIC COMMENT:** Acting Chairperson/Member Jim Richards asked if there were any comments from the audience. There were no comments.

**NEW BUSINESS:**

**1. Approval of Minutes: July 6, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)**

*Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning Agency members approved the minutes of the July 6, 2016 meeting as presented by a vote of 4 to 0.*

**2. Ordinance No. 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, 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., has filed applications to amend the future land use comprehensive plan for properties consisting of two lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

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- 1034 Aloha Way
- 1043 Aloha Way

Mr. Carroll stated that staff recommends approval of this ordinance. A map of the subject properties was shown, as were aerial views, a future land use map, and photos of the posting of the properties.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Concurrency Determination Statement - The Villages has removed existing manufactured homes on two lots in a historic section of The Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll reviewed the impact on Town services as follows:

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 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 Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

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

The subject properties involve approximately 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

**Future Land Use**

|   |  |
|---|--|
| Subject Properties                            | Lake County Medium Urban Density   |
| <b>Future Land Use of Adjacent Properties</b> |  |
| West  | Lake County Medium Urban Density/  |
| East  | Lake County – Medium Urban Density   |
| North   | Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density |
| South   | Lake County Medium Urban Density   |

Comments:

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

Mr. Carroll reported that the application was received on June 14, 2016. Notices to inform the surrounding property owners (33) within 150’ of the property of the proposed amendment were mailed on Wednesday, June 22, 2016, and the properties were posted on Monday, June 27, 2016. He stated there have been no objections or letters of support received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-22, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-22 by a vote of 4-0. The Town Commission is scheduled to consider Ordinance No. 2016-22 for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

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

Commissioner Hannan asked if there are any plans to remove the historic tree at 1034 Aloha Way.

Mr. Dzuro replied that he is not aware of plans for the tree at this time, but that they try to work around the tree as long as it is healthy, or will mitigate for it if it needs to come down. He stated this is addressed when site plans and building permits are requested.

Acting Chairperson/Member Jim Richards asked if there were any other questions or comments, and hearing none, asked for a motion.

***Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2016-22 by the following roll call vote:***

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|                 |            |
|-----------------|------------|
| <i>HOLDEN</i>   | <i>YES</i> |
| <i>VINCENT</i>  | <i>YES</i> |
| <i>HANNAN</i>   | <i>YES</i> |
| <i>RICHARDS</i> | <i>YES</i> |

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

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Kristen Kollgaard, Town Clerk

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Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk