

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

October 17, 2016

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 Ruth Kussard presiding. The meeting convened at 6:00 p.m.

- A. CALL TO ORDER:** Mayor Ruth Kussard
- 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:** Reverend Dr. Paul Harsh – First Baptist Church of Lady Lake
- D. PLEDGE OF ALLEGIANCE** led by Joe Quinn
- E. ROLL CALL:** Tony Holden, Commissioner Ward 2
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Dan Vincent, Commissioner Ward 3
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Attorney Sasha Garcia; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Marsha Brinson, Library Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

- F. PUBLIC COMMENTS:** Mayor Kussard asked if there were any comments by the public.
 - Phil Mathias of Lakes of Lady Lake asked why tents on campsites are being allowed in the community; whether it is something new in the codes, or if they are being changed.

Commissioner Holden stated that it was explained to him that grandchildren may not want to stay in the motorhome with grandparents, and so they pitch a tent outside of the motorhome. He stated he doubted it would become a campsite.

Commissioner Richards commented that the previous memorandum of agreement allowed tents.

- Mr. Mathias also questioned why Recreation Plantation has been allowed to let dirt from the cleared land next to Clay Avenue run down on the road without a silt fence.

Commissioner Richards stated it is not allowed; there should be a silt fence. He stated he believed there is a Special Magistrate case pending regarding Recreation Plantation clearing without a tree permit.

Growth Management Director Thad Carroll confirmed this and stated that Recreation Plantation is soon to begin the site plan process and will get a development order.

G. PRESENTATION:

1. Check Presentation to the Lady Lake Library by the American Legion #347 (Tom Murphy)

Commander Tim Tierney, accompanied by Vice Commander Al Verone, Adjutant Mike Siedel, and Judge Advocate Tom Murphy of the American Legion Post #347, presented a check in the amount of \$1,000.00 to the Lady Lake Library for their children's reading program. The check was presented to Library Director Marsha Brinson. The American Legion was applauded and thanked for their donation.

2. Plaque Presentation Regarding Florida Local Government Information Systems Association's (FLGISA) Recognition of the Town of Lady Lake's 10 Year Membership (Mayor Kussard/John Pearl)

Mayor Kussard read the accompanying letter and presented the plaque from the Florida Local Government Information Systems Association to I.T. Director John Pearl in recognition of the Town's ten-year membership with the association.

H. CONSENT:

Mayor Kussard asked if the Commissioners had any questions on the consent items. She asked that the abatement items be pulled for discussion.

3. Minutes – October 3, 2016 – Regular Commission Meeting

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Consent Item #H-3 by a vote of 5 to 0.

4. Consideration of Abatement Order Recommendation – 213 Morningside Ave. – Case No. 14-4691 – Violation of the Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; Ch. 20-19 (a)(1) & (2) Property Maintenance, General Maintenance; Ch. 20-20 (a)(6) Property Maintenance, Window/Door Maintenance; and Ch. 7-67 High Grass, Garbage, Trash (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 this case was originally heard by the Special Magistrate on November 19, 2014 for the violation of the Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; Ch. 20-19 (a)(1) & (2) – Property Maintenance, General Maintenance; Ch. 20-20 (a)(6) – Property Maintenance, Window/Door Maintenance; and Ch. 7-67 – High Grass, Garbage, Trash.

The Special Magistrate ordered compliance within ten days or a fine of \$250.00 per day would begin to accrue, plus an \$87 administrative fee. The property remained non-compliant for a period of 633 days, which resulted in the accrual of the lien to \$158,337.00 including the administrative

fee. The lien was recorded with the Lake County Clerk of the Circuit Court on December 9, 2014, in ORB 4559, Pgs. 1581-1587. The assessed value is \$25,934.00 per the Tax Collector's Office.

Mr. Carroll reported that the property changed ownership two times during the duration of the lien accrual and remained a blight to the community. On August 16, 2016, the property was purchased by the new owner, Land Trust Service Corporation; Trust No. 213MA, represented by Henry and Paula Kones. On August 23, 2016, one week after being purchased by the new owners, the property was inspected and found to be in compliance. On this same date, the Town received a request from Henry and Paula Kones to schedule an abatement hearing.

Mr. Carroll stated that at the September 27, 2016 Special Magistrate hearing, the new owners stated that they promptly corrected the code violations as quickly as possible. Based on the violations not being caused by the new owners and their rapid compliance, the petitioner, as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited. They felt that this amount could be better spent making the necessary repairs to the home.

Mr. Carroll stated that the Special Magistrate recommended a reduction to \$500.00 from the accrued amount. He stated that staff's recommendation was a reduction of the lien to \$1,312.15 collectively based on the fact that there are two cases for this property; in conjunction with three nuisance abatements due in the amount of \$2,375.70. Mr. Carroll stated the cost of the abatements is non-negotiable; the lien reduction amount is up to the Commission.

Commissioner Hannan commented that he would be in favor of the Special Magistrate's recommendation of \$500.00.

Commissioner Richards stated that he would rather go with staff's recommendation as the Commission held a workshop and spent a lot of time figuring a formula to follow for lien reductions based on property value, etc. He asked how staff came up with staff's recommendation for the lien reduction.

Mr. Carroll replied that the \$1,312.15 amount recommended by staff is represented by the \$5,000.00 or 25% of property value based on the policy the Commission approved at their workshop.

Commissioner Holden and Commissioner Vincent both agreed with Commissioner Richards that they would be in favor of staff's recommendation for the lien reduction.

Mayor Kussard agreed with Commission Hannan, stating she is in favor of the Special Magistrate's recommendation of \$500.00 since the property owners had the property in compliance within a week of their purchase. She stated they plan to improve the property even more, and she would rather see that money go into the improvements.

Commissioner Hannan made a motion to approve the Special Magistrate's recommendation to reduce the lien amount to \$500.00. Mayor Kussard passed the gavel to Commissioner Richards and seconded the motion. This motion failed by a vote of 2 to 3 (Holden, Vincent & Richards).

The gavel was then passed back to Mayor Kussard.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved staff's recommendation to reduce the lien amount to \$1,312.15, in conjunction with three nuisance abatements due in the amount of \$2,375.70, by a vote of 3 to 2 (Hannan & Kussard).

Mr. Carroll noted that Mr. and Mrs. Kones are in the audience and available to speak on the matter if allowed.

Attorney Sasha Garcia noted that this matter has already been voted on.

5. Consideration of Abatement Order Recommendation – 213 Morningside Ave. – Case No. 12-3359– Violation of the Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; and Ch. 7-67 High Grass, Garbage, Trash (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 many of the violations in this case are duplicates of the previous case. This case was originally heard by the Special Magistrate on February 27, 2012 for the violation of Town of Lady Lake Code of Ordinances: Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) – Property Maintenance, Exterior Maintenance; and Ch. 7-67 – High Grass, Garbage, Trash.

The Special Magistrate ordered compliance within ten days or a fine of \$100.00 per day would begin to accrue, plus an \$87 administrative fee. The property remained non-compliant for a period of 1,629 days, which resulted in the accrual of the lien to \$162,987.00 including the administrative fee. The lien was recorded with the Lake County Clerk of the Circuit Court on April 9, 2012, in ORB 4146, Pgs. 2200-2202. The assessed value is \$25,934.00 per the Tax Collector’s Office.

The property changed ownership two times during the duration of the lien accrual and remained a blight to the community. On August 16, 2016, the property was purchased by the new owner, Land Trust Service Corporation; Trust No. 213MA, represented by Henry and Paula Kones. On August 23, 2016, one week after being purchased by the new owners, the property was inspected and found to be in compliance. On this same date, the Town received a request from Henry and Paula Kones to schedule an abatement hearing.

Mr. Carroll reported that at the September 27, 2016 Special Magistrate hearing, the new owners stated that they promptly corrected the code violations as quickly as possible. Based on the violations not being caused by the new owners and their rapid compliance, the petitioners, as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited. The Special Magistrate is recommending a reduction to \$500.00 from the accrued amount. Mr. Carroll stated that staff’s recommendation is for a lien reduction to \$1,312.15 (collectively \$5,000 for both cases being heard today in conjunction with the three nuisance abatements totally \$2,375.70). He stated that Town Commission reserves the right to approve, modify or deny either of the recommendations.

Mr. Carroll stated Mr. and Mrs. Kones are present if the Commission has any questions for them or if they choose to allow them to speak on the issue.

Mayor Kussard invited Mr. and Mrs. Kones to speak on this matter.

Paula Kones introduced herself and her husband Henry, and gave some background on what they do regarding buying up properties like this. She stated they fix the properties up and then rent them out through a property management firm that completes background credit and criminal checks on the applicants. Ms. Kones stated they are willing to reimburse the Town for the money they spent on the property during non-compliance, but requested that the Commission consider how quickly they

brought it into compliance and reduce the lien amount to \$500.00. She stated they are very willing to work with the Town on this property and perhaps others as well.

Mr. Kones stated they purchased this distressed property for \$5,000.00, and owed \$1,000.00 in back taxes to Lake County, along with the abatement amount of \$2,300.00. He stated they have mowed and secured the property and are waiting to rehab it. He asked for a reduction in the lien fees so that they would have the ability to immediately replace the siding on the house so it will look better for the neighborhood. He stated they took the worst crack house in Clermont and turned it into the best looking house on the street, and have had two young professionals as tenants in the home now for six years. Mr. Kones stated that as The Villages continues to expand, housing is needed for young people coming in to service The Villages. He asked for mercy so that they can continue to improve the property value and increase the tax base of other properties such as this in the community.

Commissioner Richards made a motion to approve staff's recommendation to reduce the lien amount to \$1,312.15. This motion failed for lack of a second.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved the Special Magistrate's recommendation to reduce the lien amount on this case to \$500.00 by a vote of 4 to 1 (Richards).

6. Consideration of Abatement Order Recommendation – 614 Ray Street – Case No. 15-5524 – Violation of the Town of Lady Lake Code of Ordinances Ch. 7-67 for High Grass, Garbage, Trash (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 this case was originally heard by the Special Magistrate on August 27, 2015 for the violation of Town of Lady Lake Code of Ordinances Ch. 7-67 – High Grass.

The Special Magistrate ordered compliance within ten days or a fine of \$50.00 per day would begin to accrue, plus an \$87 administrative fee. The property remained non-compliant until August 4, 2016, for a period of 272 days, which resulted in the accrual of the lien to \$13,687.00 including the administrative fee. The lien was recorded with the Lake County Clerk of the Circuit Court on April 13, 2016, BK 4765, Pgs. 2070-2073. The assessed value is \$38,586 per the Tax Collector's Office.

On August 22, 2016, the Town received a request from Branch Banking & Trust Company to schedule an abatement hearing.

Mr. Carroll stated that at the September 27, 2016 Special Magistrate hearing, the property owner stated that the issue was not purposely ignored, but instead, compliance was compromised due to an error in the routing of the notifications to the proper personnel within their organization. The violation was not deemed to be a health, safety, welfare concern; therefore, the petitioner as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited.

Mr. Carroll reported that the Special Magistrate has recommended a reduction to \$2,500 from the accrued amount. He stated staff's initial recommendation for the lien reduction was \$5,000, although the Commission reserves the right to approve, modify or deny either recommendation. He stated that a representative of Branch Banking and Trust is present.

Ms. Susan Vivelli stated she is the realtor representing Branch Banking and Trust, and that the code violation was cured. She stated that although the assessed value of the property is \$38,000.00, it is

under contract for much less because there are other issues with the property. She stated the Commission's consideration would be appreciated.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved staff's recommendation to reduce the lien amount to \$5,000.00 by a vote of 5 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

7. Consideration of Approval for the Lady Lake Relay for Life 2017 to be Held at the Rolling Acres Sports Complex on March 25, 2017 (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's Office). He stated that a few years back, the Lady Lake Relay for Life was dissolved into the Leesburg Relay for Life along with a few of the other smaller events. And it appears, as indicated by the e-mail from Mary Shaner, that the American Cancer Society would like to see it back in Lady Lake. Mr. Burske stated the projected hours are from 10:00 a.m. to 9:00 p.m., and this is much shorter than the previous all night event where Town staff was on property for approximately 24 hours. He stated the Lady Lake event may have been one of the smaller Relays, but on average, it raised around \$25,000.00 per year for the American Cancer Society.

Mr. Burske stated Heather Curry from the Board for Relay for Life is present to answer any questions.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved to allow the Lady Lake Relay for Life 2017 to be held at the Rolling Acres Sports Complex on March 25, 2017, by a vote of 5 to 0.

8. Consideration and Approval to Pay-off the Library Loan (Pam Winegardner)

Finance Director Pam Winegardner gave the background summary for this agenda item (on file in the Clerk's office). She stated that the Town will have approximately \$1,379,861 of Infrastructure Surtax in reserves on October 31, 2016, of which \$1,348,831.10 would be used; leaving a balance of approximately \$31,030 in reserves. Ms. Winegardner stated that if this amount is used to pay off this loan, the next Infrastructure Surtax revenue received by the Town will be in November of 2016 and each month thereafter, in an amount averaging \$108,500 per month.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved paying off the library loan in the amount of \$1,348,831.10 on or about October 31, 2016 utilizing Infrastructure Surtax reserves, by a vote of 5 to 0.

K. TOWN ATTORNEY'S REPORT:

9. Ordinance No. 2016-25 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll)

Attorney Sasha Garcia 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 applications to annex properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The five lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been included with the submitted application. All 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 property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

A map of the area was shown, as were surveys of each lot, an aerial view of the area delineating the parcels, and photos of the posting of each property.

The annexation application was received on Monday, July 25, 2016, 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 (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-25, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-25 to the Town Commission with the recommendation of approval. At the October 3, 2016 meeting, the Town Commission voted 5-0 to approve Ordinance No. 2016-25 upon first reading.

Mr. Carroll stated that Martin Dzuro is present to answer any question.

Mayor Kussard asked if the Commissioners or members of the audience had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2016-25, by the following roll call vote:

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

10. Ordinance No. 2016-26 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll)

Attorney Sasha Garcia 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 applications to amend the future land use comprehensive plan for properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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 - A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services. The Villages has removed existing manufactured homes on five lots in a 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 noted 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 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.

A map of the property, adjacent properties, and the future land use map was shown.

The subject properties involve approximately 0.64 ± 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
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ 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 (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning

and Zoning Board voted 4-0 to forward Ordinance No. 2016-26 to the Town Commission with the recommendation of approval. The Local Planning Agency voted 5-0 for approval of Ordinance No. 2016-26 at the October 3, 2016 regular meeting, as did the Town Commission voted 5-0 upon first reading.

Mr. Carroll stated that Martin Dzuro is present to answer any question.

Mayor Kussard asked if the Commissioners or members of the audience had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2016-26, by the following roll call vote:

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

11. Ordinance No. 2016-27 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – From Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll)

Attorney Sasha Garcia 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 properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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.

A map of the subject properties and a map showing the zoning of the area was shown.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the

submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)/ Lady Lake Mixed Residential Medium Density (MX-8)
East	Lake County Residential Medium (RM)/ Lady Lake Mixed Residential Medium Density (MX-8)
North	Lake County Residential Medium (RM) /Lady Lake Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM)/ Lady Lake Mixed Residential Medium Density (MX-8)

Mr. Carroll reported that notices to inform the surrounding property owners (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-27 to the Town Commission with the recommendation of approval. At the October 3, 2016 meeting, the Town Commission voted 5-0 for approval of Ordinance No. 2016-27 upon first reading.

Mr. Carroll stated that Martin Dzuro is present to answer any question.

Mayor Kussard asked if the Commissioners or members of the audience had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2016-27, by the following roll call vote:

HOLDEN	YES
HANNAN	YES
RICHARDS	YES
VINCENT	YES
KUSSARD	YES

L. TOWN MANAGER’S REPORT:

Town Manager Kris Kollgaard reported that the Town will host a meet and greet on October 27, 2016 from 9:30 a.m. to 11:00 a.m. in the Commission Chambers to allow contractors to meet with the staff of M.T. Causley, Inc., who are now providing the Town’s building official services. She stated an agenda will be sent out in case any Commissioners want to attend.

Ms. Kollgaard reminded the Commissioners that she will be in Weston, Florida on October 25th and 26th, along with Mayor Kussard, Commissioner Hannan, and Chief McKinstry, to accept the accreditation for the Police Department.

Ms. Kollgaard stated she met with John Melinda, Lake County Deputy Director for Public Safety, regarding their request to put the Town of Lady Lake’s logo on the fire truck servicing Lady Lake. It is part of an outreach program to let people know it is the fire truck that services the area. She stated she is in favor of it, and the Commissioners confirmed they are as well.

Ms. Kollgaard reported that the Lake County League of Cities is preparing a resolution in support of the Safe Cities and Safe Florida initiative at the request of the Florida League of Cities. She stated this resolution states the county is committed to sharing knowledge and will complete training to deal with current issues such as shooter awareness.

M. MAYOR/COMMISSIONER’S REPORT:

Mayor Kussard commended the Town for its readiness during the past hurricane; in particular, the Public Works Department for their fast and efficient response in removing a tree that fell across the road in her neighborhood.

Mayor Kussard reminded everyone that the Not Too Scary Halloween party is scheduled for this Saturday, October 22nd, from 6:00 p.m. to 8:00 p.m. at the Guava Street Sports Complex.

N. PUBLIC COMMENTSⁱ

Mayor Kussard asked if there were any further questions or comments.

- Phil Mathias of Lakes of Lady Lake asked if the Town does a proclamation in support of the Town’s fine Police Department. He stated they do an outstanding job.

Town Manager Kris Kollgaard replied that there is a proclamation for Law Enforcement Month.

O. ADJOURN: The meeting was adjourned at 6:44 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ *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.*