

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
January 18, 2017**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Jim Richards presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

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

ABSENT: Member Dan Vincent

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Mike Burske, Parks and Recreation Director; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

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

NEW BUSINESS:

1. Approval of Minutes: December 5, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Holden, the Local Planning Agency members approved the minutes of the December 5, 2016 meeting as presented by a vote of 4 to 0.

2. Ordinance No. 2016-41 – 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 Three Lots Located Within Orange Blossom Gardens Units 2 and 3-1.B., Referenced by Alternate Key Numbers 1483131, 1483298, and 2636629, Within Lake County, Florida (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 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 properties consisting of three lots located within Orange Blossom Gardens Units 2 and 3-1.B., from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.52 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 909 Cindy Drive

- 1310 Debra Drive
- 703 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, November 9, 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.

A map and an aerial view of the properties were shown, as were photos of the posting of the properties. Mr. Carroll noted that all three lots have been cleared at this time.

Mr. Carroll reported that the application was received on November 9, 2016, and notices to inform the surrounding property owners (72) within 150' of the property of the proposed amendment were mailed on Monday, November 28, 2016, and the property was posted this same date. There have been no objections or letters of support received to date.

Concurrency Determination Statement: A Concurrency Determination Statement has 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 the existing manufactured homes on the lots to construct conventional built homes on the lot. 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, lot is served by the Village Center Community Development District Central Water System.

Sewer - No impact, lot is 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.

The subject property involves approximately 0.52 ± 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 |
| East | Lake County Medium Urban Density |
| North | Lake County Medium Urban 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 Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-41 and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the December 13, 2016 special meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-41 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2016-41 for second//final reading on Monday, February 6, 2017 at 6:00 p.m.

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

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

Upon a motion by Member Kussard and seconded by Member Hannan, the Local Planning Agency recommended approval of Ordinance No. 2016-41 by a vote of 4-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:49 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk