



## SPECIAL MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

**DATE:** Wednesday, July 5, 2017  
**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:** Chairperson/Member Jim Richards

**ROLL CALL**

**PUBLIC COMMENT**

**NEW BUSINESS:**

1. Approval of Minutes – June 5, 2017 (Pg. 2)
2. Ordinance No. 2017-24 – Small Scale Future Land Use Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Three Lots (0.49+/- Acres Referenced by Alternate Key Numbers 1753601, 1482470, & 2701102) – Located within Orange Blossom Gardens Units 1 and 3.1B, Lake County, FL (Wendy Then) (Pg. 5)

**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.

NS/Word/Town Clerk/Agendas/Local Planning Agency Meeting – 07/05/17

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**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
June 5, 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 Ruth Kussard  
Member Paul Hannan  
Member Tony Holden  
Member Dan Vincent  
Chairperson/Member Jim Richards

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; 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: May 1, 2017 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 May 1, 2017 meeting as presented by a vote of 5 to 0.*

**2. Ordinance No. 2017-17 – 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 One Lot (0.23+/- Acres; Alternate Key Number 1483271) – Located within Orange Blossom Gardens Unit 2, Within Lake County, FL (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 property consisting of one lot located within Orange Blossom Gardens Unit 2, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.23 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed property is addressed as 1304 Debra Drive.

The Small Scale Future Land Use Map Amendment application was received on Thursday, March 30, 2017, and has been reviewed and determined to be complete satisfying the necessary criteria as

1 required to meet the requirements of the Land Development Regulations (LDRs) as well as the  
2 adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.  
3 A map of the subject parcel, a survey of the property, a map showing the future land use of the  
4 subject parcel and adjacent properties, an aerial view and photos of the posting of the property were  
5 shown.

6  
7 A Concurrency Determination Statement was included as part of the Small Scale Comprehensive  
8 Plan Amendment Application, which the applicant submitted to explain expected impacts on Town  
9 services. The Villages proposes to remove the existing manufactured home on the lot to construct a  
10 conventional built home. There will be no increase in utility services, traffic, population, or  
11 recreation use.

12  
13 Mr. Carroll noted there will be no impact on Town services as shown below:

14  
15 Potable Water – No impact, lot is served by the Village Center Community Development District  
16 Central Water System.

17  
18 Sewer – No impact, lot is served by the Village Center Community Development District Central  
19 Sewer System.

20  
21 Schools – Not factored for project; no foreseen impact of students as the project is located within an  
22 active adult retirement community.

23  
24 Transportation – No impact; the existing home will be replaced with a new home. There will be no  
25 change in average daily trip generation.

26  
27 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of  
28 Service to be exceeded since the project is for the replacement of existing homes. Additionally, The  
29 Villages provides its residents with all Park and Recreation Amenities.

30  
31 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake  
32 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

33  
34 The subject property involves approximately 0.23 ± acres and lies in Section 06, Township 18  
35 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as  
36 follows:

37 **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	Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density

38  
39 Comments:

- 40
- 41 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale
- 42 Future Land Use Amendment Application.
- 43

- 1 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,  
2 executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue  
3 building permits located within the unincorporated area.  
4  
5 3) Project will be required to adhere to St. John’s River Water Management District guidelines and  
6 the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood  
7 Hazard Areas.  
8

9 Mr. Carroll stated that notices to inform the surrounding property owners (18) within 150 feet of the  
10 property proposed by the SSFLUM Amendment request were mailed Thursday, April 20, 2017, and  
11 the property was posted this same date. He stated he has received two telephone calls regarding  
12 trees on the property, although no objections or letters of support have been received.  
13

14 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed  
15 the application for Ordinance No. 2017-17, and determined the application to be complete and  
16 ready for transmittal to the Planning and Zoning Board. At the May 8, 2017 meeting, the Planning  
17 and Zoning Board voted 5-0 to forward Ordinance No. 2017-17 to the Town Commission with the  
18 recommendation of approval. The Town Commission is scheduled to consider this ordinance for  
19 first reading on Monday, June 5, 2017 at 6:00 p.m., and for second/final reading on Monday, June  
20 19, 2017 at 6:00 p.m.  
21

22 Mr. Carroll stated the applicant is present if there are any questions.  
23

24 Chairperson/Member Richards asked if there were any questions or comments.  
25

- 26 - Richard St. Amant of 1303 Debra Drive stated he lives across the street from this property and  
27 that he would like the opportunity to make comments regarding this item at the regular  
28 Commission meeting.  
29

30 Chairperson/Member Richards replied that Mr. St. Amant would be able to speak at the next  
31 meeting; he then asked for a motion.  
32

33 ***Upon a motion by Member Holden and a second by Member Vincent, the Local Planning Agency***  
34 ***recommended approval of Ordinance No. 2017-17 by a roll call vote of 5-0.***  
35

36 **ADJOURN:** There being no further discussion, the meeting was adjourned at 5:50 p.m.  
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38  
39

40 \_\_\_\_\_  
41 Kristen Kollgaard, Town Clerk  
42

40 \_\_\_\_\_  
41 Jim Richards, Chairperson  
42

43 Minutes transcribed by Nancy Slaton, Deputy Town Clerk



## SPECIAL LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: July 5, 2017

**Please refer to Commission Item # J-7 for Supplemental Materials**

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**SUBJECT:**            **Ordinance 2017-24** — Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.49 +/- acres of land, owned by The Villages of Lake-Sumter, Inc. Beth and Leonard Maiorani, Gail and Richard Smith, and Robert Sharpe Referenced by Alternate Key Numbers 11753601, 1482470, and 2701102; Three (3) Lots, which are Located within Orange Blossom Gardens Units 1 and 3.1B, within Lake County, Florida.

**DEPARTMENT:**    Growth Management

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### STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2017-24, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.49 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

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Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., Beth and Leonard Maiorani, Gail and Richard Smith, and Robert Sharpe, has filed an application to amend the future land use comprehensive plan designation for properties consisting of three (3) lots located Within Orange Blossom Gardens Unit 1 and 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.49 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are addressed as follows:

- 1046 Aloha Way
- 1020 Aloha Way
- 716 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Tuesday, May 16, 2017, 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.

Notices to inform the surrounding property owners (60) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, May 25, 2017. The properties were also posted Thursday, May 25, 2017.

### 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 proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

### Impact on Town Services

#### **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 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 0.49 ± 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**

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

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2017-24, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the June 12, 2017 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2017-24 to the Town Commission with the recommendation of approval.

**Public Hearings**

The **Town Commission** is scheduled to consider Ordinance 2017-24 for first hearing on Wednesday, July 5, 2017 at 6:00 p.m., and second and final reading on Monday, July 17, 2017 at 6:00 p.m.

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FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget       Operating       Other

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ATTACHMENTS:     Ordinance(s)     Resolution     Budget Resolution

Other


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

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DEPARTMENT HEAD  Submitted 6/27/17 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 6/27/17 Date 7-5-17

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BOARD ACTION:     Approved as Recommended     Disapproved

Tabled Indefinitely     Continued to Date Certain

Approved with Modification