

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

February 5, 2018

The special 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 Jim Richards presiding. The meeting convened at 6 p.m.

- A. CALL TO ORDER:** Mayor Jim Richards

- 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:** Pastor George Prinzing – Tri-County Baptist Church

- D. PLEDGE OF ALLEGIANCE**

- E. ROLL CALL:** Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Mayor/Commissioner Ward 5

- ABSENT:** Ruth Kussard, Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Tia O’Neal, Human Resource Director; Marsha Brinson, Library Director; Beth Gobeil and Ally Herman, Library Staff; Jan Miller, Administrative Assistant to the Police Chief; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Richards asked if there were any comments from the audience. There were no comments.

G. PRESENTATION: Retirement of Beth Gobeil from the Lady Lake Library

Library Director Marsha Brinson stated that Ms. Gobeil has worked at the library for 12 years. She presented her with a plaque of appreciation for her years of outstanding and dedicated service, and stated she will be greatly missed.

The Commission and Town Manager thanked Ms. Gobeil for her years of service, as well.

H. CONSENT:

1. Minutes – January 17, 2018 – Special Commission Meeting

2. Consideration for New Song Community Church to Hold Easter Sunrise Service at the Log Cabin/Veterans Park on Easter Sunday (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the New Song Community Church is asking to use the lawn at the Log Cabin/Veterans Park for a sunrise service on Sunday, April 1, 2018, between the hours of 6 a.m. to 8 a.m., which is before the park opens. Parking will be utilized at the Cabin and at their facility across the street. They are expecting 50 people to attend this event. No Town services are requested except the use of power. As this is Easter Sunday, the Parks and Recreation Director will work if there is a call for assistance. The Chamber of Commerce was notified and has no problem with the activity. New Song Community Church has hosted this event at Veterans Park three times before and has been a great steward of the park.

3. Consideration to Host the Annual Lady Lake Easter Egg Hunt at the Junior Field at the Guava Street Athletic Complex on March 24, 2018 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Easter Egg Hunt volunteers counted over 2,500 people attending the event last year. The Parks and Recreation Director will be proposing to host this event at the Junior Baseball Field at the Guava Street Athletic Complex. The size of the field and the available parking will assist in handling a crowd of this size. As in years past, many different groups and organizations assisted the Town with this event. Last year, over 40 different groups supported this event and gave those in our area the ability to have a controlled Easter Egg Hunt. The egg hunt goes for the duration of the event and allows children of similar ages to hunt at the same time. The number of children is also controlled to make sure every child is able to get several eggs.

Some of the groups who assisted last year were the Lady Lake Library, Chamber of Commerce, Girls Scouts, Relay for Life, Steeple People, Life Family Practice, United Southern Bank, Lady Lake Area Rotary Club, First Baptist Church of Lady Lake, Crossroads Community Church, Sonic Drive-Thru, Chick-Fil-A, Z88 Radio, Recreation Plantation, and the Historical Society. As with any event, the groups and games will change from year to year. The businesses who donate their time and efforts are able to advertise who they are and hand out coupons or literature to help support their organization. The Town will seek to rent bounce houses for this event as they were very popular at the Halloween Party

To assist with marketing, this event will appear on many websites for different organizations. This gives the Town great exposure while not having to pay to advertise. There are many different churches and organizations that volunteer to run the egg hunt and the front gate. This gives us the ability to staff the event without utilizing paid staff. Including those running games, around 100 people volunteered for this event and assist in the coordination.

The Lady Lake Kiwanis Club will be the major sponsor of this event. The Kiwanis will invest \$1,800.00 in Easter eggs and will also work to staff the event. In return, they will be advertising that they are partnering with the Town for the egg hunt. The Parks and Recreation Department believes the requests are valid and are happy to have the new partnership.

4. Consideration of Approval to Have Staff Remove the Old Plants in the Log Cabin Islands and to Invest \$2,900.00 in Donated Tree Funds to Mulch the Islands Following Removal (Mike Burske)

The background summary for this agenda item is on file in the Clerk’s Office. It states that the Parks and Recreation Director is asking that the shrubs and non-tree plant life in the Log Cabin islands be removed. The islands were landscaped 12 years ago and the plant life has matured. At this point, Mr. Burske is requesting to leave the trees in place and mulch the islands. The purchase of 160 yards of red mulch will cost \$2,900.00. He expects to request planting additional trees on the islands at a later date.

Upon a motion by Commissioner Hannan and a second by Commissioner Vincent, the Commission approved Consent Items H-1 through H-4 by a vote of 4-0.

I. **OLD BUSINESS:** No old business.

J. **NEW BUSINESS:**

5. Consideration of Approval to Begin Advertising for the Tree Raffle Drawing to be Held on April 2, 2018 at 5:30 p.m. in the Town Hall Commission Chambers (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 he is asking that the Town host another tree raffle. Twenty-five winners will be picked prior to the Commission meeting on April 2nd. This will give the winners time to collect their trees and plant them in celebration of National Arbor Day on April 27th. Each winner of a \$200.00 voucher can then pick any plant/tree they desire at Burke’s Tree Farm in Fruitland Park. This farm has historically had the best prices and quality over the years. Mr. Burske stated he had a positive experience working with them last year. He stated he will begin advertising soon after this is approved by the Town Commission.

Town Manager Kris Kollgaard requested adding *only one submission per address will be allowed* to the Tree Raffle document, and it was agreed this would be a good idea.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the consideration to begin advertising for the Tree Raffle Drawing to be held on April 2, 2018 at 5:30 p.m. in the Town Hall Commission Chambers by a vote of 4 to 0.

Mr. Burske stated that \$1,100 was budgeted for the previously approved movie night which will cover the cost of the copyright and the movie screening company. He asked if the Commission would approve changing the size of the movie screen from 14 ft. to 20 ft. at an additional cost of \$200.00. He also stated that the Little League is requesting to charge a \$3.00 per person admission fee or accept donations for the movie night at the concession stand.

Ms. Kollgaard explained that the Little League is attempting to raise money for needed equipment as the concession stand has been under construction.

Mayor Richards clarified that the movie night was primarily a Little League event.

Mr. Burske confirmed that it is, and the movie will be “The Sandlot”, a classic.

Ms. Kollgaard further stated that the new concession stand will be open during this event.

The Commissioners agreed to these changes by consensus.

6. Consideration of Advertisement of Bid for the Construction of the New Utilities Operations Building (C.T. Eagle)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk’s Office). He stated that the Town Commission previously approved moving forward with the new Utilities Operations Building Project. Engineering and Architectural Services are now completed. Town staff will move forward with the bidding phase of the project if the Town Commission so approves. He stated that funding of this project will be provided by Infrastructure Sales Tax revenue.

Mr. Eagle stated that Marcela Longshore with Neel-Schaffer is present if there are any questions.

Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the consideration to advertise the bid for the construction of the new Utilities Operations Building by a vote of 4 to 0.

K. TOWN ATTORNEY’S REPORT:

7. Ordinance 2017–51 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Four Lots (0.65 +/- Acres) – Located Within Orange Blossom Gardens Units 1, 2, 3, and 4, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 annex property consisting of four lots located within Orange Blossom Gardens Units 1, 2, 3, and 4. The application involves annexing 0.65 +/- acres from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 1012 Aloha Way
- 1411 Lester Drive
- 814 Royal Palm Avenue
- 962 Tarrson Boulevard

A map of the properties was shown, as were photos of the properties and the postings, as well as the survey map submitted by the property owner. It was noted that some of the structures have already been demolished.

The subject properties are in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the properties have been included with the submitted application. The 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 properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Wednesday, November 15, 2017, 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 consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (80) within 150 feet of the properties proposed by the annexation request were mailed Monday, November 27, 2017, and the properties were also posted this same date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-51, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-51 to the Town Commission with the recommendation of approval. The Town Commission vote 5-0 to approve first reading at their meeting on January 17, 2018.

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

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance 2017-51 by the following roll call vote:

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

8. Ordinance 2017-52 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Four Lots (0.65 +/- Acres) – Located Within Orange Blossom Gardens Units 1, 2, 3, and 4, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 amend the future land use comprehensive plan designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for four lots located within Orange Blossom Gardens Units 1, 2, 3, and 4. The application involves 0.65 +/- acres of property and the lots are addressed as follows:

- 1012 Aloha Way
- 1411 Lester Drive
- 814 Royal Palm Avenue
- 962 Tarrson Boulevard

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties.

The Small Scale Future Land Use Map Amendment application was received on Wednesday, November 15, 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 and is ready for consideration by 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 proposes to remove the existing manufactured homes on the lots to construct conventionally built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll reported there will be no impact on Town services as shown below:

Potable Water - No impact, the lots are served by the Village Center Community Development District Central Water System.

Sewer - No impact, the 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 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

Subject Property	1012 Aloha Way - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake Paradise
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lady Lake Manufactured Home – High Density

Subject Property	1411 Lester Drive - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lady Lake Manufactured Home – High Density
North	Lady Lake Manufactured Home – High Density
South	Lake County Medium Urban Density

Subject Property	814 Royal Palm - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lady Lake Manufactured Home – High Density
South	Lady Lake Manufactured Home – High Density

Subject Property	962 Tarrson Blvd. - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lady Lake Manufactured Home – High Density
East	Lady Lake Manufactured Home – High Density
North	Lake Paradise
South	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. The 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 (80) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, November 27, 2017, and the properties were also posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-52, and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-52 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2017-52 on January 17, 2018 and voted 5-0 for approval. The Town Commission voted 5-0 to approve first reading of this ordinance at their meeting on January 17, 2018.

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

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance 2017-52 by the following roll call vote:

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

9. Ordinance 2017-53 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Four Lots (0.65 +/- Acres) – Located Within Orange Blossom Gardens Units 1, 2, 3, and 4, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 property consisting of four lots located within Orange Blossom Gardens Units 1, 2, 3, and 4. The application involves rezoning 0.65 +/- acres 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 that are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are addressed as follows:

- 1012 Aloha Way
- 1411 Lester Drive
- 814 Royal Palm Avenue
- 962 Tarrson Boulevard

A map of the properties and an aerial map showing the zoning designations of the parcels and adjoining parcels was shown.

The rezoning application was received on Wednesday, October 15, 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 and is ready for consideration by the Town Commission.

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	1012 Aloha Way - Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake Paradise
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lady Lake Mixed Residential Medium Density (MX-8)

Subject Property	1411 Lester Drive - Lake County Residential Medium
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lady Lake Mixed Residential Medium Density (MX-8)
North	Lady Lake Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM)

Subject Property	814 Royal Palm - Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lady Lake Mixed Residential Medium Density (MX-8)
South	Lady Lake Mixed Residential Medium Density (MX-8)

Subject Property	962 Tarrson Blvd. - Lake County Residential Medium
Zoning of Adjacent Properties	
West	Lady Lake Mixed Residential Medium Density (MX-8)
East	Lady Lake Mixed Residential Medium Density (MX-8)
North	Lake Paradise
South	Lady Lake Mixed Residential Medium Density (MX-8)

Mr. Carroll reported that notices to inform the surrounding property owners (80) within 150 feet of the property proposed by the rezoning request were mailed Monday, November 27, 2017, and the properties were also posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-53, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-53 to the Town Commission with the recommendation of approval. The Town Commission voted 5-0 to approve this ordinance at first reading on January 17, 2018.

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

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance 2017-53 by the following roll call vote:

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

10. Ordinance 2017-54 – Second/Final Reading – Annexation – Richard L. and Jennifer L. Daniels – Annexing One Lot (5.0 +/- Acres) – Located Approximately 665 Ft. East of Rolling Acres Rd. and Approximately 3,325 Ft. North of the SW Corner of Lake Ella Rd. and Rolling Acres Rd.; Addressed as 37637 Rolling Acres Rd., Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 applications have been filed with the Town of Lady Lake by Arlene Udick, on behalf of property owners Richard L. and Jennifer L. Daniels, to annex one lot located approximately 665 linear feet east of South Rolling Acres Rd. and approximately 3,325 linear feet north of the southwest corner of Lake Ella Rd. and Rolling Acres Rd., within Lake County, Florida. The application involves annexing 5.0 +/- acres from unincorporated Lake County into the Town of Lady Lake.

A map and aerial view of the property was shown, as were photos of the postings, and the survey map submitted by the property owner.

Currently, there is an existing single-family residence and pole barn placed on the parcel. This property is currently serviced by an existing well to service potable water and a residential septic tank for drainage water and waste matter.

Mr. Carroll reported that the primary reason for the annexation is for the applicant to be able to construct a single family residence on the property. The property owners would like to convert the existing single-family residence into an accessory building and then they would like to build a new home. Originally, this lot was part of a 20-acre tract of land that was later subdivided into four parcels. Lake County indicated that the lot is not recognized as a legal lot because the lot split was completed by deed and not through the County’s zoning process; thus the applicant cannot obtain a permit application from Lake County Building Department. To that effect, the applicant has decided to annex into the Town. The applicant has provided a Justification Statement supplying more in-depth details regarding this application.

The annexation application was received on Thursday, November 16, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The subject property lies in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application. 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 (6) within 150 feet of the properties proposed by annexation request were mailed Monday, November 27, 2017, and the properties were also posted on this date. No objections or letters of support have been received to date, although there was one inquiry by an adjacent property owner.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-54, provided comments by November 27, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-54 to the Town Commission with the recommendation of approval. The Town Commission voted 5-0 to approve this ordinance at first reading on January 17, 2018.

Mr. Carroll stated Ms. Arlene Udick, the attorney representing the property owners, is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance 2017-54 by the following roll call vote:

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

11. Ordinance 2017-55 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Richard L. and Jennifer L. Daniels – from Lake County Urban Low Density to Lady Lake Rural Low Density for One Lot (5.0 +/- Acres) – Located Approximately 665 Ft. East of Rolling Acres Rd. and Approximately 3,325 Ft. North of the SW Corner of Lake Ella Rd. and Rolling Acres Rd.; Addressed as 37637 Rolling Acres Rd., Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 applications have been filed with the Town of Lady Lake by Arlene Udick, on behalf of property owners Richard L. and Jennifer L. Daniels, to amend the future land use designation of one lot located approximately 665 linear feet east of South Rolling Acres Rd. and approximately 3,325 linear feet north of the southwest corner of Lake Ella Rd. and Rolling Acres Rd., within Lake County, Florida. The small-scale future land use map amendment application involves 5.0 +/- acres and proposes a change from unincorporated Lake County into the Town of Lady Lake. The primary reason for the annexation is for the applicant to be able to construct a single-family residence on the property.

A map and an aerial view of the property was presented showing the future land use of the subject parcel and adjacent properties.

Applicant’s Justification from Application: The proposed land use and zoning changes will not adversely impact surrounding residential and commercial properties and will serve to limit the density allowed in the future.

Staff’s Basis for Recommendation:

1. The request is compatible with approved land uses and developments to the north, east, south, and west of the subject parcel.
2. The requested change will not affect Town's water and sewer facilities.

Table 1- Existing and Proposed FLU for Site

Acres	Existing FLU	Proposed FLU
5.0 +/-	Lake County- Urban Low Density	Lady Lake Rural Low Density (RLD)

Table 2- Future Land Use Descriptions

Existing FLU	Proposed FLU
<u>Lake County- Urban Low Density</u> - This land use provides a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use unless permitted as an Economic Development Overlay District Use.	<u>Lady Lake Rural Low Density (RLD)</u> - This land use category permits one dwelling unit per five (5) net buildable acres. This designation encourages rural communities and very low density for the purpose of maximizing open space. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use.

The subject property lies in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application.

The small scale application was received on Thursday, November 16, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required 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 consideration by the Local Planning Agency.

Mr. Carroll stated there will be no impact on Town services at this time as shown below:

Potable Water - The Town does not service water at this location. This property is currently serviced by an existing well for potable water. No connection to Town Utilities will be needed at this time; therefore, there is no impact to Town potable water facilities in accordance with Objective FLU 1-5, coordinating future land uses with the concurrency management system for adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5.

Sewer - The Town does not service sewer at this location. This property is currently serviced by an existing septic tank system for drainage water and waste matter. No connection to Town Utilities will be needed at this time; therefore, there is no impact to Town sewer facilities.

Schools - No additional impact to school facilities is expected as only one single-family residence will remain on the 5–acre parcel at any given time. Using the updated Lake County student

generation rates based on the recently-updated impact fee study, the current impact is a maximum of three school children (one student for each school):

	SF-DU	Single Family School Impact (based on replacement)
Total	0.328	3
Elementary	0.152	1
Middle School	0.074	1
High School	0.102	1

Transportation - No additional impact is expected in that there will be no change in the average daily trip generation.

Parks & Recreation - The annexation, small scale future land use amendment, and the rezoning applications will cause minimum impact to the Town’s Parks and Recreation facility in that the highest use would be one single family dwelling unit. This small scale future land use map shall not affect the Town's LOS for Parks and Recreation in accordance with Goal REC1 and Objective REC1-1 of the Town's Comprehensive Plan.

Stormwater - Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0165E effective 12/18/2012, the subject parcel is within the Flood Zone X- Outside the 500-yr Floodplain.

Table 3. Adjacent Property Characteristics

Direction	Current Use	Future Land Use
West	Pasture, vegetated, undeveloped vacant residential land	Lady Lake- Single-Family Medium Density (SF-MD)
East	Pasture, vegetated, undeveloped vacant residential land	Lake County – Urban Low Density
North	Manufactured Home on 5-acre parcel	Lake County – Urban Low Density
South	Manufactured Home on 5-acre parcel	Lake County – Urban Low Density

Comments:

1. Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
2. If approved, the applicant will have to submit Building Permit applications to the Town's Building Department for the new single-family residence to make structural changes to any existing structures, and/or for other miscellaneous improvements.

Mr. Carroll reported that notices to inform the surrounding property owners (6) within 150 feet of the property proposed by annexation request were mailed Monday, November 27, 2017, and the property was also posted this same date. No objections or letters of support have been received to date, although there was one inquiry by an adjacent property owner.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-55, provided comments by November 27, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-55 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2017-55 on January 17, 2018 and voted 5-0 for approval. The Town Commission voted 5-0 to approve first reading of this ordinance at their meeting on January 17, 2018.

Mr. Carroll stated Ms. Udick is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance 2017-55 by the following roll call vote:

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

12. Ordinance 2017-56 – Second/Final Reading – Rezoning – Richard L. and Jennifer L. Daniels – Rezoning from Lake County Agriculture (AG) to Lady Lake Agriculture (AG-1) for One Lot (5.0 +/- Acres) – Located Approximately 665 Ft. East of Rolling Acres Rd. and Approximately 3,325 Ft. North of the SW Corner of Lake Ella Rd. and Rolling Acres Rd.; Addressed as 37637 Rolling Acres Rd., Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 applications have been filed with the Town of Lady Lake by Arlene Udick, on behalf of property owners Richard L. and Jennifer L. Daniels, to amend the future land use designation of one lot located approximately 665 linear feet east of South Rolling Acres Rd., and approximately 3,325 linear feet north of the southwest corner of Lake Ella Rd. and Rolling Acres Rd., within Lake County, Florida. The application involves rezoning 5.0 +/- acres from Lake County Agriculture (AG) to Lady Lake Agriculture (AG-1). The primary reason for the annexation is for the applicant to be able to construct a single family residence on the property

A map of the property and an aerial map showing the zoning designation of the parcel and adjoining parcels was shown.

The subject property lies in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application.

Zoning

Subject Property	Lake County Agriculture (AG)
Zoning of Adjacent Properties	
West	Lady Lake- Planned Unit Development (PUD)- Residential
East	Lake County Agriculture (AG)
North	Lake County Agriculture (AG)
South	Lake County Agriculture (AG)

The rezoning application was received on Thursday, November 16, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required 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 (6) within 150 feet of the property proposed by the annexation request were mailed Monday, November 27, 2017, and the property was also posted this same date. No objections or letters of support have been received to date, although there was one inquiry by an adjacent property owner.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2017-56, provided comments by November 27, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the December 11, 2017 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2017-56 to the Town Commission with the recommendation of approval. The Town Commission voted 5-0 for approval of first reading of this ordinance at their meeting on January 17, 2018.

Mr. Carroll stated Ms. Udick is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance 2017-56 by the following roll call vote:

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

13. Ordinance 2018-01 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Six Lots (0.85+/- Acres Referenced by Alternate Key Numbers 1483557, 1483859, 1483905, 2573813, 2676027, & 2524162); Located Within Orange Blossom Gardens Units 3 and 3.1B, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 annex six lots located within Orange Blossom

Gardens Units 3 and 3.1B. The application involves annexing 0.85 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 901 Silver Oak Avenue
- 809 Royal Palm Avenue
- 818 Royal Palm Avenue
- 816 Royal Palm Avenue
- 805 Elm Street
- 746 Royal Palm Avenue

A map and aerial view of the properties was shown, as were photos of the postings, and the survey map submitted by the property owner.

The subject properties are in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the properties have been included with the submitted application. The 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 properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Tuesday, December 12, 2017, 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 consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (123) within 150 feet of the properties proposed by the annexation request were mailed Thursday, December 21, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-01, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 8, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-01 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-01 for second/final reading on Wednesday, February 21, 2018 at 6:00 p.m.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance 2018-01 by the following roll call vote:

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

14. Ordinance 2018-02 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Six Lots (0.85+/- Acres) Located Within Orange Blossom Gardens Units 3 and 3.1B, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 amend the future land use comprehensive plan designation for six lots located within Orange Blossom Gardens Units 3 and 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.85 +/- acres of property and the lots are addressed as follows:

- 901 Silver Oak Avenue
- 809 Royal Palm Avenue
- 818 Royal Palm Avenue
- 816 Royal Palm Avenue
- 805 Elm Street
- 746 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Tuesday, December 12, 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 and is ready for consideration by 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 proposes to remove the existing manufactured homes on the lots to construct conventionally built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll explained there will be no impact on Town services as shown below:

Potable Water - No impact, the lots are served by the Village Center Community Development District Central Water System.

Sewer - No impact, the lots are served by the Village Center Community Development District Central Sewer System.

Schools - Not factored for the 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 the 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 0.85 ± 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

Subject Property	901 Silver Oak - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
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

Subject Property	746 Royal Palm - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lady Lake – Manufactured Home- High Density
North	Lake County Medium Urban Density
South	Lady Lake – Manufactured Home- High Density

Subject Property	809 Royal Palm - 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

Subject Property	816 Royal Palm - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home- High Density
East	Lady Lake – Manufactured Home- High Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Subject Property	818 Royal Palm - 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

Subject Property	805 Elm Street - 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) The 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 (123) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Thursday, December 21, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-02, and determined the application to be complete and ready for

transmittal to the Planning and Zoning Board. At the January 8, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-02 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2018-02 earlier this evening and voted 4-0 for approval. The Town Commission is scheduled to consider this ordinance for the second/final reading on Wednesday, February 21, 2018 at 6:00 p.m.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance 2018-02 by the following roll call vote:

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

15. Ordinance 2018-03 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density MX-8 – Six Lots (0.85+/- Acres Referenced by Alternate Key Numbers 1483557, 1483859, 1483905, 2573813, 2676027, & 2524162); Located Within Orange Blossom Gardens Units 3 and 3.1B, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth 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 of six lots located within Orange Blossom Gardens Units 3 and 3.1B. The application involves rezoning 0.85 +/- 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 that are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are addressed as follows:

- 901 Silver Oak Avenue
- 809 Royal Palm Avenue
- 818 Royal Palm Avenue
- 816 Royal Palm Avenue
- 805 Elm Street
- 746 Royal Palm Avenue

A map of the properties and an aerial map showing the zoning designations of the parcels and adjoining parcels was shown.

The Rezoning application was received on Tuesday, December 12, 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 and is ready for consideration by the Town Commission.

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	901 Silver Oak - Lake County Residential Medium
Future Land Use of Adjacent Properties	
West	ROW/Lake County - Residential Medium
East	Lake County - Residential Medium
North	Lake County - Residential Medium
South	ROW/Lake County - Residential Medium

Subject Property	746 Royal Palm Ave. - Lake County Residential Medium
Future Land Use of Adjacent Properties	
West	Lake County Residential Medium
East	Lady Lake – Mixed Residential Medium Density
North	ROW/ Lake County Residential Medium
South	Lady Lake – Mixed Residential Medium Density

Subject Property	809 Royal Palm Ave. - Lake County - Residential Medium
Future Land Use of Adjacent Properties	
West	Lake County - Residential Medium
East	Lake County - Residential Medium
North	Lake County - Residential Medium
South	ROW/Lake County - Residential Medium

Subject Property	816 Royal Palm Ave. - Lake County - Residential Medium
Future Land Use of Adjacent Properties	
West	Lake County Residential Medium
East	Lake County Residential Medium
North	Lake County Residential Medium
South	ROW/Lady Lake – Mixed Residential Medium Density

Subject Property	818 Royal Palm Ave. - Lake County - Residential Medium
Future Land Use of Adjacent Properties	
West	Lake County - Residential Medium
East	Lake County - Residential Medium
North	ROW/ Lake County - Residential Medium
South	Lake County - Residential Medium

Subject Property	805 Elm Street - Lake County Residential Medium
Future Land Use of Adjacent Properties	
West	Lake County - Residential Medium
East	Lake County - Residential Medium
North	Lake County - Residential Medium
South	ROW/Lake County - Residential Medium

Mr. Carroll reported that notices to inform the surrounding property owners (123) within 150 feet of the property proposed by the rezoning request were mailed Thursday, December 21, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-03, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 8, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-03 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-03 for the second and final reading on Wednesday, February 21, 2018 at 6:00 p.m.

Mayor Richards asked if anyone 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 first reading of Ordinance 2018-03 by the following roll call vote:

HANNAN	YES
HOLDEN	YES
VINCENT	YES
RICHARDS	YES

16. Ordinance 2018-04 – First Reading – Rezoning – T-Lynne Properties, LLC – Rezoning/Amendment to Planned Commercial (CP) Memorandum of Agreement (Ordinance No. 2017-03) – for Two Parcels (1.63 +/- Acres) Addressed as 1124 Teague Trail, Located Along the West Side of County Road 25, Approximately 650 +/- Linear Feet North of the

Intersection of Griffin Avenue and County Road 25, Lake County, FL (Alternate Keys 3785245 & 2933089) (Thad Carroll)

Town Attorney Derek Schroth 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 on Thursday, August 3, 2017, a rezoning application was filed with the Town of Lady Lake by Lawrence Breech with T-Lynne Properties, LLC, to rezone/amend the existing Memorandum of Agreement for two parcels (1.63 +/- acres), approximately 650 +/- linear feet north of the intersection of Griffin Avenue and County Road 25, identified by Alternate Key Numbers 3785245 and 2933089, within Lake County, Florida.

The mixed-use development proposes a total of 5,787 sq. ft. in the footprint, for a total area of 11,574 sq. ft. of restaurant and retail area. The two-story building will feature a 1,920 sq. ft. diner, 3,867 sq. ft. of retail area, and six apartments on the second floor.

Mr. Carroll reported that this is a proposed Rezoning/Memorandum of Agreement amendment requesting to modify hours of operation under the existing agreement (Ordinance 2017-03) from the existing hours of operation of 7 a.m. to 9 p.m., and instead proposing to open at 5 a.m. to 9 p.m. He stated the applicant will be proposing a breakfast restaurant, so the changes for the hours of operation seek to align the use with required business operation hours. Mr. Carroll stated the owner would like to open earlier so his staff would have more time to prepare and to capitalize on clientele that may be passing by the area on their way to work prior to 8 a.m.

Mr. Carroll stated there was a lot of discussion concerning this proposed opening time change at the Planning and Zoning Board meeting, although some of the discussions pertained to the site plan which will come before the Commission at a later date.

The subject properties lie in Section 08, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. 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.

Zoning

Subject Property	Lady Lake Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake- Mixed Residential Medium Density (MX-8)
East	ROW/Lady Lake Planned Commercial (CP)
North	Lady Lake Planned Commercial (CP)
South	Lake County Community Commercial District (C-2)

Future Land Use

Subject Properties	Lady Lake- Commercial General- Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Mixed Residential- Medium Density (MR-MD)
East	ROW/ Lady Lake- Commercial General- Retail Sales and Services (RET)
North	Lady Lake- Commercial General- Retail Sales and Services (RET)
South	Lake County- Urban Medium Density

Mr. Carroll reported that notices to inform the surrounding property owners (29) within 150 feet of the properties proposed by rezoning/CP Memorandum of agreement amendment request were mailed Thursday, December 21, 2017, and the properties were posted this same date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-04, provided comments by Tuesday, December 26, 2017, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 8, 2018 meeting, the Planning and Zoning Board voted 3-2 to forward Ordinance 2018-04 to the Town Commission with the recommendation of denial. The Town Commission is scheduled to consider Ordinance 2018-04 for second/final reading on Wednesday, February 21, 2018 at 6:00 p.m.

Mr. Carroll stated that Mr. Breech is present to answer any questions.

Mayor Richards asked if anyone had any questions or comments. He confirmed that the Planning and Zoning Board voted 3-2 recommending the Commission deny this amendment.

- Barb Lutz of 414 Tarrson Blvd. stated she lives directly behind this proposed development, which is only 20 feet from her property line. She reiterated that the Planning and Zoning Board recommended denial of this request. Ms. Lutz stated they have no objections over the proposed restaurant at this location; just the early opening time of 5 a.m. She asked for consideration and that the 7 a.m. opening time be maintained.
- Carsten Schernekau of 401 Tarrson Blvd. asked who has title of the ten-foot reserve separating The Villages property from this property, and who will be in charge of maintaining the vegetation in this area.

Mayor Richards replied that there is a utility easement between the properties, and the owners will continue to maintain their area.

Mr. Carroll confirmed that owners would maintain their easement, although he stated he would have to check to see if there is a tract in between.

With no further questions, Mayor Richards requested a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission denied the first reading of Ordinance 2018-04 by the following roll call vote:

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

17. Ordinance 2018-05 – Second/Final Reading – Relating to Medical Marijuana – Amending the Land Development Regulations, Chapter V, "Zoning District Regulations"; Amending Chapter VI, "Conditional Uses and Special Exceptions" – Providing that Medical Marijuana Dispensaries are a Permitted Use in the Heavy Commercial (HC) Zoning District, the Light Commercial (LC) Zoning District, the Commercial Planned Unit Development Zoning District, the Mixed-Use Planned Unit Development District, the Industrial Planned Unit Development Zoning District, and the Industrial Zoning District (Thad Carroll)

Town Attorney Derek Schroth 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 on December 4, 2017, the Town Commission of the Town of Lady Lake considered Ordinance 2017-50 at a public hearing to determine whether the language of Chapter 5, Section 5-4 of the Land Development Regulations entitled "Zoning District Uses", as well as the language of Chapter 6, "Conditional Uses and Special Exceptions", should be amended to fully prohibit the establishment of medical marijuana dispensaries within the municipal limits. At that meeting, a motion was made for approval of Ordinance 2017-50; however, the motion failed due to the lack of a second of the motion.

Since that time, it has been expressed that the majority of the Town Commission does not wish to regulate the establishment of medical marijuana dispensaries within the Town of Lady Lake. Therefore, staff has prepared Ordinance 2018-05, making amendments to Chapter 5 and Chapter 6 of the Land Development Regulations.

The attached ordinance provides for the following:

- The ordinance allows medical marijuana dispensaries to operate within the Heavy Commercial, Light Commercial, Industrial, Mixed Use PUD and Commercial PUD zoning districts (Chapter 5 changes).
- It repeals all of the criteria that needed to be met in order for a medical marijuana dispensary to be established as a Special Exception Use (Chapter 6 changes).

Mr. Carroll reported that on or about June 23, 2017, Florida Governor Rick Scott signed Senate Bill 8-A which created a unified regulatory structure for sale, use, distribution, and consumption of medical marijuana in the State of Florida. This same bill also allows a county or municipality to ban medical marijuana treatment center dispensing facilities from being located within the boundaries of that county or municipality. Following the signing of Senate Bill 8-A, now codified as Section 381.986(11) Florida Statutes (2017), the Town of Lady Lake elected to impose a 180-day moratorium, effective August 7, 2017, through the passage of Ordinance 2017-30 by the Town Commission.

Mr. Carroll stated that the moratorium imposed under Ordinance 2017-30 expired on February 3, 2018. The adoption of Ordinance 2018-05 shall become effective immediately upon adoption this evening.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed Ordinance 2018-05 and determined it to be ready for transmittal to the Planning and Zoning Board. At the January 8, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-05 to the Town Commission with the recommendation of approval. At the January 17, 2018 meeting, the Town Commission voted 3-2 for the approval of Ordinance 2018-05 at first reading and the motion included adding the Planned Commercial (CP) zoning designation as a permitted district.

Mayor Richards asked if anyone had any questions or comments.

Town Manager Kris Kollgaard stated she received an email from Jackie Christman, who was unable to attend this evening. She asked in her email that the Town Manager voice her opposition to this ordinance.

- Judy Glasel of 1121 Ricardo Avenue commented that she has a sister who lives in Washington and uses medical marijuana to help treat her pain from surgical removal of tumors near her spinal cord. She stated medical marijuana is controlled and that she would want this option if she should need it as she is allergic to all pain medication.
- Dan Bard of 1021 Del Rio Dr. stated he attended a lecture put on at the American Legion by Dr. Sheri Bisby, a neurologist. He stated she explained legalized marijuana; the fact that you have to get a medical examination, a state identification, and the fact that you cannot take it out of the state. It is very regulated. He stated that medical marijuana does not destroy the liver and kidneys like prescription painkillers do.

With no further comments, Mayor Richards asked for a motion.

Upon a motion by Commissioner Holden, with a second by Commissioner Vincent, the Commission approved the second/final reading of Ordinance 2018-05 by the following roll call vote:

<i>HANNAN</i>	<i>NO</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

18. Ordinance No. 2018-09 – First Reading – Amending Chapter 2, Article III, Division 8, Section 2-105-13 (9) (10), of the Code of Ordinances Pertaining to the Citizen’s Review Board; Providing for Terms of Office (Kris Kollgaard)

Town Attorney Derek Schroth read the ordinance by title only.

Town Manager Kris Kollgaard read the background summary for this agenda item. She stated that Ordinance 2006-76, establishing the Citizen’s Review Board, currently only allows for the members to serve a three-year term with the possibility of one additional term. This is the only board that the Town has that limits the number of terms a member can serve. Ordinance 2018-09 will allow Citizen Review Board members to serve additional terms without limitation as long as they are reappointed. Second/final reading of this ordinance is scheduled for February 21, 2018.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance 2018-09 by the following roll call vote:

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

L. TOWN MANAGER’S REPORT:

19. Consideration of Rescheduling the Second Commission Meeting in February to February 21st Due to the Presidents’ Day Holiday (Kris Kollgaard)

Town Manager Kris Kollgaard stated that the second Commission meeting date in February would fall on the Presidents’ Day holiday. She asked that it be moved to Wednesday, February 21, 2018.

It was the consensus of the Commission to reschedule the second Commission meeting date in February to Wednesday, February 21, 2018.

20. Consideration of Purchasing a Town Vehicle for the Town Manager’s Use or Approving a Monthly Vehicle Allowance (Kris Kollgaard)

Town Manager Kris Kollgaard read the background summary for this agenda item. She stated that funds for the Town Manager to either receive a car allowance or lease a vehicle is currently in the budget. Staff has been looking into the options and found that it would be more cost effective to purchase a vehicle rather than lease one or provide a monthly car allowance. Ms. Kollgaard stated the information on all the options was included in the packet. She summarized that leasing a vehicle would cost approximately \$390-\$400 a month. Other municipalities have reported that the average cost of a vehicle allowance is \$500 a month. It would cost \$26,437 to purchase a 2018 Ford Escape on the state contract with the extended warranty (eight years). The vehicle should last the Town at least ten years and would result in a monthly cost of \$220. Ms. Kollgaard stated the vehicle could be reassigned to another department when the Commission no longer wants to use the vehicle for the Town Manager, and it may be more prudent to purchase a vehicle rather than lease a vehicle.

Commissioner Hannan commented he would be in favor of the \$500 monthly allowance for the balance of the year, and then include it in next year’s budget as well.

Commissioner Holden stated he would be in favor of purchasing the vehicle.

Mayor Richards stated that gas would have to be added to the cost of purchasing a vehicle. He asked the Town Manager how many miles she would put on a vehicle in a year.

Ms. Kollgaard replied that she is in and out a lot, checking on developments, visiting some residents at their homes, etc. She stated she has never put in for the mileage she uses because it is so time-consuming keeping track of it.

Mayor Richards stated that if an employee uses a government vehicle for commuting, they must declare it on their tax return.

Commissioner Vincent stated he is against purchasing a vehicle. He asked why a Ford Escape is being considered as he looked it up on Consumer Reports and it was only rated three stars, and has had transmission and engine problems occur in cars that had been in service less than two years. He stated he would prefer an allowance.

Mayor Richard stated he is generally in favor of a purchase over a lease for a vehicle. He stated there are other vehicles available on the state bid.

Ms. Kollgaard stated the previous Town Manager was paid a vehicle allowance. The reason Fords were looked at is that is what the Fleet Maintenance Supervisor has experience working on as most of the Town's fleet is comprised of Ford Explorers, and she currently drives a Ford Escape as her personal vehicle. She also stated there would be an eight-year warranty included if a vehicle is purchased.

Mayor Richards asked what the Town Manager would prefer.

Ms. Kollgaard replied there are pros and cons to each. She stated she would prefer an allowance, although she realizes she will be taxed for it, as she is comfortable driving her own vehicle.

Mayor Richards agreed that an allowance is cleaner, although there is insurance and such involved.

Upon a motion by Commissioner Hannan and a second by Commissioner Vincent, the Commission approved a monthly vehicle allowance of \$500 for the Town Manager by a vote of 3 to 1 (Holden).

There was some further discussion, with Commissioner Hannan suggesting that a vehicle purchase could be looked at when next year's budget is prepared.

Ms. Kollgaard stated she will have the Town Attorney amend her contract to include the vehicle allowance, and it will come back before the Commission for formal approval.

M. MAYOR/COMMISSIONER'S REPORT:

Mayor Richards asked if there were any comments from the Commissioners. There were no comments.

N. PUBLIC COMMENTSⁱⁱ

Mayor Richards asked if there were any comments from the audience.

- Carol Kemp of 1007 San Remo Lane stated that she understands that Comcast has the exclusive cable franchise in this area, and that residents cannot select another cable company. She asked if residents are forever stuck with Comcast as cable provider.

Mayor Richards replied that The Villages used to supply their own cable years ago, and included this in the amenity fee. He stated that Comcast bought the cable franchise from The Villages and they own the rights in the easements for existing cable. Another cable company would have to run all new lines underground in the easements, and although it is possible, it is not likely to happen. He stated there are other options such as putting up an antenna for TV, or by getting satellite service.

- Ms. Kemp stated residents would then have to go with Century Link for telephone service, with Comcast as the only digital service.

Commissioner Hannan reiterated that there are other options other than Comcast - an antenna, Direct TV or Dish satellite. He stated he has a rotary antenna and gets quite a few channels, including Orlando and Daytona channels, that have a better picture than cable TV.

Mayor Richards stated that Comcast is the only cable system with lines underground.

Ms. Kollgaard stated streaming TV over the internet is also an option with a Roku device, and Direct TV offers streaming TV with no satellite.

O. ADJOURN: There being no further business, the meeting was adjourned at 6:55 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

ⁱⁱ *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.*