

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

March 5, 2018

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor 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 Keith Johnson – Chapel of Christian Faith

- D. PLEDGE OF ALLEGIANCE**

- E. ROLL CALL:** Ruth Kussard, Commissioner Ward 1
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Jim Richards, Mayor/Commissioner Ward 5

- ABSENT:** Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Officer Matthew Duryea, Jan Miller, Administrative Assistant; Pat Hughes, Staff Assistant, Police Department; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

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

G. PRESENTATION: Life-Saving Award to Officer Matthew Duryea (Chief McKinstry)

Chief Chris McKinstry presented a Life-Saving Award to Office Matthew Duryea for responding to a call and performing CPR on a gentleman who was unresponsive and not breathing until EMS arrived, and due to his actions, the gentleman was revived and was transported to the hospital and survived. The Commission, Town Manager, and the audience applauded Officer Duryea.

H. CONSENTⁱ:

1. Minutes – February 21, 2018 – Special Commission Meeting

2. Consideration of Approval for the Lady Lake Historical Society to Host their Annual Rummage Sale at Veterans Park on March 17th (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Historical Society is seeking permission to host a rummage sale in front of the museum at Veterans Park. They will rent tables to vendors and also sell donated items. The date of the sale is March 17, 2018. The proposed hours of the event are from 8 a.m. to 2 p.m., with set-up beginning around 6 a.m. before the park opens. The Parks and Recreation Director will help set-up and take down the tables and chairs and may be assisted by another Parks and Recreation staff member. In case of inclement weather, staff is requesting flexibility to work with the Historical Society to choose an alternate date.

Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved Consent Items H-1 and H-2 by a vote of 4-0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

3. Consideration of Approval for the Band of Brothers of The Villages to Host the Vietnam Traveling Memorial Wall on the Middle Soccer Field at the Rolling Acres Sports Complex on November 1, 2018 through November 5, 2018 (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 the Band of Brothers of The Villages is asking permission to place the Vietnam Traveling Memorial Wall on the middle soccer field at the Rolling Acres Sports Complex on November 1st through the 5th in 2018. They will be required to provide insurance and arrange volunteers to watch and work the wall. The Lady Lake Soccer Association has agreed to move their games and practices for this time period so the wall can come to Lady Lake. The Band of Brothers is paying for the wall and the expenses associated with it. Mr. Burske stated no assistance has been requested, but staff will have to assist with trash services at the very least. Staff worked with many of the same people who are proposing this event when the D.A.V. brought the wall to the complex in 2014. He stated the event ran smoothly and we enjoyed working with those who are coordinating the event.

Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved the consideration for the Band of Brothers of The Villages to Host the Vietnam Traveling Memorial Wall on the Middle Soccer Field at the Rolling Acres Sports Complex on November 1, 2018 through November 5, 2018 by a vote of 4 to 0.

K. TOWN ATTORNEY'S REPORT:

4. Ordinance 2018-06 – First Reading – Annexation – Lighthouse Storage, LLC – Annexing 26.1± Acres - Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25; 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 an annexation application has been filed by Greg Beliveau

with LPG Urban & Regional Planners, Inc. on behalf of Lighthouse Storage, LLC, requesting annexation for two parcels of land located along County Road 25, just south of the Lakes of Lady Lake Subdivision, addressed as 41101 and 41109 County Road 25, identified by alternate keys 1237718 and 1237734, within Lake County, Florida.

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.

The site consists of one 19-acre parcel and another 7-acre parcel. The parcels are partially developed with a mobile home and three metal sheds on the smaller parcel in the back and a metal pole barn, large metal building, and cell tower on the larger parcel fronting County Road 25. The cell tower is a utility station that is located at the center of the property. The site is predominantly open pasture with mature trees abutting the property line boundaries along the north, west, and south, and upland forest along the east abutting County Road 25 where the biggest concentration of vegetation can be found at the site. The existing mobile home is serviced by a water well and a septic tank for waste disposal.

The annexation application was received on Thursday, December 21, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. A large scale future land use comprehensive plan amendment and rezoning applications have been submitted concurrently for the project.

The subject properties lie in Section 5, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property were 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 (58) within 150 feet of the properties proposed for annexation were mailed Monday, January 29, 2018, and the properties were posted this same date. No objections or letters of support have been received to date, although there have been comments regarding the site plan and the rezoning.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-06 on Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-06 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-06 for second and final reading on a date to be determined at a later time pending review by the Department of Economic Opportunity (DEO) of Ordinance 2018-07.

Mr. Carroll stated Mr. Beliveau is present to answer any questions on behalf of the applicant.

Mayor Richards asked if anyone had any questions or comments.

- Joan Kellett of 1237 Tangerine Circle expressed her amazement that the (58) people who are directly affected by this development are uninformed. She stated their quality of life will be impacted by this. She invited the Commissioners to walk the property to see how they will be affected. She asked how many more meetings will be held for public input before the final decision is made.

Mayor Richards stated that he was the Town Engineer and Public Works Director in the past and is familiar with this property and has walked this land before.

Mr. Carroll stated that this application is going to the state and it will be 45 to 60 days before the final meeting is scheduled before the Commission. He stated staff will re-advertise and re-post the property when the final meeting is scheduled.

- Ms. Kellett asked if the Town worked with The Villages or involved them with this development.

Mayor Richards stated the Town did not work with The Villages as they are not involved with this development.

- Andrew Hall of 1249 E. Schwartz Blvd. commented that his property value will go down 50% if this is developed. He stated there are no trees between the back of his lot and this parcel, and a six-foot wall is supposed to be put in.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance 2018-06 by the following roll call vote:

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

5. Ordinance 2018-07 – First Reading – Large Scale Comprehensive Plan Future Land Use Map Amendment – Lighthouse Storage LLC – Requesting a Change from Lake County Urban Medium Density to Lady Lake Commercial Wholesale (CW) for 26.1± Acres - Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25; 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’s agent is Greg Beliveau with LPG Urban & Regional, Inc. on behalf of property owner Lighthouse Storage, LLC, and involves parcel #s 05-18-24-0003-000-02200 and 05-18-24-0003-000-02300. The site is located just south of the Lakes of Lady Lake Subdivision, along County Road 25/Teague Trail and near the intersection of Smitty Road, bordering on the west and south the Orange Blossom Gardens Unit 12 residential subdivision, subject parcel which includes 26± acres of land within the Town of Lady Lake municipal limits, in Section 5, Township 18 South, Range 24 East in Lake County.

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

Table 1- Existing and Proposed FLU for Site

Acres	Existing FLU	Proposed FLU
21.6 +/-	Lake County Urban Medium Density	Lady Lake Commercial Wholesale (CW)

Table 2- Future Land Use Descriptions

Existing FLU	Proposed FLU
<p><u>Lake County Urban Medium Density.</u> Provides a range of residential development at a maximum density of seven (7) dwelling units per one (1) 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. May serve as a transition between more intense and less intense urban land uses.</p>	<p><u>Lady Lake Commercial Wholesale (CW).</u> This land use category is limited to wholesalers and distributors which is an establishment engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. The intensity standard for this land use category is limited to a maximum of 80% of impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 ft. unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a max of 0.60 for the CW category.</p>

Background/Existing Conditions: The site consists of one 19-acre parcel and another 7-acre parcel. The parcels are partially developed with a mobile home and several residential metals sheds on the smaller piece and two metal structures and cell tower on the larger parcel. The cell tower is a utility station that is located at the center of the property. The site is predominantly open field pasture with mature trees abutting the property line boundaries along the north, west, and south, and upland forest along the east abutting County Road 25 where the biggest concentration of vegetation can be found at the site. The existing structures are serviced by a water well and a septic tank for waste disposal.

The general area is currently a mix of agricultural, residential and commercial tracts as the area is transitioning from a rural, agriculture character to an urban setting and development proposals continue to increase along the County Road 25 corridor. A few years ago, the Church at the Springs Site was built within the vicinity. Most recently, the Town has received and is processing a site plan application for a commercial project entitled “Teague Plaza” just a few yards south of the subject parcels. The County Road 25 corridor is a collector road that runs north-to-south and extends pass north the Marion County line where the Town limit ends. The proposed commercial planned unit development (PUD) zoning designation will assure consistency and compatibility with adjacent developments and the Town’s Land Development Regulations by addressing design and development guidelines via a Memorandum of Agreement outlining terms pertaining to permitted land uses, hours of operation, landscaping buffering, and other elements in conjunction with the corresponding overall site’s development.

The subject properties involve approximately 26± acres in Section 5, Township 18 South, Range 24 East, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Table 3. Adjacent Property Characteristics

Direction	Current Use	Future Land Use of Adjacent Properties
West	Single Family Dwelling Units (Manufactured homes and single-family residences) - The Villages OBG Unit 12	Lady Lake Manufactured Home High Density (MH-HD)
East	R.O.W./Manufactured Home with agricultural home site and cropland-nursery-fernery	Lake County Rural Transition
North	Single Family Residences-Lakes of Lady Lake Subdivision	Lady Lake Single Family Low Density (SF-LD)
South	Single Family Residences, vegetated upland forest, undeveloped commercial land	Manufactured Home High Density (MH-HD), Commercial General – Retail Sales and Services (RET), and Lake County Urban Medium Density

Proposed Development Context: The Commercial Wholesale (CW) future land use designation will allow elimination of residential densities to include non-residential land uses in a development pattern consistent with Future Land Use Policy 1-10.1 (H) (2). In that County Road 25 is a commercial corridor that forms a central north-south route through this area, the proposed amendment is consistent with the Town’s Future Land Use Policy 1-4.1 as it meets the criteria for identifying marketable commercial sites along the roadway to serve the existing and continuing development.

Under the current Lake County future land use, the property could be developed at a worst-case scenario as a 182-residential unit and 20,000 square feet of commercial. The proposed Commercial Wholesale (CW) future land use designation helps reduce the potential for a uniform single-family residence development pattern which could create long-term services issues in public infrastructures such as road and school facilities. The amendment proposal further increases the opportunity for a diverse mix of uses in the area and offer a variety of economic opportunities in an area where urban services can be available, and the urban setting is expected for the long-term growth of the area.

The proposed amendment would result in an overall decrease in all public facilities.

Environmental: The subject parcel has a variety of natural resources and features. The site is a field and pasture with mature trees and landscaping buffering along all perimeters. There are no wetlands or hydric soils, but the site has a Special Flood Hazard Area-Flood Zone A on the majority of the 19-acre parcel, which extends to the north along the Lakes of Lady Lake subdivision and across County Road 25.

The site’s field and pastures habitat may currently support state or federally protected wildlife species such as sand skink, mourning dove, and gopher tortoises. An Environmental Ecological Site Assessment was performed on Monday, December 11, 2017, and documented the presence of two gopher tortoise burrows for a survey performed that only covered 50 percent of the property. Since the subject parcels do not lie above 82 feet sea level, the property is exempt from a sand skink survey requirement.

According to the Soil Survey for Lake County, Florida, the site includes Candler Sand, 0 to 5 percent slopes, which is an excessively drained soil found on rolling uplands of central ridge, which is consistent with surrounding area development. Permeability is very rapid throughout the profile of this soil type, therefore, soil conditions do not limit the ability of the development to be

accommodated even when the property is partially affected by a floodplain. Accordingly, the conceptual development plan presents the Floodplain area to be reserved for open space and storm water retention pond areas.

Lastly, in consideration of the existing cell tower located at the center of the property, a falling zone has been incorporated in the design and layout of the development.

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

Potable Water - The subject parcels are located within the Town of Lady Lake Utilities Service area and the project shall be developed in accordance to 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.

- ♦ Potable Water Systems – Consumptive Use Permit No. 50049 by St. Johns provides allocation of 1.188 million gpd (2017)
- ♦ 2017 average Town’s water systems usage is 746,000 gpd and currently has a capacity of 442,000 gpd
- ♦ The project estimated consumption is 3,000 gpd

Sewer -

- ♦ Town’s Central Sewer Wastewater Treatment Plant Facility Systems – Allocation of 1.0 million gpd (2017)
- ♦ 2017 average Town’s sewer system usage is 611,000 gpd and currently has a capacity of 389,000 gpd
- ♦ The projected demand on the Wastewater System is 19,000 gpd

Reuse - The project’s reuse allocation will be determined at the time of site plan application. The project will be allowed to utilize Irrigation Wells for reuse.

The site is within the Town of Lady Lake Utility Service Area and the project will be required to connect to Town Utilities as per LDRs, Chapter 14, Appendix “B”. However, based on the expected allocation for the proposed development, the applicant will be asking that connection to Town Utilities be deferred until lines are available at the site since:

- The site is approximately 2,200 linear feet from the closest Potable Water connection and
- 4,670 linear feet from the closest Sanitary Sewer Connection

Type of Development		Inside of Existing Utilities Service		Outside of Existing Utilities Service Area But Within the 2010 Service Area	
		Connect	Not Connect	Connect	Not Connect
PUD	Within ¼ miles of system	X		X	
	More than ¼ miles from system	X		X	

*A quarter mile is 1,320 linear feet

During the site plan process, the applicant will have to request a waiver to connect to Town Utilities and show through documentation and engineering studies that connection at this time is not

practical, financially or beneficially to the Town. If granted, once Utility lines are available to the property, the property owner/developer will be required to connect to potable water and sanitary sewer facilities to support the needs of the overall project and each of its respective phases which will need to be interconnected at the closest point of water and sewer lines, thus enhancing systems supplies and pressures including fire lines. If any element of the development proposal changes or water and sewer lines are installed in closer proximity than originally found, the waiver request to connect to Town Utilities must be re-evaluated.

In that the project is a storage facility, the water and sewer allocation for storage/warehouse would typically generate 1 ERU per every 10,000 square foot of gross floor area; which is 3 times lesser than any other commercial land use. The owner/developer will seek to utilize water wells for potable water and irrigation and septic tanks for required restroom facilities.

Solid Waste - The Town of Lady Lake provides solid waste collection service to all its residents and businesses. The Town’s adopted level of service (LOS) for solid waste is 4 lbs. per day per resident. The proposed amendment shall not cause a deficiency in the level of services. As of 02/05/2018, the Town has a contract with Waste Management through 2024 for garbage pickup and disposal for both residential and commercial.

Schools Facilities – The property is proposed to generate zero (0) students in that the project consists of commercial land uses to include mini-warehousing, RV/boat storage, caretaker’s residence, and about 5,200 square foot office/commercial, and the existing cell tower. Under the current Future Land Use, the site could generate the following:

STUDENTS GENERATED BASED ON EXISTING FLU DESIGNATION							
School Type	SF Units	Student Generation Rate	Students Generated	MF Units	Student Generation	Students Generated	Grand Total
Elementary	182	0.152	28	0	0.143	0	28
Middle	182	0.074	13	0	0.063	0	13
High School	182	0.102	19	0	0.077	0	19
Grand Total							60

Transportation – Traffic Analysis indicates that the project will generate approximately 917 new daily trips of which 95 trips will occur during the PM peak hour. During the PM peak hour, 45 vehicles are forecasted to enter the project and 49 vehicles are projected to exit the site.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Mini Warehouse	24 acres	151	850	86	43	43
Single Family	1 unit	210	10	1	1	0
Office/Commercial	5,200 SF	710	57	8	1	6
TOTAL GROSS TRIPS (PROPOSED)			917	95	45	49

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	182 unit	210	1,733	182	115	67
Commercial	20,000 SF	820	2,386	204	65	70
TOTAL GROSS TRIPS (EXISTING)			4,119	386	180	137

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	- 291	- 135	- 88

In comparison with the ITE Trip Generation for Single Family (ITE Code 820), the future land use amendment from residential to commercial would result in a reduction of approximately 3,202 daily trips and 291 PM Peak Hour Trips.

Parks & Recreation - This commercial project shall not affect the Town’s LOS for Parks and Recreation in accordance to Goal REC1 and Objective REC1-1 of the Town’s Comprehensive Plan.

Stormwater - As per Town of Lady Lake Land Development Regulations, Chapter 13, all development requires to hold on site all storm water in excess of the 25-year 24-hour storm up to and including a storm of 100-year frequency.

- ♦ Project will be required to adhere to SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinances
- ♦ Due to the size of the development, the applicant/developer will be required to establish the base flood elevation (BFE) to elevate development within the floodplain Flood Zone A. In addition to the BFE, the applicant/developer will be required to add 18” freeboard for the building’s finished floor or flood-proof buildings. The site has approximately 9 +/- acres of land within the floodplain Flood Zone A.

Comments:

- 1) A Rezoning application has been submitted concurrently with this Large Scale Future Land Use Amendment application.

- 2) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 and Site Development Plan Regulations of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
- 3) Connection to Town Water and Sewer Facilities will be required.
- 4) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.
- 5) Mitigation/Relocation for wildlife will be needed for any endangered species found on the property following an Environmental Assessment conducted on the subject parcels.
- 6) Development within Special Flood Hazard Areas must adhere to the Town's Floodplain Management Ordinances.

The Large Scale Future Land Use Map Amendment application was received on Thursday, December 21, 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 in accordance to what is being proposed under the Commercial Wholesale (CW) designation, and is ready for transmittal to the Town Commission.

Applicant's Justification from Application:

1. The criteria for Identifying Marketable Commercial Site are in line with FLU Policy 1-4.1 as it relates to the ease of access to collector thoroughfares.
2. General Pattern of Commercial Land Use proposed for this project aligns with FLU Policy 1-4.2 as commercial land use shall be directed along corridors.
3. Access to Commercial Land Use can be achieved as per FLU Policy 1-4.3. as it refers to the coordinated efforts of local and county government to roads access management.
4. Mitigation of Impacts to Adjacent Land Uses is in line with FLU Policy 1-4.4 in that the site will provide sufficient buffers and screenings for purposes of mitigating impacts to adjacent residents.
5. The criteria for promoting orderly growth goes in line with FLU Policy 1-9.2 which seeks to encourage growth and development in existing developed areas and infill areas.

Department's Recommendation and Basis for Recommendation:

1. The proposed future land use map amendment will minimize impacts to road networks in the vicinity (FLU 1-6).
2. The request is compatible with approved land uses and proposed developments in the vicinity to the south of the subject parcels. Due to environmental elements such as the cell tower and floodplain, commercial is a preferable use to residential (FLU 1-1).
3. The requested change will result in the installation of utility lines which will efficiently utilize water and sewer facilities planned for the area (FLU 1-8).
4. Long-term growth patterns for this corridors are expected to generate mixed uses for surrounding parcels and vacant land fronting County Road 25 (FLU 1-4).

Mr. Carroll reported that notices to inform the surrounding property fifty-eight (58) within 150’ of the property of the proposed amendment were mailed on Monday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-07 on Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-07 to the Town Commission with the recommendation of approval. The Local Planning Agency recommended approval of Ordinance 2018-07 earlier this evening by a vote of 4-0. The Town Commission is scheduled to consider this ordinance for second and final reading on a date to be determined at a later time pending review by the Department of Economic Opportunity (DEO) of this ordinance.

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 first reading of Ordinance 2018-07 by the following roll call vote:

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

6. Ordinance 2018-08 – First Reading – Rezoning – Lighthouse Storage LLC – Rezoning from Lake County Agriculture (AG) and Lake County Community Facilities District (CFD) to Lady Lake Commercial Planned Unit Development (PUD for Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25; 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 a rezoning application has been filed with the Town of Lady Lake by Greg Beliveau with LPG Urban & Regional Planners, Inc. on behalf of Lighthouse Storage, LLC, requesting rezoning for two parcels of land, located along County Road 25, just south of the Lakes of Lady Lake Subdivision, addressed as 41101 and 41109 County Road 25, identified by alternate keys 1237718 and 1237734, within Lake County, Florida.

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

The combined parcels total 26+/- acres of land to develop a storage facility in four phases consisting of the following:

- Cell tower,
- mini storage warehouse with 1500 units,
- RV and boat storage of 300 spaces,

- 5,200 square feet of office/commercial, outside storage for boats and trailers, and
- one existing manufactured home utilized as a caretaker’s residence.

Accessory retail uses to the office/commercial will be the sale of storage-related items such as, but not limited to, boxes, locks, and tape. Accessory uses to the storage facility are the sale of items to members only such as, but not limited to, ice, air, gas, and diesel. A dumping station and a pressure washing area may also be located on site. The developer will be proposing a 20-foot Class “B” landscape buffer along all perimeter and a six-foot masonry or modular wall to be installed along the southern property boundaries to provide a visual screen. Staff referred to exhibits “B” and “C” of the ordinance.

The subject properties lie in Section 5, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property were included with the submitted application.

The rezoning application was received on Thursday, December 21, 2017, and 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	Lake County Agriculture (AG) and Lake County Community Facilities District (CFD)
Zoning of Adjacent Properties	
West	Lake County Agriculture (AG) & Lady Lake- Mixed Residential Medium Density (MX-8)
East	ROW/Lady County Agriculture (AG)
North	Lady Lake Single Family Low Density (RS-3)
South	Lady Lake Mixed Residential Medium Density (MX-8), Lady Lake Planned Commercial (CP), Lake County Agriculture (AG)

Mr. Carroll reported that notices to inform the surrounding property fifty-eight (58) within 150’ of the property of the proposed amendment were mailed on Monday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-08 on Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-08 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-08 for second and final reading on a date to be determined at a later time pending review by the Department of Economic Opportunity (DEO) of Ordinance 2018-07.

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

Mayor Richards asked if anyone had any questions or comments.

Commissioner Kussard voiced her concerns about the accessory uses of gas and diesel pumps and dumping stations. She asked about the source of water and whether there could be soil contamination or well water contamination. She stated she objects to the dumping station.

Mr. Beliveau stated they will comply with the strict DEP regulations for underground tanks that will be sealed according to the new requirements and will be inspected. He stated the dump station will be an underground tank that will be drained by an offsite vendor and will include filters. The water will be provided by multiple wells on site, and there will be septic systems permitted by Lake County's Health Department, and up to current code. He stated that the dumping station is an added convenience for customers.

Commissioner Vincent remarked that the Commission recently approved another RV storage site near Hartsock Road which includes a dump station. He stated it is a common thing for a high-end RV storage.

Commissioner Kussard asked if there are residential homes in that area.

Mayor Richards replied that there are residents in the county all around it. He stated that this parcel is on 26 acres and the dump station will be in the RV support area which is closer to CR 25.

Mr. Beliveau agreed that it will be right next to commercial property to the south on CR 25. He reviewed the aerial map with the plan imposed on it, and further commented on the planned landscaping buffers to be added to existing tree lines; resulting in an almost 60' buffer between the Lakes of Lady Lake residents on the circle and this development. He said this distance expands on the other perimeters. Mr. Beliveau stated that environmental studies have been submitted as required, as well as traffic analysis for review by the MPO. He stated the cell tower in the middle of the property would not be conducive to residential development of this property, and the current proposal is less impactful on surrounding residents than other commercial development.

- Phil Mathias of Lakes of Lady Lake professed his concern regarding the sale of fuel on this lot. He stated the residents on Dowling Circle look at the cell tower every day and are used to it, but the landscaping needs to be enhanced as they can see right through the trees. He also stated that traffic needs to be taken into consideration.
- Butch Ballot of the Village of La Reynaldo stated he has been an RVer for 39 years. He stated he currently stores his RV at the facility on Rolling Acres Road, which has much more traffic than CR 25, and still, he has no problem getting into the facility. Mr. Ballot stated the plan for this development looks good, and the RV industry is exploding. He stated the developer appears to be doing a good job with this plan, and he supports it.
- Eric Welhaven of 519 Dowling Circle stated he currently lives directly across from the cell phone tower. He asked what material will be used to fill in the current gaps through the trees, as the residents are concerned they will start with small plantings that will take a long time to mature.

Mayor Richards stated the planning department can tell him what the buffer will be, but the idea is for it to be opaque.

- Joan Kellett of 1237 Tangerine Circle commented on the cell tower, stating the property owner was aware of it. She asked the Commission to consider if they would want all this in their back yard; diesel fuel, dumping, commercial operations near a residential neighborhood. She stated she does not know the hours of operation.

- Nancy Ruggiero of 1307 E. Schwartz Blvd. stated the cell tower was put in upon approval of the Lake County Commission without notice to residents. She stated it was supposed to be kept up with nice landscaping, which has not been kept up. Ms. Ruggiero questioned the follow-through of the developer on his promises regarding security, and expressed concern about the diesel, leach fields, etc. She stated this will also devalue their homes.

Mr. Beliveau stated there will be three layers of security - a caretaker on site, as well as a security person for 24/7 security, plus cameras. He stated they will have dark-sky lighting and it will not spill over onto adjacent residential properties. He stated this use will be quieter than any other use that could go here, even a residential area; this is RV storage, not an RV park. Mr. Beliveau stressed the fueling and dumping is a convenience for members only; it is not a gas station for the public.

Mayor Richards confirmed with Mr. Beliveau that this facility will be gated, with access provided to members.

- Andrew Hall of 1249 E. Schwartz Blvd. expressed concern regarding putting a storage facility in a residential area, as well as the fuel and dump station. He stated it should be put somewhere else.
- Mike Chrisman of 563 Dowling Circle commented on the buffers between this commercial development and the residential area, as well as possible light intrusion. He stated security is a concern if there is no barrier such as a fence, and hours of operations will also be a concern.
- Joan Kellett of 1237 Tangerine Circle stated there is 20 feet behind the home where E. Schwartz Blvd. starts. She stated that it is her understanding that it belongs to The Villages and an owner has been using this property as a private road to get to his home. She asked if anyone can clarify the ownership of this property.

Mayor Richards stated that if someone has used this property for access for 20 years, they can continue to use it. He stated if The Villages owns property adjacent to this parcel, they would have been notified along with all other adjacent property owners.

Attorney Schroth agreed they have a prescriptive easement right if they have used it for 20 years.

Commissioner Kussard asked if the hours of operation are known. She asked if there was any chance the applicant could omit the fuel and dump stations.

Mr. Beliveau stated the hours of operation are being researched by checking on the hours of other RV storage facilities and will be available at site plan. He commented on an earlier statement regarding storage facilities in the midst of residential areas, and stated there are some. One such facility is located on 466A in Fruitland Park and is surrounded on three sides by The Village of Pine Ridge. He reiterated that the landscaping buffers for this development will be such that the view will be opaque. Mr. Beliveau stated the applicant would like to keep the fuel and dump stations as planned.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance 2018-08 by the following roll call vote:

***KUSSARD
HOLDEN***

***NO
YES***

VINCENT
RICHARDS

YES
YES

7. Ordinance 2018-10 – First Reading – Annexation – Teresa Ann DeMoss – Annexing One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, 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/property owner, Teresa Ann DeMoss, has filed an application to annex one lot located in the vicinity of north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, addressed as 916 Aloha Way, Lot 119, and identified by Alternate Key Number 1483361. The application involves annexing 0.16 +/- acres from unincorporated Lake County into the Town of Lady Lake.

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

There is currently a manufactured home on the site that has been in existence since 1977. This property is currently serviced by the Villages Center Community Development District Central Water and Sewer Systems as well as the District’s Fire Department. The primary reason for the annexation is for the applicant to be able to construct a single family residence on the property and be able to meet all of the Town’s zoning and environmental setbacks.

In accordance to Chapter 12, Article II, Section 12-52).a).1)., any part of the proposed habitable structure is required to adhere to a 35-foot setback from the Ordinary High Water Line from bodies of water. The parcel abuts Lake Paradise on the rear yard and the entire lot is located within a Special Flood Hazard Area (SFHA) Flood Zone A; which requires that re-development adhere to the National Flood Insurance Program (NFIP) and the Town’s Floodplain Management Ordinance. While the Town’s Ordinary High Water Line setback is 35 feet, Lake County’s is 50 feet, so the applicant has opted to annex into the Town.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The annexation application was received on Monday, January 22, 2018, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the property proposed by annexation request were mailed Thursday, January 29, 2018, and the property was posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-10, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-

10 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider this ordinance for second and final reading will be held on Monday, March 19, 2018 at 6:00 p.m.

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 Kussard and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance 2018-10 by the following roll call vote:

KUSSARD	YES
HOLDEN	YES
VINCENT	YES
RICHARDS	YES

8. Ordinance 2018-11 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Teresa Ann DeMoss – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, 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/property owner, Teresa Ann DeMoss, has filed an application to amend the future land use on one lot located in the vicinity of north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, Lot 119, addressed as 916 Aloha Way, and identified by Alternate Key Number 1483361.

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

Future Land Use Descriptions

Existing FLU	Proposed FLU
<p><u>Lake County Urban Medium Density.</u> Provides a range of residential development at a maximum density of seven (7) dwelling units per one (1) 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. May serve as a transition between more intense and less intense urban land uses.</p>	<p><u>Lady Lake Manufactured Home High Density (MH-HD)</u> Development within the Manufactured Home, High Density land use category shall be limited to manufactured homes. Densities cannot exceed 9 units/acre. Single Family, Multi-family, Commercial, and Industrial uses are prohibited, however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and Objective FLU 1-8.</p>

The subject property involves approximately 0.16 ± acres 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 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	ROW/Lake County – Medium Urban Density
South	Lake Paradise & Lady Lake Commercial General-Retail Sales and Services (RET)

A Concurrency Determination Statement was included as part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town Services.

Concurrency Determination Statement: The applicant wants to remove the existing manufactured home on the above-mentioned lot and would like to construct similar size conventional site built home. The proposal will be no increase in services, traffic, population or recreation.

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

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

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

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

Transportation - No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation - The annexation, small scale future land use amendment, and the rezoning applications 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. In that the lot is in a Special Flood Hazard Area- Flood Zone A- Lake Paradise, any development will have to adhere to the Town’s Floodplain Management Ordinance and adhere to the Town’s Chapter 12, Article II, Section 12-52).a).1).Ordinary High Water Line (OHWL) setback of 35 feet.

The small scale FLU amendment application was received on Monday, January 22, 2018, and has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the directives of the adopted Comprehensive Plan in accordance with the sought designation.

Comments:

- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
- 2) 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.

Staff Recommendation and Basis for Recommendation:

1. The request is compatible with approved land uses and developments within the Orange Blossom Garden Subdivisions.
2. The requested change will not affect Town’s water and sewer facilities.

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150’ of the property of the proposed annexation were mailed Thursday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-11, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-11 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2018-11 at their meeting earlier this evening and recommended approval by a vote of 4-0. The Town Commission is scheduled to consider Ordinance 2018-11 for second and final reading on Monday, March 19, 2018 at 6:00 p.m.

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

Commissioner Kussard confirmed with Mr. Carroll that the structure will have to adhere to the floodplain requirement of an 18-inch base elevation.

Mr. Carroll also stated if the application is turned in prior to approval of the OHWL setback change, they will have to maintain a setback of 25 feet from the water body.

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

Upon a motion by Commissioner Holden and seconded by Commissioner Kussard, the Commission approved the first reading of Ordinance 2018-11 by the following roll call vote:

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

9. Ordinance 2018-12 – First Reading – Rezoning – Teresa Ann DeMoss – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density

(MX-8) for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, 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/property owner, Teresa Ann DeMoss, has filed an application to rezone one lot located in the vicinity of north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 2, addressed as 916 Aloha Way, Lot 119, and identified by Alternate Key Number 1483361. The application involves rezoning 0.16 +/- acres from Lake County Residential Medium (RM) to Lady Lake- Mixed Residential Medium Density (MX-8).

A map of the property and an aerial map showing the zoning designations of the parcel and adjoining parcels were shown.

The Rezoning application was received on Monday, January 22, 2018, and has been reviewed and determined to be complete, satisfying the necessary criteria as required. 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.

The subject property lies in Section 06, 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. Additionally, the applicant submitted an updated survey with the proposed house location, a floor plan and exterior elevations to document that the proposal will meet all required applicable setbacks.

The lot will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District’s Fire Department. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	ROW/Lake County Residential Medium (RM)
South	Lake Paradise & Planned Commercial (CP)

Mr. Carroll reported that notices to inform the surrounding property owners (12) within 150 feet of the property proposed by annexation request were mailed Thursday, January 29, 2018, and the property was posted this same date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-12, provided comments by Thursday, February 1, 2018, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-12 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-12 for second and final reading on Monday, March 19, 2018 at 6:00 p.m.

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 Kussard, the Commission approved the first reading of Ordinance 2018-12 by the following roll call vote:

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

10. Ordinance 2018-13 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1b, 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 five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4. The application involves annexing 0.70 +/- acres from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

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.

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 were 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 Thursday, January 25, 2018, 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 (93) within 150 feet of the properties proposed by the annexation request were mailed Monday, January 29, 2018, and the properties were posted this same date. He stated this is the 23rd phase of annexations by The Villages.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-13, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-13 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-13 for second and final reading on Monday, March 19, 2018 at 6:00 p.m.

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 first reading of Ordinance 2018-13 by the following roll call vote:

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

11. Ordinance 2018-14 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1b, 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 for five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.70 +/- acres and the lots are addressed as follows:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

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 Thursday, January 25, 2018, 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 was 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 stated 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 involves approximately 0.70 ± 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	1301 Paradise Drive - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lady Lake – Commercial General – Retail Sales and Services
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lady Lake – Commercial General – Retail Sales and Services

Subject Property	1309 Lester Drive - 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	734 Truman Avenue - 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	Lady Lake – Manufactured Home- High Density

Subject Property	1233 Dustin Drive - 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	732 Jason Drive - 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	Lady Lake – Manufactured Home- High Density

Comments:

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

Mr. Carroll reported that notices to inform the surrounding property owners (93) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, January 29, 2018, and the properties were posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-14, and determined the application to be complete and ready for transmittal to the

Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-14 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2018-14 at their meeting earlier this evening and recommended approval by a vote of 4-0. The Town Commission is scheduled to consider Ordinance 2018-14 for second and final reading on Monday, March 19, 2018 at 6:00 p.m.

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 Kussard, the Commission approved the first reading of Ordinance 2018-14 by the following roll call vote:

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

12. Ordinance 2018-15 – 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) for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1b, 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 five lots located within Orange Blossom Gardens Units 1, 2, 3.1B, and 4. The application involves rezoning 0.70 +/- 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:

- 1301 Paradise Drive
- 1309 Lester Drive
- 734 Truman Avenue
- 1233 Dustin Drive
- 732 Jason Drive

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 Thursday, January 25, 2018, 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	1301 Paradise Drive - Lake County Residential Medium
Zoning of Adjacent Properties	
West	Lady Lake – Planned Commercial
East	Lake County - Residential Medium
North	Lake County - Residential Medium
South	Lady Lake – Planned Commercial

Subject Property	1309 Lester Drive - Lake County - Residential Medium
Zoning of Adjacent Properties	
West	Lake County - Residential Medium
East	Lake County - Residential Medium
North	Lady Lake – Mixed Residential Medium Density
South	Lake County - Residential Medium

Subject Property	734 Truman Ave. - Lake County - Residential Medium
Zoning of Adjacent Properties	
West	Lake County - Residential Medium
East	Lake County - Residential Medium
North	Lake County - Residential Medium
South	Lady Lake – Mixed Residential Medium Density

Subject Property	1233 Dustin Drive - Lake County - Residential Medium
Zoning of Adjacent Properties	
West	Lake County Residential Medium
East	Lake County Residential Medium
North	Lady Lake – Mixed Residential Medium Density
South	Lake County Residential Medium

Subject Property	732 Jason Drive - Lake County Residential Medium
Zoning of Adjacent Properties	
West	Lake County - Residential Medium
East	Lady Lake – Mixed Residential Medium Density
North	Lady Lake – Mixed Residential Medium Density
South	Lady Lake – Mixed Residential Medium Density

Mr. Carroll reported that notices to inform the surrounding property owners (93) within 150 feet of the property proposed by the rezoning request were mailed Monday, January 29, 2018, and the properties were posted this same date. No objections or letters of support have been received to date.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-15 and determined the application to be complete and ready for transmittal to the

Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2018-15 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-15 for second and final reading will be held on Monday, March 19, 2018 at 6:00 p.m.

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 Kussard and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance 2018-15 by the following roll call vote:

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

13. Ordinance 2018-16 – First Reading – An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending the Town of Lady Lake Land Development Regulations Chapter 12, Article II, Section 12-52, Entitled “Setbacks”; Amending the Required Setback for Habitable Structures from the Ordinary High Water Line (OHWL) (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 in December of 2017, the Town Commission considered, and approved, Resolution 2017-121, a variance to Section 5-4. f). C. 1. A., to allow a 10-foot front-yard setback in the MX-8 zoning district for property located on Aloha Way. The Land Development Regulations require a 20-foot minimum front-yard setback in the MX-8 zoning district; however, due to the applicant wishing to construct a new home on the property, they were required to maintain a minimum distance of 35 feet from the Ordinary High Water Line (OHWL) of Lake Paradise, which was to the rear of the property.

At present, there is not a means to obtain a variance to any of the Land Development Regulations that are contained in Chapter 12, Article II. As a result of the discussions which occurred at the December 4, 2017 Town Commission Meeting pertaining to Resolution 2017-121, as well as the discussion at the meeting of January 17, 2018, the Town Commission directed staff to draft an ordinance to amend Chapter 12, Article 3 of the Land Development Regulations to allow for a reduction to a 25-foot setback from the OHWL. The 25-foot setback would not compromise the minimum buffer from the OHWL as required by Section 12-53 of Chapter 12, Article II.

All structures that are located in a floodplain, are required to elevate the finished floor of habitable structures to 18 inches above the base flood elevation, therefore policy is already in place to provide protection for homeowners in the floodplain. The proposed ordinance will allow new homes to be constructed in a uniform manner with the other homes within the MX-8 zoning district that are set back from the right-of-way a distance of 20 feet. Lastly, the proposed ordinance does not amend any language that would allow for a variance to any regulations contained within Article II of Chapter 12 (i.e., no variance can be granted to the minimum required setback from the Ordinary High Water Line).

The Technical Review Committee (TRC) members individually reviewed Ordinance 2018-16, and determined the ordinance ready for transmittal to the Planning and Zoning Board. At the February 12, 2018 meeting, the Planning and Zoning Board voted 4-1 to forward Ordinance 2018-16 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance 2018-16 for second and final reading on Monday, March 19, 2018 at 6:00 p.m.

Mr. Carroll stated he would be happy to answer any questions.

Mayor Richards thanked staff for their work on this ordinance. He asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance 2018-16 by the following roll call vote:

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

14. Ordinance 2018-17 – First Reading – Special Exception Use - Discount Mini Storage of Lady Lake, LLC - Requesting to Incorporate Motor Vehicle R.V. and Boat Storage Facilities within the Heavy Commercial (HC) Zoning Classification - Located at 708 South U.S. Highway 27/441 (AK #1015049) (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 Robert Batsel, Jr. has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation to establish a Motor Vehicle R.V. and Boat Storage Facility on property located at 708 South Highway 27/441, being 8.35 +/- acres in the Town of Lady Lake, Florida.

Mr. Carroll reported that under the proposal, the conceptual plan calls for thirty-nine 12’ x 50’ enclosed bays, forty-one 12’x 50’ covered bays, forty 12’ x 40’ covered bays, forty-two 12’ x 30’ covered bays, and six 12’ x 20’ uncovered bays. Also provided will be 18 parking spaces as required per the Land Development Regulations. The proposed development is an expansion of the existing mini-storage facility, which is adjacent to the property and to the southeast. Cross access will be provided between both properties, although it shall only be one-way due to constraints which exist upon the already developed mini-storage facility. Access to the Motor Vehicle R.V. and Boat Storage Facility will be provided directly off Highway 27/441 as well, with an anticipated right-in and right-out driveway connection.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned “HC” Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). to allow for the establishment of the motor vehicle R.V. and boat storage facilities.

The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

The Future Land Use and Zoning of the Subject Parcel and Adjacent Properties are as follows:

Future Land Use

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake Manufactured Homes High Density (MH-HD)
East	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
North	Lady Lake – Commercial General – Retail Sales and Services (RET)
South	Commercial General – Retail Sales and Services (RET)/ Lady Lake Manufactured Homes High Density (MH-HD)

Zoning

Subject Property	Lady Lake– Heavy Commercial (HC)
Zoning of Adjacent Properties	
West	Lady Lake– Manufactured Homes High Density (MH-9)
East	ROW/ Lady Lake– Heavy Commercial (HC)
North	Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)/ Lady Lake– Manufactured Homes High Density (MH-9)

Should the Special Exception Use Amendment application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, traffic study, environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

Mr. Carroll stated that the Special Exception use for the property is governed by the following:

- A. Hours of operation with personnel shall be no earlier than 7:30 a.m. and no later than 9:30 p.m. for all facilities. Twenty-four hour access will be available via gate access with assigned security codes.
- B. Storage area shall be screened from any public right-of-way by a six-foot (6') high opaque fence or wall with a buffer yard planted along the street side of the fence or wall.
- C. Buffering around the storage area shall be provided based on a Buffer Class "C".
- D. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2, of the Town of Lady Lake Land Development Regulations.
- E. The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.
- F. All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility, as well as to prevent car headlights from shining into adjacent residential areas from the parking lot and internal drive aisles.

G. All proposed signage must be in compliance with the Town of Lady Lake Land Development Regulations and the Town of Lady Lake Code of Ordinances, and approved by the Town of Lady Lake.

H. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town of Lady Lake Code of Ordinances.

I. Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

Mr. Carroll stated these items in the Memorandum of Agreement are enforceable by Code Enforcement should things deteriorate.

Mr. Carroll reviewed the conceptual plan and pointed out the storage areas, the retention pond to the northern edge, and access to the parcel which will be further analyzed when the traffic study is completed. Photos of the property in its current state were shown.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll reported that notices to inform the surrounding property owners (19) within 150' of the property of the proposed amendment were mailed on Monday, February 19, 2018. The property was posted Monday, February 26, 2018.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-17 and determined the application to be complete and ready for transmittal to the Town Commission. (The Planning and Zoning Board does not review Special Exception Use applications.) The Town Commission is scheduled to consider Ordinance 2018-17 for second and final reading will be held on Monday, March 19, 2018 at 6:00 p.m.

Mr. Carroll stated Robert Batsel, Jr., representing the applicant, is present if there are any questions.

Commissioner Kussard asked if there would be any fuel or dumping stations.

Mr. Batsel replied there would be no fuel or dump stations.

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

Upon a motion by Commissioner Kussard and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance 2018-17 by the following roll call vote:

KUSSARD	YES
HOLDEN	YES
VINCENT	YES
RICHARDS	YES

L. TOWN MANAGER’S REPORT:

Town Manager Kris Kollgaard stated she had nothing to report this evening.

M. MAYOR/COMMISSIONER’S REPORT:

Mayor Richards commented that the only way to ensure no development in your back yard is to own it. He stated a retention pond behind his property was paved over for a parking lot for the hospital. He thanked everyone for their patience this evening, as he wanted to let everyone have their say.

There were no other comments by the Commissioners.

N. PUBLIC COMMENTSⁱⁱ

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

O. ADJOURN: There being no further business, the meeting was adjourned at 7:25 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.*