

**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
February 5, 2018**

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

**CALL TO ORDER:** Chairperson/Member Jim Richards

**ROLL CALL:** Member Paul Hannan  
Member Tony Holden  
Member Dan Vincent  
Chairperson/Member Jim Richards

**ABSENT:** Member Ruth Kussard

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Marsha Brinson, Library Director; and Nancy Slaton, Deputy Town Clerk

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

**NEW BUSINESS:**

**1. Approval of Minutes: January 17, 2018 Local Planning Agency Meeting (on file in the Town Clerk's office)**

*Upon a motion by Member Hannan and seconded by Member Holden, the Local Planning Agency members approved the minutes of the January 17, 2018 meeting as presented by a vote of 4 to 0.*

**2. Ordinance No. 2018-02 – 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)**

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
- 746 Royal Palm Avenue
- 809 Royal Palm Avenue
- 818 Royal Palm Avenue

- 816 Royal Palm Avenue
- 805 Elm Street

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties, as were photos of the posting of the properties and surveys of the parcels. Mr. Carroll noted that most of these properties have been cleared to date.

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 Local Planning Agency.

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 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 0.85 ± 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	<b>901 Silver Oak</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lady Lake – Manufactured Home- High Density
South	Lake County Medium Urban Density

Subject Property	<b>746 Royal Palm</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
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	<b>809 Royal Palm</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Subject Property	<b>816 Royal Palm</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
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	<b>818 Royal Palm</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Subject Property	<b>805 Elm Street</b> - Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

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

Mr. Carroll stated 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 reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-02, and determined it 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 5-0 to forward Ordinance 2018-02 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider this ordinance for first reading later this evening, and for second/final reading on Wednesday, February 21, 2018 at 6:00 p.m.

Mr. Carroll stated that the applicant is present to answer any questions.

Chairperson/Member Richards asked if anyone had any questions or comments regarding this ordinance, and hearing none, asked for a motion.

***Upon a motion by Member Holden and a second by Member Vincent, the Local Planning Agency recommended approval of Ordinance 2018-02 by a vote of 4-0.***

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

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Kristen Kollgaard, Town Clerk

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Jim Richards, Chairperson