

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
March 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 5:30 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

ROLL CALL: Member Ruth Kussard
Member Tony Holden
Member Dan Vincent
Chairperson/Member Jim Richards

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Wendy Then, Senior Planner; 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 - February 5, 2018 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Kussard and seconded by Member Vincent, the Local Planning Agency members approved the minutes of the February 5, 2018 meeting as presented by a vote of 4 to 0.

2. Ordinance 2018-07 – 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)

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 past 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-fernyery	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 service issues in public infrastructure 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 one ERU per every 10,000 square foot of gross floor area; which is three 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” free board 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 be adhered 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 align 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 corridor 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 owners (58) within 150' of the property of the proposed amendment were mailed on Monday, January 29, 2018. The property was posted on Monday, January 29, 2018. He stated there was discussion regarding this issue at the Planning and Zoning Board meeting, and staff received a call today as well.

Mr. Carroll stated that 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 Town Commission is scheduled to consider Ordinance 2018-07 for first reading later this evening. The second and final reading will be 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 Mr. Beliveau, representing the applicant, is present to answer any questions.

Chairperson/Member Richards asked if anyone had any questions or comments regarding this ordinance.

- Phil Mathias, Lakes of Lady Lake, asked if water and sewer will be extended to this property.

Mr. Carroll replied that an extension project is currently underway that is bringing utilities further north, although this applicant would have to request a waiver if they do not connect. The applicant would have to pay for the extension of water and sewer lines to this property.

- Mr. Mathias asked if there will be a deceleration or turn lane for this property, since people will be bringing in RVs.

Mayor Richards replied that the County would mandate whether this will be necessary when the planning and traffic study is completed.

- Mr. Mathias stated he is not happy with the way this is laid out. He said the plans show vegetation as a buffer by Dowling Circle and he hopes this will be maintained.

Mayor Richards stated that no variances are being requested for buffers and will be to standards.

Town Manager Kris Kollgaard interjected that this is just the annexation, and site plans will come later.

- Elaine Bagg of 1241 Tangerine Circle stated this development will be in her back yard. She asked if there will be more frontage on CR 25, and how far back on the property it will be developed.

Mr. Carroll replied the development will be at least 80 feet from the back property line.

Mr. Beliveau stated that there will be a 20-foot buffer between the properties on that cul de sac and the road, then another 20-foot buffer between the road and this development. Additionally, the tree line will be remaining; approximately 80 feet in between, and there will be boat storage behind the tree line. He explained that additional landscaping will be put in to augment existing trees and vegetation, as well as fences or walls to make it opaque as required by the Memorandum of Agreement, to make sure that it is not visible to neighbors.

Mr. Beliveau commented that the current designation for this property under the county is Medium Density Residential, and they could put multi-family apartments on this site, and 20,000 sq. ft. of commercial along the frontage is currently allowed. He stated that this proposed application is much less impactful to the area for traffic, etc.

The Local Planning Agency recommended approval of Ordinance 2018-07 by an all-in-favor vote of 4-0.

3. Ordinance 2018-11 – 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)

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 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 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.

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 properties involve approximately 0.16 ± acres 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 request 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 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 2018-11, 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 Town Commission is scheduled to consider Ordinance 2018-11 for first reading later this evening. The second and final reading is scheduled for Monday, March 19, 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 Kussard and a second by Member Holden, the Local Planning Agency recommended approval of Ordinance 2018-11 by a vote of 4-0.

4. Ordinance 2018-14 – 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)

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 stated 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 Town Commission is scheduled to consider Ordinance 2018-14 for first reading later this evening, and 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.

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 Kussard and a second by Member Holden, the Local Planning Agency recommended approval of Ordinance 2018-14 by a vote of 4-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:52 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk