

PLANNING AND ZONING BOARD MEETING MINUTES TOWN OF LADY LAKE, FLORIDA

August 8, 2022

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

A. CALL TO ORDER

Chairman Sigurdson

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL:

Member	Present
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

STAFF PRESENT:

Wendy Then, Senior Planner; Thad Carroll, Growth Management Director; Becky Higgins, Development Coordinator and Nancy Wilson, Town Clerk

Attorney Sasha Garcia was also present

D. NEW BUSINESS

1. Approval of Minutes

Member Regan made a motion to approve the July 11, 2022, Planning and Zoning Board meeting minutes as presented; Member Pressley seconded the motion. The motion passed by a vote of 5 to 0.

2. Ordinance 2022-08 — Annexation — An Ordinance Annexing One Lot Being Approximately 0.15 Acre, located within Orange Blossom Gardens Unit 3, Owned by Martha K. Friedman, Referenced by Alternate Key Number 2684232. (Wendy Then)

Senior Planner Then said the present use is vacant residential with a street address of 990 Tarrson Boulevard. Ms. Friedman would like to annex the .15 acre into the Town of Lady Lake

from Lake County. After the Villages bought some properties in the area there were owners who wanted to be annexed into Lady Lake, this is one of the properties that was not annexed at that time. The property will be served by the Village Center Community Development District Central Water and Sewer System and the District's Fire Department. The subject property is non-contiguous with the existing municipal boundary but annexation is allowed.

Chairman Sigurdson asked if a structure was ever on property to which Ms. Then responded that a mobile home was once on the property.

Member Saunders made a motion to forward Ordinance 2022-08 to the Town Commission with the recommendation of approval; Member Regan seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

3.Ordinance 2022-09 — Small Scale Future Land Use Comprehensive Plan Amendment — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of One Lot Being Approximately 0.15 Acre, Located in Orange Blossom Gardens Unit 3, Owned by Martha K. Friedman, Referenced by Alternate Key Number 2684232. (Wendy Then)

Senior Planner Then summarized the request. This is the second part to Ordinance 2022-08 and is an application to amend the Future Land Use designation for the same .15 acres owned by Ms. Friedman. Surrounding property is Lake County Medium Urban Density which provides a range of residential development at a maximum of seven dwelling units per one buildable acre. The proposed Future Land Use designation is Lady Lake Manufactured Home High Density which is limited to manufactured homes; densities cannot exceed nine units per acre.

There is no impact to town services since utilities would be provided by VCCDD. Neither will schools or transportation be affected since the property is in an adult community and the previous home will be replaced by a new one. The project will be required to adhere to St. Johns River Water Management District guidelines and the Lady Lake Floodplain Management Ordinance.

Member Saunders made a motion to forward Ordinance 2022-09 to the Town Commission with the recommendation of approval; Member Pressley seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

4. Ordinance 2022-10 — Rezoning — An ordinance rezoning one lot being approximately 0.15 acre, located in Orange Blossom Gardens Unit 3, owned by Martha K. Friedman, referenced by Alternate Key Number 2684232 (Wendy Then)

Senior Planner Then summarized the request. This is the last ordinance for this property which is a rezoning. The existing zoning is Lake County Mixed Residential Medium Density and the proposed zoning designation is Lady Lake Mixed Residential Medium Density which is consistent with other lots in the Villages that are presently within the Town of Lady Lake.

Member Saunders made a motion to forward Ordinance 2022-10 to the Town Commission with the recommendation of approval; Member Pressley seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

5. Ordinance 2022-11 — An Ordinance of the Town Commission of the Town of Lady Lake, Florida; Voluntarily Annexing Property Being Approximately 172.707 Acres Owned by Joseph H. O'Dell and Julian and Diana Malkiewicz; Referenced by Alternate Key Numbers 1283582 And 1283523; Located Approximately 1,500 Feet North of Lake Ella Road and East of Cherry Lake Road in Lake County, Florida (Wendy Then)

Senior Planner Then summarized the request. There are two parcels being annexed totaling

172 acres of land. The present use of the property is Residential/Agricultural. Adjacent to the property is an area that has already been annexed into the town. The annexed property will be serviced by Lady Lake water, sewer and reuse which requires annexation at some time in the future. Prior to the second reading of the ordinance, the application will need to be reviewed by the Department of Economic Opportunity; this is required when the property is over 50 acres.

Chairman Sigurdson asked if any buildings on the property are occupied.

John Curtis - Kolter Homes

Mr. Curtis responded that one home is on the property and is occupied and they are aware of the annexation.

Chairman Sigurdson asked if the road on the east section in the north corner of the property, that attaches to Lake Ella Road, is a county road. Ms. Then responded the road is named Abeble Road and it is an easement for access to two properties. It does not connect to Lake Ella Road.

Chairman Sigurdson said his point is that there is a huge area with access provided by one road. Growth Management Director Carroll said they will be shown a plan where access is being created to Rolling Acres Road as part of the rezoning. Chairman Sigurdson commented on the quantity of people occupying that area.

Lynn McDonald - owns 10 acres adjacent to Abeble Road where the easement is located

Ms. McDonald said that her property abuts the Lagano Development and with more growth, she is concerned about access to her property in the future. She is building a house at the rear of her property and does not want a two-lane road behind her. She asked if there is anything she can do about the development and stated that she wants to make sure there is sensitivity shown to the residents in the area. Ms. Then said that abutting Ms. McDonald's property is a proposed retention pond and a landscaping buffer; there are no plans to open Abeble Road as for access to the area. The roads for access are likely to be Rolling Acres Road and Cherry Lake Road.

Michelle Taylor – 37550 Taveran Lane

Ms. Taylor has ten acres that line up with Abeble Road. As it is now, she said it is very difficult to get out on or to cross Rolling Acres Road. She would like that issue to addressed before there is more building.

Steve Moats - 1571 Woodfield Way

Mr. Moats said his property backs up to County Road 100 and it is already a drag strip where

cars are speeding up and down the road constantly. Traffic is his concern. Mr. Carroll responded to Mr. Moats saying that is why a roundabout is being proposed – to slow down traffic. The developers plan will be shown when rezoning is discussed.

Chairman Regan asked if they are planning one roundabout on CR 100?

John Curtis – Kolter Homes

Mr. Curtis responded that the developers are working with Sumter and Lake County traffic engineers on Cherry Lake Road. They are also developing the project to the north called Hammock Oaks and are also working on traffic calming measures in that area as well as a roundabout on the O'Dell property. His group is looking at multiple ways to calm traffic. Member Regan commented that there are a high number of people accessing those roads, even a roundabout will be hard to access with the number of people accessing roads in the area.

Pam Madison - 818 Abeble Road

Ms. Madison is also concerned about the traffic. The entire area is congested. There is a new 4-way stop sign which helps some but there is simply too much traffic. Sometimes it takes her 15-20 minutes to get out of her driveway. Villages down Rolling Acres to 466a. Ms. Madison is also worried about the access road becoming a formal road. She lives on agricultural property and does not want all of this in her backyard.

Member Pressley made a motion to forward Ordinance 2022-11 to the Town Commission with the recommendation of approval; Member Saunders seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

6. Ordinance 2022-12 — Large-Scale Future Land Use Comprehensive Plan Amendment — Changing the future land use designation from Lake County Rural to Lady Lake Single Family Medium Density for property owned by Joseph H. O'Dell and Julien and Diana Malkiewicz; being approximately 172.707 acres; Referenced by Alternate Key Numbers 1283582, and 1283523, within Lake County, Florida. (Wendy Then)

Senior Planner Then summarized the request. Current Future Land Use (FLU) of the property is Lake County Rural and the proposed FLU is Lady Lake Single Family Medium Density. Current use is Residential/Agricultural. The proposed FLU is limited to single family units unless a PUD is implemented which, in this case, would also allow for multifamily units and limit the density to about four units per acre.

The Large-Scale Future Land Use Amendment will allow for much needed housing by providing single-family detached homes, age-restricted single family homes and attached townhomes. Another benefit to the Town will be an increase in property tax revenue.

The extension of public facilities will be required for the development to move forward and the cost for the extension of water and sewer lines will be borne by the developer. Also, the developer will contribute heavily to roadway improvements.

The proposed development potential of the subject properties would be 172,750 gallons per day. The Town's current potable water capacity is approximately 300,000 gallons per day and an adjustment may be made by St. Johns River Water Management District potentially expanding potable water capacity in 2026.

The Town's new wastewater treatment plant is slated for completion in 2024 and the added capacity will ensure adequate capacity.

At four dwelling units per acre, the impact on schools is estimated to be 109 elementary-aged students; 79 middle school aged children; and 114 high school aged students.

Regarding transportation, assuming four dwelling units per acre, the impact of the PUD for the entire development encompassing 331 acres is 5,694 daily new net trips. A traffic analysis was conducted finding that the PUD is not projected to cause Level of Service deficiencies in the area.

The proposed PUD will include approximately 130 acres of open and recreational space.

Regarding Stormwater, the project will adhere to St. John's River Water Management District guidelines, drainage and best management practices. The property contains portions of Flood Hazard Area "A" but no wetlands.

Chairman Sigurdson asked if the new development is geared more toward families

John Curtis – Kolter Homes

Mr. Curtis said that 100 of the proposed lots will be tied into Hammock Oaks which is an age-restricted community. The remaining property will consist of single-family attached and detached homes that will be market rate geared toward different price points and will appeal to working people who need housing in the area.

Member Furch asked how the different types of homes at different prices will be laid out.

John Curtis – Kolter Homes

Mr. Curtis answered that there will be a separate area of townhomes at different price points as well as different sized houses and lots throughout the community for diverse buyers. In response to another question posed by Member Furch, Mr. Curtis answered that there will be a five acre amenity site geared toward families with pools, open pavilions and play areas in addition to 130 acres of common area.

Member Furch asked about the current residents who live on the perimeter of the property and what will be behind their properties. Mr. Curtis responded that there will be a large retention area and a 20-foot buffer behind them. Also, there will not be access to the development from that area. They will not be touching the easement that runs down the west side of Abeble Road.

Member Regan asked about wastewater treatment and if the new development would be utilizing all our new capacity. Ms. Then answered that the development will be requesting an expansion of sewer lines and it will happen in phases. Mr. Carroll responded that the Town can currently treat 650,000 gallons a day and with the new plant, we will be able to treat over one million gallons per day which will be adequate for our anticipated growth. Member Regan commented that he does not see how we will be able to keep up with the demand for services to which Mr. Carroll responded that once our plants start approaching capacity, the Town will need to construct a new plant. Construction of our new plant will be completed by the time the proposed development gets underway.

Member Furch asked if the developer coordinated with Lake and Sumter Counties traffic engineers. Mr. Curtis answered in the affirmative adding that they work closely throughout the project with all entities involved. The build-out of the development will take about seven years.

Brian Manning – 37200 Oswald Alley

Mr. Manning asked how the figures for numbers of students is calculated. Ms. Then responded that the Lake County School Board utilizes a formula to determine the number of potential students in an area based on housing type and price; they then provide a capacity reservation letter.

Mr. Manning then asked how impact fees will be collected such that taxes do not increase. Ms. Then responded that impact fees are collected by the county for roads, fire, schools, parks, etc., and those funds are then distributed and used in the area where they were collected. We will most likely need to hire more police officers once the development is completed.

Lenoir Collins - 201 Lake Ella Road

Ms. Collins asked what it would take to prevent the development from being approved. She lives on a rural 5-acre parcel and has animals, a garden and enjoys the peace and quiet. Now, her dream home will be adjacent to multifamily homes and children playing. Why does the Town need this? Is it all about money? She asked if there will also be a buffer and a tree line on the southern side of the proposed development?

Ms. Then responded that there will be a 20-foot landscaping buffer on the southern side of the property. She also stated that annexation is voluntary. Anybody who owns a big piece of property is allowed to sell it and it can be developed if the applicant meets different requirements including Town codes.

Greg Beliveau – LPG Urban and Regional Developers, Inc. on behalf of Kolter Homes

Mr. Beliveau said that the housing situation is dire in this area because of employment pressures. The Villages creates 1,200 to 1,400 jobs per year, every year: not including hospitals and clinics. Currently two-thirds of the people who work in town do not reside in town, nor are they spending their money in town. Providing housing for workers makes leads to stability.

Member Saunders made a motion to forward Ordinance 2022-12 to the Town Commission with the recommendation of approval; Member Furch seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

7. Ordinance 2022-13 — An Ordinance redesignating zoning classification for certain property being approximately 329.96 acres owned by Lugano Development, LLC, Joseph O'Dell, and Diana and Julien Malkiewicz; Referenced by Alternate Key Numbers 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, and 3493737; Located south of County Road 466, north of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property from Lake County Agriculture and Town of Lady Lake Planned Unit Development to Town of Lady Lake Planned Unit Development (PUD).(Wendy Then)

Senior Planner Then summarized the request which is to rezone the properties owned by Lugano Development, Joseph O'Dell and Julien/Diana Malkiewicz encompassing 329.96 acres (Lugano property is 157.25 acres and is in Lady Lake; the O'Dell/Malkiewicz is 172.71 acres and is currently in Lake County. The goal is to have the subject parcel consisting of eight parcels on 329.96 acres to all be zoned Town of Lady Lake Planned Unit Development.

The applicant is proposing to develop a residential community consisting of 1,320 units: 670 single-family units, 100 age-restricted units and 550 townhomes. As part of the development 130.36 acres of open space (40%) with 57.2 acres of common area and 7.4 acres of amenities will be provided.

The PUD impact on Levels of Service was also reviewed.

The applicant will dedicate 30 feet of right-of-way along Anderson Lane and Abeble Road to the Town of Lady Lake for future roadway improvements. More details were given about turn lanes and access to the development. A five-foot sidewalk will also be placed on the east side of Cherry Lake Road.

Pamela Madison – 818 Abeble Road

Ms. Madison did not stand close enough to the microphone to clearly hear her but her concern was how the dedicated right-of-way might affect her property.

Michelle Taylor - 37550 Tavern Lane

Ms. Taylor asked about water management; she is concerned about how the new development will affect her well and other wells in her area. She does not want to have to redrill her well because of all the water is being pulled from the aquifer. Will she have to drill a deeper well or annex into the town? Mr. Carroll said that if another well is dropped on the other side of Cherry Lake Road in another water district, we are all drawing from the same aquifer so he cannot estimate if a deeper well will be needed in the future because there are so many variables. There will be more consumption, but the new development will be on reuse to minimize the draw for irrigation.

Ricky Crouch - 37425 Rolling Acres Road

Mr. Crouch inquired about the development near his residence on the west side of Abeble Road. Ms. Then said that Green Key Villages and Lake Ella Estates subdivision are the developments about which he is referring, and Mr. Carroll added that he has heard nothing from Lake County that would lead him to believe that an intersection is going in that area.

Member Saunders made a motion to forward Ordinance 2022-13 to the Town Commission with the recommendation of approval; Member Regan seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

E. CHAIRPERSON and MEMBERS' REPORT

Member Saunders complimented the Growth Management staff for the packet that they presented; they are very thorough.

F. PUBLIC COMMENT

No public comments

G. ADJOURN

With nothing further to discuss, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

s/ Nancy Wilson, Town Clerk

s/ William Sigurdson, Chairperson