



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, April 7, 2025, 6:00 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. 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.

CALL TO ORDER

INVOCATION

Pastor Derick Dimry - New Song Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PROCLAMATIONS

1. Proclaiming April 2025 as "Child Abuse Prevention Month" (Mayor Freeman / Lucille DiPasquale, Chairwoman of the Purple Program for Southside Looming Plus Club)
2. Proclaiming April 25, 2025, as National Arbor Day in the Town of Lady Lake.

(Mayor Freeman)

3. Proclaiming April as Water Conservation Month. (Mayor Freeman/C.T. Eagle)

B. CONSENT

1. March 17, 2025 – Town Commission Minutes
2. Consideration for the First Baptist Church of Lady Lake to Perform an Easter Concert on Good Friday at the Log Cabin on April 18th. (Mike Burske)
3. Consideration of the Sewer and Water Utility Agreement for the Verdant (Hammock Oaks Multi-Family) Apartments - Requesting Utilities Capacity Reservation of 320 Water ERUs, 319 Sewer ERUs, and 10 Reuse Water ERUs for a proposed 312-unit apartment complex, on a 23.05-acre parcel owned by Edward Rose Properties, Inc., with the zoning entitlement of Planned Unit Development (PUD), located approximately 600 feet south of Highway 466, on the east side of Hammock Oaks Boulevard. (Thad Carroll/CT Eagle).

C. NEW BUSINESS

1. Consideration of Approval to Advertise for Bids for Roof Installation and Repairs for the Gazebo at Heritage Park. (Mike Burske)
2. Consideration of Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Median Islands. (Mike Burske)
3. Consideration of Approval for the Walmart Neighborhood Market – New Major Site Plan MJSP 11/23-001 – Proposing a 45,603 square foot retail building with 2,982 square foot pharmacy drive-thru, 1,618 square foot fuel kiosk with canopy, and 232 parking spaces on approximately 12.47 acres of land zoned Planned Unit Development (PUD–Ord. 2022-15), owned by VSI Lady Lake, LLC, located along Highway 466 between Cherry Lake Road and Hammock Oaks Boulevard. (Thad Carroll)

D. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-30 - Second and Final Reading — Large Scale Future Land Use Comprehensive Plan Amendment — Sawmill Holdings, LLC — Change the Future Land Use Designation from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD) for one property being approximately 52.2 acres, owned by Sawmill Holdings, LLC, addressed as 3105 Hartsock Sawmill Road, within the Town Limits of the Town of Lady Lake, Florida.. (Thad Carroll)
2. Ordinance 2024-31 - Second and Final Reading — Rezoning — Sawmill Holdings, LLC — An Ordinance Changing the Zoning Designation for Certain

Property Being Approximately 52.2 Acres owned by Sawmill Holdings, LLC located at the east end of Hartsock Sawmill Road from Commercial Tourist (CT) to Agriculture Residential (AG-1) within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

3. Ordinance 2025-04 - Second and Final Reading - An Ordinance of the Town of Lady Lake, Florida; Amending Ordinance 2023-01, Section 2-200.28 of the Code of Ordinances for the Town of Lady Lake, Florida, Setting Forth New Procedures for the Use of the Town's Community Building, Establishing Fees, Deposits, Limitations and Exemptions on Rentals; Providing for Severability; Providing for Repeal of Conflicting Ordinances and Resolutions; Providing for an Effective Date. (Nancy Wilson)
4. Ordinance 2024-32 — First Reading - Small Scale Future Land Use Comprehensive Plan Amendment — T Lovell Alpha, LP — Change the Future Land Use Designation from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR) for three properties being 18.5 acres, owned by T Lovell Alpha, LP, addressed as 38624 and 38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
5. Ordinance 2024-33 - First Reading - Rezoning — Amending the zoning designation for properties owned by T Lovell Alpha, LP, being approximately 18.5 acres located south of Lake View Street and east of Rolling Acres Road; amending the current entitlements of the Planned Unit Development (PUD) Memorandum of Agreement within Lake County, Florida. (Thad Carroll)
6. Ordinance 2025-02 — First Reading - Small-Scale Future Land Use Comprehensive Plan Amendment — Anita F Valdez Family Trust — Change the Future Land Use Designation from Lady Lake Single Family Low Density (SF-LD) to Lady Lake Commercial Professional Services (PS) for one property being approximately 1.63 acres, owned by Anita F Valdez Family Trust, addressed as 229 West McClendon Street, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
7. Ordinance 2025-03 — First Reading - Rezoning — Anita F Valdez Family Trust — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 1.63 Acres owned by Anita F Valdez Family Trust, Addressed as 229 West McClendon Street and Referenced by Alternate Key 1280061, within the Town Limits of the Town of Lady Lake, Florida; Rezoning Subject Property from Single Family Low-Density Residential (RS-3) to Residential Professional (RP). (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

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.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting, but will not be conducting business.