



LOCAL PLANNING AGENCY 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, 5:30 PM

PLACE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Approval of Minutes — February 3, 2025 — Local Planning Agency
- B. **PLEASE REFERENCE APRIL 7, 2025, COMMISSION PACKET ITEM D-4 SUPPLEMENTAL MATERIAL**
Ordinance 2024-32 - 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)
- C. **PLEASE REFERENCE APRIL 7, 2025, COMMISSION PACKET ITEM D-6 SUPPLEMENTAL MATERIALS**
Ordinance 2025-02 — 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)

CHAIRPERSON AND MEMBERS' REPORTS

PUBLIC COMMENT

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or 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). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

1 **DRAFT MINUTES OF THE LOCAL PLANNING AGENCY MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **February 3, 2025**

4 The meeting of the Lady Lake Local Planning Agency was held in the Commission Chambers at
5 Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Chairperson Ed Freeman
6 presiding. The meeting convened at 5:30 p.m.

7 **CALL TO ORDER**

8 Chairperson Ed Freeman

9 **PLEDGE OF ALLEGIENCE**

10 **ROLL CALL**

Member	Present
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	Excused
Freeman (Three)	YES

11 **STAFF PRESENT**

12 Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Rebecca Higgins,
13 Senior Planner; and Carol Osborne, Deputy Town Clerk.

14 Town Attorney Taylor Tremmel was also present.

15 Chairperson Freeman stated that the applicant has requested Ordinance 2024-32 be tabled
16 until the March 3, 2025, meeting, as they are working through contract issues.

17 **NEW BUSINESS**

18 **A. Approval of Minutes – January 6, 2025**

19 Member Roberts made a motion to approve the minutes from the January 6, 2025, LPA
20 meeting. Member Gourlie seconded the motion. The motion passed by a vote of 4-0.

21 **B. Ordinance 2024-30 – Large Scale Future Land Use Comprehensive Plan Amendment –**
22 **Sawmill Holdings, LLC – Change the Future Land Use Designation from Lady Lake**
23 **Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD) for One Property being**

1 **approximately 52.2 Acres, owned by Sawmill Holdings, LLC, addressed as 3105 Hartsock**
2 **Sawmill Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)**

3 Senior Planner Becky Higgins presented the background summary for this agenda item. She
4 stated the current future land use and current zoning is Lady Lake Commercial Tourist. She
5 advised that the property is currently vacant and is located at the very end of Hartsock Sawmill
6 Road. She clarified that this is one property, split by an easement, giving the impression that it
7 is two properties.

8 On Thursday, December 5, 2024, an application was filed with the Town of Lady Lake by
9 Virginia Brown on behalf of the property owner, Sawmill Holdings, LLC to amend the Future
10 Land Use designation from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density
11 (RLD).

12 In 2015, the future land use of the subject property was changed to allow for a proposed RV
13 resort project via Ordinance 2015-04. The project was approved for 185 RV sites with a 4,500
14 square foot clubhouse, bath house, registration building, and park, but it never came to
15 fruition. In 2018, the property owner recorded a conservation easement and declaration of
16 restrictions and covenants, in perpetuity. The Town was not made aware of these changes.
17 This conservation easement only allows for two single family residences, a primary and
18 secondary residence, to be built within a 2-acre portion of the property. The current future land
19 use does not allow for a single-family residence, and the conservation easement does not
20 allow RVs, making the property unusable. The existing future land use would allow up to 12
21 units per acre for the RV park. The proposed future land use would allow one dwelling unit per
22 five acres.

23 The adjacent properties future land use: North - Lady Lake Single Family Medium Density; East
24 - Lake County Urban Low Density; South - Lake County Urban Medium Density; West - Lake
25 County Urban Medium Density, and Lady Lake Commercial General – Retail Sales and Services.

26 Ms. Higgins advised that this property is located at the south end of our district and a lot of the
27 property surrounding it is in Lake County's jurisdiction.

28 Ms. Higgins stated that this land use amendment will have a very small impact on town
29 services. If a residence is constructed on the property, it will be serviced by a well and septic.
30 The subject property may only have up to two single family homes, having little demand on the
31 public school system. Impacts on parks and recreation will be minimal. Hartsock Sawmill Road
32 is maintained by Lake County. Because of the limitations of the conservation easement, traffic
33 should not exceed that of a single-family residence. Portions of the subject property are in
34 Flood Zones.

1 Ms. Higgins stated that the property was posted on December 30, 2024, and notices to inform
2 the surrounding 15 property owners within 150' of the subject property were mailed the same
3 day. She stated that while at the property, one of the neighbors expressed his happiness with
4 the proposed change. To date, staff have not received any correspondence expressing support
5 of or opposition to this application.

6 The Technical Review Committee members individually reviewed the application and found
7 the application complete and ready to move forward to the Planning and Zoning Board.

8 At the January 13, 2025 meeting, the Planning and Zoning Board voted 4-0 to forward
9 Ordinance 2024-30 to the Town Commission with the recommendation of approval. The first
10 reading of Ordinance 2024-30 is scheduled for Monday, February 3, 2025, at 6:00 p.m. The
11 second and final reading will be scheduled pending Florida State Land Planning Agency review.

12 Member Roberts verified with Ms. Higgins that the conservation easement is more stringent
13 than the town's zoning regulation.

14 Ms. Higgins answered affirmatively and clarified further that the town's most restrictive zoning
15 is Rural Low Density, which is one dwelling unit per five acres.

16 Chairperson Freeman asked if the conservation designation could be revoked.

17 Ms. Higgins stated that the zoning change and the future land use change would not affect the
18 conservation designation.

19 Member Gourlie stated that the new zoning designation would allow one house per five acres
20 and verified with Ms. Higgins the property owners are not in favor of subdividing the property.

21 Ms. Higgins clarified that the conservation entitlement supersedes our zoning regulations. It
22 specifies a maximum of two homes on the entire property.

23 **Member Roberts made a motion to forward Ordinance 2024-30 to the Town Commission**
24 **with the recommendation of approval; Member Gourlie seconded the motion.**

25 **The motion passed by a vote of 4-0.**

26 **C. Ordinance 2024-32 — Small Scale Future Land Use Comprehensive Plan Amendment – T**
27 **Lovell Alpha, LP – Change the Future Land Use Designation from Lady Lae Commercial**
28 **General – Retail Sales and Services (RT) to Lady Lake Multi-Family Low Rise (MF-LR) for**
29 **Three Properties being 18.5 Acres, owned by T Lovell Alpha, LP, addressed as 38624 and**
30 **38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky**
31 **Higgins)**

1 Per the request of the applicant, this item is tabled until the March 3rd, 2025, Local Planning
2 Agency meeting.

3 **PUBLIC COMMENTS**

4 There were no comments.

5 **ADJOURN**

6 There being no further business, the meeting was adjourned at 5:40 p.m.

7 _____
8 Carol Osborne, Deputy Town Clerk

9 _____
10 Ed Freeman, Chairperson



LOCAL PLANNING AGENCY MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

PLEASE REFERENCE APRIL 7, 2025, COMMISSION PACKET ITEM D-4
SUPPLEMENTAL MATERIAL

Ordinance 2024-32 - 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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management staff recommend the approval of Ordinance 2024-32.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Craig Brashier, AICP

Property Owner: T Lovell Alpha, LP

Addresses: 38700 Rolling Acres Road and 38624 Rolling Acres Road

Parcel Numbers: 20-18-24-1105-000-02100, 20-18-24-1105-000-02200, and 20-18-24-1105-000-02101

On Thursday, December 12, 2024, an application was filed with the Town of Lady Lake by Craig Brashier on behalf of the property owner, T Lovell Alpha LP to amend the Future Land Use designation of 18.5 acres from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low-Rise (MF-LR). The subject properties consist of three parcels located south of Lake View Street and east of Rolling Acres Road, identified by Alternate Key Numbers 1454735, 3565517, and 2908645.

The subject properties are located in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lady Lake Commercial General – Retail Sales and Services (RET) - limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry-cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods.

PROPOSED FLU.

Lady Lake Multi-Family Low-Rise (MF-LR) – Limited to multi-family, detached single family, attached single family and two-family (duplex) dwelling units. Densities cannot exceed 12 units/acre.

However, the applicant is proposing a policy specific amendment limiting the maximum residential density to eight dwelling units per acre. Any proposed development in the future that would exceed eight dwelling units per acre will have to apply for another future land use amendment before undergoing site plan changes.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North Lake View Street ROW/ Lady Lake Commercial General – Retail Sales and Services (RET) and Lady Lake Multi-Family Low Rise (MF-LR)

East Groveview Ave ROW/ Lake County Urban Low Density

South Lake County Public Service Facility and Infrastructure and Lake County Urban Low Density

West Rolling Acres Road ROW/ Lake County Urban Low Density

ENVIRONMENTAL

At the present time, the two subject parcels are undeveloped, and one parcel has a vacant single-family residence. An Environmental Ecological Site Assessment was prepared for the subject properties on December 12, 2024, after a preliminary field and wildlife survey was conducted on November 20, 2024, for the occurrence of protected flora and fauna.

Pedestrian transects were established throughout the site to assess the occurrence, or potential for species of special concern, threatened or endangered species by state and federal agency guidelines. Seventeen potentially occupied gopher tortoise burrows were observed and documented. Any potentially occupied burrows within 25' of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with FWC. No other endangered species were found within the site. The closest bald eagle nest is located approximately 1.5 miles northwest of the surveyed property.

According to the Soil Survey, the site includes mostly Candler and Apopka sands. The mapped soil types are consistent with upland communities.

ADJACENT PROPERTIES

The property abutting the northern boundary, north of Lake View Street, is currently occupied by a storage facility. To the east and west there are rights-of-way and single-family residences. To the south, the abutting property is a single-family residence.

IMPACT ON TOWN SERVICES

Potable Water: The proposed maximum of 148 residential units at a rate of one ERU (250 gallons per day) per unit would have an estimated demand of 37,000 gallons per day. This is a reduction of 27, 868 gallons per day from the 222 residential units and 184,850 commercial square feet currently allowed under the existing PUD.

Sewer: The proposed maximum of 148 residential units at a rate of one ERU (250 gallons per day) per unit would have an estimated demand of 37,000 gallons per day. This is a reduction of 27, 868 gallons per day from the 222 residential units and 184,850 commercial square feet currently allowed under the existing PUD.

Schools: The projected public school demand based on the maximum of 148 units would be 39 students (21 elementary, 9 middle school, and 9 high school). This is a reduction of 20 students from the current entitlements.

Parks and Recreation: Activity-based recreational areas will be provided internally by the development. The parks and recreation level of service will NOT BE affected by the approval of the land use change.

Transportation: Based on ITE trip generations, the existing FLU would net 7,605 daily trips. The proposed FLU would be a net decrease of 6,607, or 998 total daily trips.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

Flood: The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding eleven property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-32 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-32 to the Town Commission with the recommendation of approval.

At the February 3, 2025, meeting, the Town Commission voted 4-0 to table Ordinance 2024-

32 at the request of the applicant.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2024-32 on Monday, April 7, 2025, at 6:00 p.m.

The second and final reading of Ordinance 2024-32 is scheduled for Monday, April 21, 2025, at 6:00 p.m.

1 **DRAFT ORDINANCE 2024-32**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF**
4 **LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-**
5 **(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN;**
6 **PROVIDING FOR A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT;**
7 **PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive
11 Plan pursuant to Florida Statute 163.3184, known as the “Local Government Comprehensive
12 Planning Act” (“Act”), which sets forth the procedures and requirements for a local government
13 in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive
14 Plan).

15 The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-(83), and
16 amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and Ordinance 94-
17 16, approved on October 12, 1994.

18 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
19 Map Series of the Town of Lady Lake Comprehensive Plan on February 3, 2025 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

22 The Town Commission has held public hearings on the proposed amendment to the Future Land
23 Use Map Series of the Comprehensive Plan and received comments from the general public and
24 the Local Planning Agency.

25 The Town of Lady Lake has complied with the requirements of the Act for amending the
26 Comprehensive Plan.

27 **SECTION 2: Authority.**

28 This ordinance is adopted in compliance with and pursuant to the Local Government
29 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 — 163.3243,
30 Florida Statutes, as amended.

31 **SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.**

1 The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land
2 Use Element Map Series with the small-scale amendment as indicated below:

3 Applicant or Owner: T Lovell Alpha Limited Partnership

4 General Location: 38700 Rolling Acres Road — property located at the southeast corner of the
5 intersection of Rolling Acres Road and Lake View Street.

6 Property Size: 18.5 Acres

7 Future Land Use: Change from Lady Lake Commercial General – Retail Sales and Services (RET)
8 to Lady Lake Multi-Family Low Rise (MF-LR) limiting the maximum residential density to eight
9 dwelling units per acre through this policy specific amendment.

10 Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown
11 in the attached “Exhibit A”.

12 **SECTION 4: Severability.**

13 The provisions of this Ordinance are declared to be separable and if any section, sentence,
14 clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional,
15 such decision shall not affect the validity of the remaining sections, sentences, clauses or
16 phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this
17 Ordinance shall stand notwithstanding the invalidity of any part.

18 **SECTION 5: Effective Date.**

19 This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

20 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this
21 _____ day of _____, 2025.

22

1

Town of Lady Lake, Florida

2

3

Ed Freeman, Mayor

4 Attest:

5

6 Nancy Wilson, Town Clerk

7 Approved as to form:

8

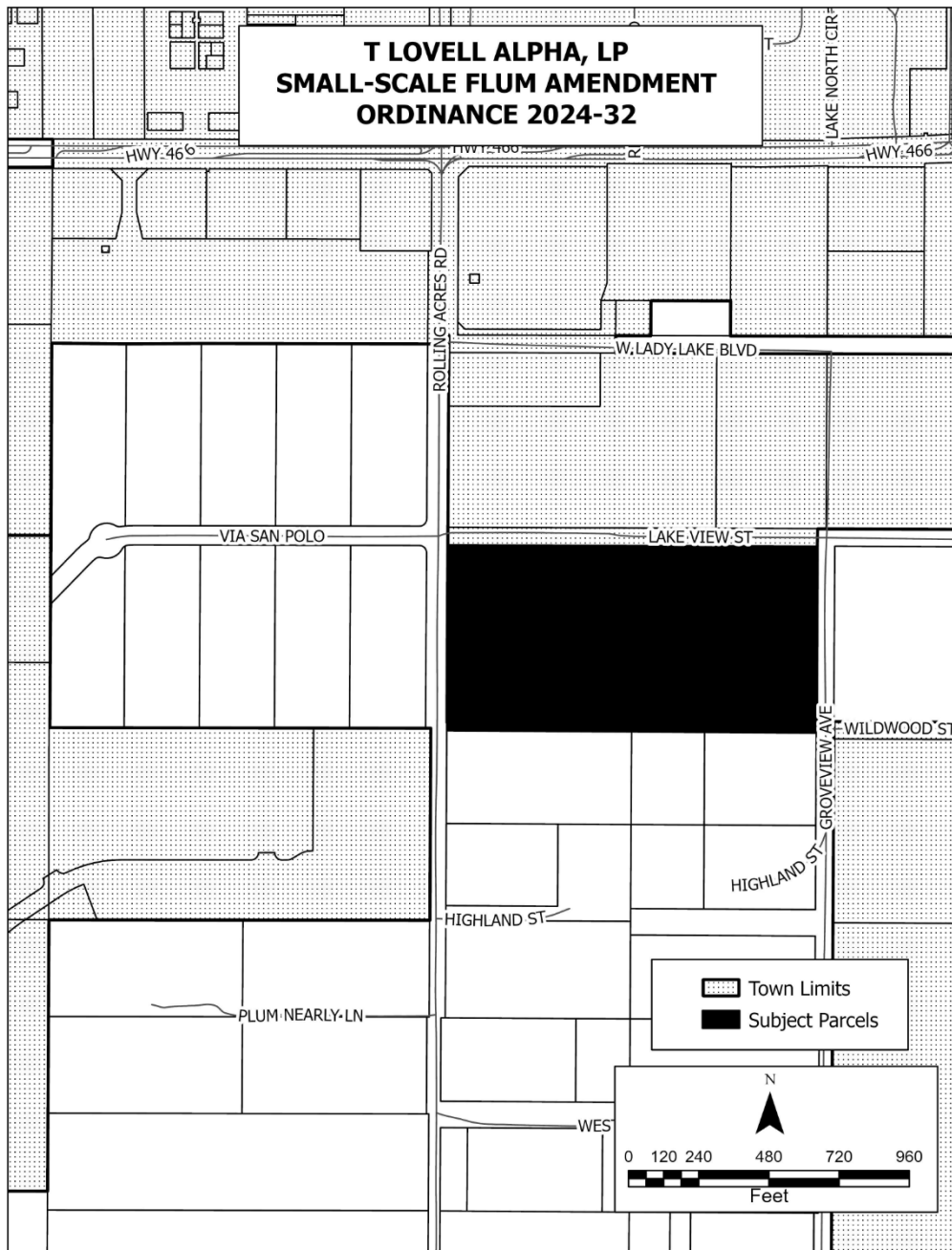
9 Derek Schroth, Town Attorney

1 EXHIBIT A – Legal Description and Map

2 Alternate Keys Numbers: 1454735, 3565517, and 2908645

3
4 LOTS 21, 22, 23 AND 24, LEE & STEVENS ADDITION TO LADY LAKE, ACCORDING TO THE PLAT
5 RECORDED IN PLAT BOOK 8, PAGE 11, AND THE NORTH 1/2 OF VACATED WILDWOOD STREET
6 LYING SOUTH OF SAID LOTS 21, 22, 23 AND 24, LESS ROAD RIGHT OF WAY OF ROLLING ACRES
7 ROAD.

8
9 SAID PARCEL CONTAINING 18.57 ACRES, MORE OR LESS



10



LOCAL PLANNING AGENCY MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

PLEASE REFERENCE APRIL 7, 2025, COMMISSION PACKET ITEM D-6 SUPPLEMENTAL MATERIALS

Ordinance 2025-02 — 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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management staff recommend approval of Ordinance 2025-02.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Michael Rankin, LPG Urban and Regional Planners, LLC
Property Owner: Anita F Valdez Family Trust
Address: 229 West McClendon Street
Parcel Number: 20-18-24-0001-000-0100

On Tuesday, February 18, 2025, an application was filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owner, Anita F Valdez Family Trust, for a small-scale future land use map amendment for property addressed as 229 West McClendon Street. This application involves approximately 1.63 acres of property. The applicant is seeking to change the future land use of the property from Lady Lake Single Family Low-Density (SF-LD) to Lady Lake Commercial Professional Services (PS). The owner wishes to convert the existing single-family home into an appointment-only day spa. Staff have determined that the application is complete and satisfies the requirements of the Land Development Regulations (LDR).

The subject property is in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lady Lake Single Family-Low Density (SF-LD) - Limited to detached single family dwelling units. Densities cannot exceed three units per acre.

PROPOSED FLU.

Lady Lake Commercial Professional Services – Limited to professional services where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property.

The applicant wishes to limit the maximum size of commercial buildings to 5,000 square feet through a policy specific land use amendment. Any proposed development in the future that would exceed 5,000 square feet will have to apply for another future land use amendment before undergoing site plan changes.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North Lady Lake Single Family Medium Density (SF-MD) and Lady Lake Mixed Residential Low-Density (MR-LD)

East Lady Lake Commercial - General Retail Sales and Services (RET)

South Lady Lake Single Family Medium Density (SF-MD) and Lady Lake Commercial - General Retail Sales and Services (RET)

West Lady Lake Single Family Medium Density (SF-MD)

ADJACENT PROPERTIES

This property has residential homes abutting the north, west, and south property lines. To the east, the existing home was converted into an office for counseling services.

IMPACT ON TOWN SERVICES

Potable Water: This proposal is not anticipated to generate more water usage than a single-family home.

Sewer: This proposal is not anticipated to have more demand on the Town's sewer system than a single-family home.

Schools: Commercial development will not have an impact on the school system.

Parks and Recreation: Commercial development will not have an impact on the level of service for parks and recreation.

Transportation: The project, as proposed, is anticipated to generate an additional 15 daily trips with three of those trips being during the PM peak hour. The maximum allowed development of 5,000 square feet of office space will generate an additional 72 daily trips with 11 of those trips during the PM peak hour.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

Flood: The subject property lies within Flood Zone X per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, February 24, 2025. The property was also posted on Monday, February 24, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-02 was ready for consideration by the Planning and Zoning Board.

At the March 10, 2025, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2025-02 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2025-02 on Monday, April 7, 2025, at 6:00 p.m.

The second and final reading of Ordinance 2025-02 is scheduled for Monday, April 21, 2025, at 6:00 p.m.

1 **DRAFT ORDINANCE 2025-02**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statue 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-(83),
16 and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
19 Map Series of the Town of Lady Lake Comprehensive Plan on April 7, 2025 and recommended
20 to the Town Commission that said amendment be adopted by the Town Commission.

21 The Town Commission has held public hearings on the proposed amendment to the Future
22 Land Use Map Series of the Comprehensive Plan and received comments from the general
23 public and the Local Planning Agency.

24 The Town of Lady Lake has complied with the requirements of the Act for amending the
25 Comprehensive Plan.

26 **SECTION 2: Authority.**

27 This ordinance is adopted in compliance with and pursuant to the Local Government
28 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
29 163.3243, Florida Statutes, as amended.

30 **SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.**

31 The Comprehensive Plan, as amended, is hereby amended by amending the Future Land Use
32 Element Map Series with the small-scale amendment as indicated below:

1 Applicant or Owner: Anita F Valdez Family Trust

2 General Location: 229 West McClendon Street — Property located on the north side of West
3 McClendon Street, approximately 550 linear feet west of North Old Dixie Highway.

4 Property Size: 1.63 Acres

5 Future Land Use: Change from Lady Lake Single Family Low Density (SF-LD) to Lady Lake
6 Professional Services (PS), limiting the maximum commercial building area to 5,000 square
7 feet through this policy specific amendment.

8 Graphic representation of this Small-Scale Future Land Use Element Map Amendment is
9 shown in the attached “Exhibit A”.

10 **SECTION 4: Severability.**

11 The provisions of this Ordinance are declared to be separable and if any section, sentence,
12 clause or phrase of this Ordinance shall for any reason be held to be invalid or
13 unconstitutional, such decision shall not affect the validity of the remaining sections,
14 sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the
15 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

16 **SECTION 5: Effective Date.**

17 This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

18 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
19 this ____ day of _____ 2025.

20 Town of Lady Lake, Florida

21 _____
22 Ed Freeman, Mayor

23 Attest:

24 _____
25 Nancy Wilson, Town Clerk

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney

29