



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.



TOWN OF LADY LAKE PROCLAMATION CHILD ABUSE PREVENTION MONTH

WHEREAS, in 1974 Congress enacted the first major federal legislation, "The Child Abuse Prevention and Treatment Act " (CAPTA), addressing child, abuse, and neglect, and

WHEREAS, every child deserves a promise of love and protection; Lady Lake's prosperity depends on fostering the healthy development of its children; and

WHEREAS, research demonstrates that safe and nurturing relationships and stimulating environments improve brain development; and

WHEREAS, abuse and neglect of children can severely impact a child's physical, mental and emotional well-being; it can lead to learning and behavioral problems as well as increased risk for long-term physical and mental illness into adulthood; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community and faith-based organization, businesses, law enforcement agencies and families.

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the month of **April 2025** as

Child Abuse Prevention Month

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this seventh day of April, in the year of our Lord two thousand twenty-five.

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk



PROCLAMATION

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that this special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and

Whereas, trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida do hereby proclaim that **April 25, 2025**, shall be known and designated as

NATIONAL ARBOR DAY

in the Town of Lady Lake, and I urge all citizens to support efforts to protect our trees and woodlands; and to plant trees to promote the well-being of present and future generations, and to enhance our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Lady Lake to be affixed this **7th** day of **April 2025**.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk



**TOWN OF LADY LAKE
PROCLAMATION
WATER CONSERVATION MONTH**

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, the State of Florida, St. Johns River Water Management District, and the Town of Lady Lake are working together to increase awareness about the importance of water conservation; and

WHEREAS, the Town of Lady Lake and the State of Florida have designated April, typically a dry month when water demands are most acute, as Water Conservation Month, to educate citizens about saving precious water resources; and

WHEREAS, the Town of Lady Lake is committed to setting a good example for its citizens regarding water conservation; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water;

WHEREAS, leak prevention is commonly thought to be the first step in conserving water, Lady Lake will encourage citizens and businesses to focus on fixing leaks;

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the month of April as **Water Conservation Month** in the Town of Lady Lake and urge all residents and businesses to help protect our precious water resources by practicing water saving measures and becoming more aware of the need to save water.

Lady Lake, Florida is calling upon each citizen and business to help protect our precious resources by practicing water-saving measures and becoming more aware of the need to save water. For this, the 26th year of Water Conservation Month, there will be a special focus on outdoor irrigation; utilities and local governments are being asked to emphasize outdoor irrigation efficiency.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 7th day of April 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

**DRAFT MINUTES OF THE TOWN COMMISSION MEETING
TOWN OF LADY LAKE, FLORIDA**

March 17, 2025

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding. The meeting convened at 6:00 p.m.

CALL TO ORDER

INVOCATION

Rabbi Zev – Temple Shalom of Central FL

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Pam Winegardner, Finance Director; Joella LeDonne, Assistant Finance Director; Aly Herman, Library Director; C.T. Eagle, Public Works Director; Police Chief Steve Hunt, Deputy Chief Jason Brough, Lt. Rob Tempesta, Lt. Allen Greene, Lt. James Dunagan, Lady Lake Police Department; Sgt. Michelle Bilbrey, Sgt. Thomas Sarakinis; Detective Ronnie Williams; Detective Brian Campbell; Cpl. Andru Eckerdt; Officer Robert Chausse; Officer Adam Cronk; Officer Joshua Higgins; Officer Jesse Pettis, Lady Lake Police Department; Elvira Ruis, Records Supervisor Lady Lake Police Department; Mary Mullen, Records Associate, Lady Lake Police Department; Elaine Kuligowski, Administrative Assistant, Lady Lake Police Department; Nancy Wilson, Town Clerk and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. PRESENTATIONS

1. Introduction and Swearing In of New Lieutenants, James Dunagan and Allen Greene. (Chief Steve Hunt)

Police Chief Hunt stated that with the commission's support the police department has improved in several areas. He stated that currently there are four patrol squads that rotate biweekly working 6AM-6PM and 6PM-6AM. He stated that the newly appointed lieutenants will work 12PM-midnight allowing them to spend six hours with each team to offer direction and mentoring. With the addition of the new lieutenants and prospective officers, the department is nearly fully staffed.

Chief Hunt introduced James Dunagan stating he began his career with the Lady Lake Police Department in 2024 as a detective. He previously served with the Leesburg Police Department for 27 years, is highly regarded in the Lake County law enforcement community and is an exceptional teacher. Chief Hunt acknowledged Lt. Dunagan's family who were in attendance.

Chief Hunt administered the oath to Lieutenant James Dunagan. Lt. Dunagan was honored by his son who placed the Lieutenant Gold Badge on his uniform.

Chief Hunt introduced Allen Greene stating he came to the Lady Lake Police Department from the Altamonte Springs Police Department where he served for 17 years achieving the rank of lieutenant. He retired in 2019. Wanting to return to law enforcement he applied and was hired by the Lady Lake Police Department from a group of approximately 17 applicants. Chief Hunt acknowledged Lt. Greene's family who were in attendance.

Chief Hunt administered the oath to Lieutenant Allen Greene. Lt. Greene was honored by his wife who placed the Lieutenant Gold Badge on his uniform.

B. CONSENT

1. March 3, 2025 – Special Town Commission Minutes

2. March 3, 2025 – Town Commission Meeting Minutes

3. 2025 Annual Concurrency Report

Commissioner Roberts made a motion to approve the Consent Agenda as presented; Commissioner Gourlie seconded. Motion carried 5-0.

C. NEW BUSINESS

1. Consideration of Approval to contract with the Center for Public Safety for the Purpose of conducting Pre-Design Services, Staffing Study and Space Needs Study. (Chief Steve Hunt)

Chief Hunt stated that at the commission workshop in February, Stockton Reeves with the Center for Public Safety, presented his portfolio along with a proposal for predesign services. The services

1 include a space needs analysis and a staffing analysis at a cost of \$25,000. Chief Hunt stated the
2 information in these reports will be used to determine staffing needs for up to 20 years, along with
3 the space needs within that time frame. These are detailed reports that analyze the department's
4 call volume, types of calls they respond to, and the time it takes from time of arrest and
5 transporting to the sheriff's office in Lake County for booking. Additional information acquired will
6 be useful in determining the number of personnel needed, particularly regarding the town's
7 projected growth.

8 Finance Director Winegardner stated a contingency line item is budgeted every year that may be
9 used if necessary to cover this cost, which would be a budget transfer. She advised that the police
10 department ended FY 2022-2023 under budget. She stated that if the police department follows
11 suit again this fiscal year, the police budget would cover this expense. She advised that approval of
12 this agenda item includes securing the budget transfer if needed.

13 Commissioner Roberts stated that she has discussed this agenda item with the constituents in her
14 ward and the majority support conducting the study. Mayor Freeman advised he has received the
15 same feedback from constituents in his ward.

16 **Commissioner Roberts made a motion to approve the contract with the Center for Public Safety**
17 **for Pre-Design Services; Commissioner Sage seconded. Motion carried by a 5-0 vote.**

18 **2. Town Manager Annual Salary Adjustment. (Bill Lawrence)**

19 Town Manager Lawrence humbly stated that he would accept what the commission desires.

20 Mayor Freeman stated that the past practice is to give the town manager the same increase as the
21 employees received at the beginning of the fiscal year, which was 5%.

22 Commissioner Gourlie confirmed with Mr. Lawrence that he will be manager for two more years.

23 Mr. Lawrence clarified that there are two years remaining in his contract. The commission
24 considers his salary increase at this time each year. He stated that he does not receive an increase
25 in October when the employees receive their raises.

26 Commissioner Regan verified that the commission is considering a 4% or 5% salary increase.

27 Commissioner Roberts stated that she is in favor of giving Mr. Lawrence the same 5% pay raise as
28 the rest of the town's employees. She stated that the town is operating well and believes that is
29 directly related to the town's leadership.

30 **Commissioner Sage made a motion to give the town manager a 5% annual salary increase;**
31 **Commissioner Roberts seconded. Motion carried by a 5-0 vote.**

32 **D. TOWN ATTORNEY'S REPORT**

1. Ordinance 2025-04 — First 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 Ordinance and Resolutions; Providing for an Effective Date. (Nancy Wilson)

Town Clerk Wilson stated that the commission approved a request by the police department in November 2024 to increase the hourly rate for off-duty police officers, from \$45 to \$60. She advised that the community building ordinance needs to be updated to reflect this amendment because anybody renting the community building and serving alcohol must hire our off-duty police officers for security. This fee is paid by the renter and does not affect the town’s budget. She advised that the ordinance contains verbiage that if there is another rate increase, the ordinance references police policy, and an ordinance amendment would not be required.

Mayor Freeman asked about the fee for the police cruiser.

Finance Director Winegardner stated that our officers use town vehicles when they are hired for off-duty assignments, and that fee is charged to the group or individual hiring the officer.

Commissioner Sage stated the cost of renting the community building is \$20 per hour with a four-hour minimum. If alcohol is being served the rate increases to \$80 per hour. He asked if there has been a history of alcohol abuse. He stated that because the community building is located next to the ball fields there is usually Lady Lake police or Lake County sheriff presence nearby. He stated this seems like an unfair expense to charge the taxpayers this cost because they want to serve alcohol at their event.

Ms. Wilson stated that she does not know when this began yet she has seen it in ordinances that have been updated for ten to twenty years.

Mayor Freeman stated that it seems alcohol has been permitted for a long time.

Ms. Wilson outlined the hourly rate structure for local residents, out-of-town residents, and organizations. She stated if the renter plans to serve alcohol, in addition to the hourly rate for the community building, the renter must hire a police officer at an hourly rate of \$60, plus the one-time fee of \$20.

Mayor Freeman clarified that this ordinance reflects the increase in the hourly rate for the police officer, not because alcohol will be served. The alcohol generates the requirement for security.

Commissioner Sage stated it is a four-hour minimum to rent the community building without alcohol and asked if this is the same policy for hiring a police officer.

Ms. Wilson stated that it is a three-hour minimum for an off-duty officer.

Commissioner Sage asked Chief Hunt if there is a history of police being dispatched to the community building because of an event where alcohol was served.

Chief Hunt stated that per Deputy Chief Brough, there is no history of alcohol-related problems at the Community Building.

Commissioner Gourlie stated that an officer should be present because if no one in authority is monitoring the event, there may be underage drinking.

Chief Hunt stated there is potential for liability when alcohol is present. He clarified that the original ordinance had language specific to the off-duty work rules and it should simply be following current police policy, which is a three-hour minimum, \$60 per hour, a \$20 one-event administrative fee (not a vehicle fee).

Commissioner Roberts stated that she contacted other venues around Lake County and found that having a police officer present is a common stipulation if alcohol is being served.

Mayor Freeman stated that he attended an event at the Water Oak community where alcohol was being served, and the fire marshal required the presence of certified crowd management personnel due to the venue being close to maximum occupancy.

Commissioner Regan asked who is responsible for cleaning the room.

Ms. Wilson answered that the renters are responsible for cleaning, which is the purpose of collecting a security deposit at time of rental.

Commissioner Roberts made a motion to approve Ordinance 2025-04 on first reading; Commissioner Gourlie seconded.

Commissioner (Ward)	Vote
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a 5-0 vote.

TOWN MANAGER'S REPORT

Mr. Lawrence stated the Spring Concert Series at Snooky Park begins this Saturday, March 22, at 11AM.

Mr. Lawrence announced that Finance Director Pam Winegardner is retiring May 1. Ms. Winegardner has been with the town for 19 years and has received financial awards every year for financial reporting.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Sage stated that he participated in the St. Patrick's Day parade at Spanish Springs and commended Police Chief Hunt and the police department for their presence. He stated the event was flawless and he is very proud of the town's police department.

Mayor Freeman stated that he and Commissioner Roberts are attending the Florida League of Cities Legislative Action Days in Tallahassee beginning Monday, March 24.

PUBLIC COMMENTS

Danielle Stroud, CEO for Habitat for Humanity Lake/Sumter

Ms. Stroud thanked the commission for all they do for the town and its residents. She stated that there are currently 18 homes under construction in Lake and Sumter counties, and an additional 40 homes under critical home repair. She stated that Habitat for Humanity has had a strong relationship with the Town of Lady Lake.

Ms. Stoud advised that the County donated a parcel of land to Habitat for Humanity located off Rolling Acres Road, and she will be evaluating the property for its highest and best use. The core mission of Habitat is to enable home ownership for individuals and families earning 80% or below the area's median income. These are essential, hardworking community members that are seeking an opportunity to be homeowners.

Ms. Stroud stated that she would like to discuss the proposed development at a future commission in the event this property is annexed into the town.

ADJOURN

There being no further business to discuss, the meeting adjourned at 6:35 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Parks and Recreation

SUMMARY

Pastor Paul from the First Baptist Church of Lady Lake has asked for approval to hold a concert celebrating Easter at the Log Cabin on April 18th at 7pm. The church has performed many concerts in our parks and they have always been great stewards of town property. They provide all their own equipment.

FISCAL IMPACT

None. Van Kao and Mike Burske are salaried and will work the event if necessary.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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).

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management/Public Works

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management and Public Works Staff recommend approval of the Sewer and Water Utility Agreement for Verdant (Hammock Oaks Multi-Family) Apartments - A Request for Utilities Capacity Reservation of 320 Water ERUs, 319 Sewer ERUs, and 10 Reuse Water ERUs.

Edward Rose Properties, Inc, is the property owner of approximately 23.05 acres, located approximately 600 feet south of Highway 466, on the east side of Hammock Oaks Boulevard. The property is zoned Planned Unit Development (PUD), and the Future Land Use is Mixed Development District -Traditional Neighborhood District, which allows for the proposed apartment complex and is compatible and consistent with the Town's Comprehensive Plan.

As per the Development Order issued on November 9, 2023, and extended by letter on August 27, 2024, the property may be developed and improved into a 312-unit Multi-family Apartment Complex consisting of 10 residential buildings, 10 seven-car garage buildings, clubhouse with swimming pool, amenity area, mail kiosk, maintenance building, car care area, trash compactor, dog park, landscaping buffers and 584 parking spaces, including 24 Florida ADA Accessible parking spaces.

In order to serve the development with adequate water and sewer supply, the owner/developer is seeking to reserve 80,000 gallons per day or 320 Water Equivalent Residential Units (ERUs); 79,750 gallons per day or 319 Sewer Equivalent Residential Units (ERUs); and 2,554 gallons per day or 10 Reuse Equivalent Residential Units (ERUs).

The Developer has agreed to utilize the Town's water and sewer facilities to benefit the Development and to the terms and conditions hereinafter set forth in the attached Agreement, as provided by Utility (The Town). There is no proposed over sizing of any on-site or off-site Improvements; therefore, the Town has no obligation for future reimbursement to the Developer in the form of impact fee credits.

The Lump Sum for the total ERUs allocation is \$1,520,438.00. Should the Developer fail to pay the corresponding Impact Fees allocations as provided herein, the Town, in its sole discretion, may rescind and void this Agreement in its entirety.

This agreement was reviewed by the Town Attorney, Derek Schroth and Town Staff and determined correct in form for consideration and approval by the Town Commission.

PAST ACTIONS

None

FISCAL IMPACT

\$459,200.00 of revenue toward water impact fees

\$1,059,718.00 of revenue toward sewer impact fees

\$1,520.00 of revenue toward reuse impact fees

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

None.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Advertise for Bids for Roof Installation and Repairs for the Gazebo at Heritage Park. (Mike Burske)

AGENDA ITEM ID

20250407

DEPARTMENT

Parks and Recreation

SUMMARY

The Parks and Recreation Director is asking to put the Heritage Park Gazebo Roof Project out to bid. I budgeted \$6,000.00 last year for the project, but we have seen the price more than double. It was anticipated that the roof would cost about \$4,500.00. In getting quotes we have seen a range from around \$8,500.00 to over \$13,000.00. I will be seeking to utilize the proceeds from the Boy Scout Hut to offset the deficit in funds. I will replace it with a metal roof that is copper in color. I wanted to go with real copper roofing, but that is a different price story all together.

FISCAL IMPACT

TBD

SOURCE OF FUNDING

N/A

FUNDING ACCOUNT

N/A



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Median Islands. (Mike Burske)

AGENDA ITEM ID

20250407

DEPARTMENT

Parks & Recreation

SUMMARY

The Town Tree Bank currently has a balance of \$300,205.48. These monies can be used for tree plantings and for the annual tree giveaways that the town hosts. Ted Williams of Public Works is handling the improvements for the new landscaping to be installed on the islands of CR 466. The focus is to put in 30 Sabal Palms and remove the smaller plant growth, recreate the irrigation and add drought-tolerant Zoysia grass to the islands. The turnkey project will cost the Town \$88,872.73. The funds for this project will come from the tree bank fund. This fund was established as a depository for tree replacement and mitigation fees and monies that are collected when developers are unable to meet the town's tree requirements for their projects.

FISCAL IMPACT

\$88,872.73

FUNDING ACCOUNT

001-00-00-247.31-00

PAST ACTIONS

At the March 12, 2025, Parks, Recreation and Tree Advisory Committee meeting, the board voted 4-0 to forward the CR 466 Median Islands Landscaping Improvement project to the Town Commission with the recommendation of approval.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

Growth Management staff recommends approval of the Civil Plans, Landscaping Plans, and Architectural Elevations for the Walmart Neighborhood Market New Major Site Plan MJSP 11/23-001 as presented with the following waivers and variances:

Waivers:

- Chapter 20, Section 20-3C).3)A). — Building Architecture not adhering to one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines.
- Chapter 10, Section 10-3).b).B).1). — Buffer class planting requirements.

Variances:

- Res 2023-115 - Chapter 7, Section 7-5). – Reduction of required loading spaces; approved January 18, 2024, by the Town Commission.
- Res 2023-116 - Chapter 17, Section 17-4, b).2). – Multiple signs on north façade; approved August 5, 2024, by the Town Commission.
- Res 2023-117 - Chapter 7, Section 7-4, b).4). – Reduction of required parking spaces; approved January 18, 2024, by the Town Commission.
- Res 2024-106 – Chapter 10, Section 10-5).c).3).A). - Removal of two viable historic trees; approved August 5, 2024, by the Town Commission – The required historic tree mitigation fee of \$20,800 was paid on March 3, 2025.
- Res 2025-101 - Memorandum of Agreement of Ordinance 2022-15 - Requires the front setback to be a minimum of 50 feet from the right of way of Highway 466; ; approved February 19, 2024, by the Town Commission.

On Monday, November 6, 2023, the Town of Lady Lake received a New Major Site Plan application by Leopoldo Ayala, PE with CHP on behalf of former property owner SK Hammock Oaks, LLC for the Walmart Neighborhood Market, 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), now owned by VSI Lady Lake, LLC, located along Highway 466 between Cherry Lake Road and Hammock Oaks Boulevard.

BACKGROUND

The entire subject property is approximately 19.8 acres of land with the Walmart Neighborhood Market project encompassing approximately 12.47 acres of the site. The property is zoned Planned Unit Development (PUD) under Ordinance 2022-15. The future land use is Traditional Neighborhood District/ Mixed Development District (TND-MDD). The property must be developed in accordance with the Memorandum of Agreement within Ordinance 2022-15, which governs permitted uses, hours of operation, design standards, parking, landscaping, lighting and other site development elements.

A development order was issued for the Hammock Oaks Commercial Site Grading on February 24, 2025. This development order allows for grading, construction of stormwater ponds, and removal of unprotected trees. Installation of infrastructure is not permitted under the grading development order.

PROPOSAL

The applicant is 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. The applicant initially proposed a 60,724 square foot grocery retail building and 270 parking spaces along with the fuel kiosk. In order to save historic trees, the applicant revised the size of the building to 45,603 square feet and reduced the number of parking spaces.

TRAFFIC

Per the provided traffic study, based on the proposed uses and square footage, this specific portion of the overall project is anticipated to generate 560 net new trips. Of the total new net trips, the supermarket is expected to generate 130 AM peak hour trips and 274 PM peak hour trips. The fuel station is anticipated to generate 64 new net AM peak hour trips and 92 PM peak hour trips. This data is gathered using the Institute of Transportation Engineers (ITE) publication, Trip Generation (11th Edition)

STORMWATER

The applicant has submitted an Environmental Resource Permit application, civil plans, and drainage report to the St. John's River Water Management District. Environmental Resource Permit Number 194336-11 has been issued as of January 29, 2025, for the grading of the site.

The Environmental Resource Permit application for the Walmart Neighborhood Market is being reviewed under permit 194336-13. The application will need to be approved prior to site work covered under the Walmart Neighborhood Market site plan may begin.

COMMERCIAL DESIGN STANDARDS

A waiver to the Commercial Design Standards is required for the project. In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt and must closely follow one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

The elevations feature exterior building materials and elements that cannot be directly linked to any one of the recommended architectural styles, although some elements from the vernacular style are present. A waiver has been requested from the Commercial Design Standards requirement. Elevations have been provided.

TREE REQUIREMENTS

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide approximately 1,995 tree caliper inches based on the 12.47-acre site development area (160"x 12.47). The applicant is providing 770 tree caliper inches retained in developed areas and 1,225 tree caliper inches to be planted for a total of 1,995 tree caliper inches.

The following number of trees are being planted:

- 20 Live Oaks
- 7 Little Gem Magnolias
- 45 Slash Pines
- 18 Florida Red Flame Maples
- 13 Winged Elms
- 90 Crape Myrtles
- 82 Cabbage Palms
- 157 Viburnum Shrubs
- 287 Thryallis Shrubs

The site will include a variety of ground covers and will be utilizing Argentine Bahia sod.

It was found that the applicant has designed location and planting of landscaping in accordance with the Town's landscaping code as it refers to spacing, native vegetation, water use requirements, while taking into consideration site visibility and overcrowding of plant material.

The applicant has requested two landscape waivers which were reviewed by the Parks, Recreation, and Tree Advisory Committee on March 12, 2025 with the recommendation of approval:

Chapter 10, Section 10-3).b).B).1).- Buffer class planting requirements.

Request: Reduce the northern perimeter landscaping buffer requirements due to additional right of way dedication requirements required by Lake County

Request: Replace the required canopy trees within the northern landscape buffer with understory trees due to existing overhead power lines.

REVIEWS CONDUCTED

The site plan was reviewed to determine if it follows the Land Development Regulations (LDRs) including drainage, grading and erosion control. The application was determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The civil engineering plans, consisting of 42 sheets, have been certified by Leopoldo Ayala,

Professional Engineer with CPH, LLC, signed and sealed on March 20, 2025.
Landscaping and Irrigation plans consisting of 21 sheets have been certified by Galen Pugh, Registered Landscape Architect with CPH, LLC, signed and sealed on February 14, 2025.

Sight Lighting and Photometric Plan, consisting of one sheet, designed by Current Lighting, dated October 16, 2024.

Architectural Elevation Renderings consisting of 21 sheets were produced by Core States Group and are dated June 13, 2024.

Town staff, Neel-Schaffer Engineering, and the Fire Inspector completed reviews. The following items are included in the packet:

Review Number 3 for the general site development completed by Neel-Schaffer Engineering, dated March 17, 2025 (Satisfied).

Review by Fire Inspector Kerry Barnett dated March 21, 2025 (Satisfied).

Review by Lady Lake Building Official, Mark Brower, with Charles Abbott Associates, Inc. dated February 15, 2025 (Satisfied).

Review by Lady Lake Public Works Director, CT Eagle emailed February 18, 2025 (Satisfied).

SJRWMD Permit No. Environmental Resource Permit No. 194336-13 was issued on March 27, 2025.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

At the April 17, 2023, Special Conceptual Town Commission meeting, the Walmart Neighborhood Market was proposed as part of the overall Hammock Oaks commercial project.

At the December 11, 2023, Planning and Zoning meeting, four variance requests were presented. Resolution 2023-114 proposed the removal of eight viable historic trees. The board voted 3-0 to forward the application to the Town Commission with the recommendation of denial. Resolution 2023-115 proposed a reduction of five of the required loading spaces. The board voted 3-0 to forward the application to the Town Commission with the recommendation of denial. Resolution 2023-116 proposed additional wall signs to be added to the northern façade of the supermarket. The board voted 3-0 to forward the application to the Town Commission with the recommendation of approval. Resolution 2023-117 proposed a reduction of 49 required parking spaces. The board voted 2-1 to forward the application to the Town Commission with the recommendation of denial.

At the January 17, 2024, Town Commission meeting, four variance requests were presented. Resolution 2023-114 proposed the removal of eight viable historic trees. The Commission voted 3-2 to deny the variance. Resolution 2023-115 proposed a reduction of five of the required loading spaces. The Commission voted 5-0 to approve the variance. Resolution 2023-116 proposed additional wall signs to be added to the northern façade of the supermarket. The Commission voted 4-1 to table the variance. Resolution 2023-117 proposed a reduction of 49 required parking spaces. The Commission voted 5-0 to approve the resolution.

At the July 8, 2024, meeting, the Planning and Zoning Board voted 4-0 to forward Resolution 2024-106, a variance for the removal of two historic trees, to the Town Commission with the recommendation of approval.

At the August 5, 2024, meeting, the Town Commission voted 5-0 to approve Resolution 2023-116, a variance allowing for additional wall signs on the northern façade of the supermarket. The Town Commission also voted 5-0 to approve Resolution 2024-106, a variance allowing for the removal of two historic trees. During this meeting, the revised elevations were presented. The Commission had no concerns regarding the aesthetic of the façade.

At the February 10, 2025, meeting, the Planning and Zoning Board voted 5-0 to forward Resolution 2025-101, a variance allowing a 14-foot by 47.33-foot portion of the proposed fuel canopy to be within the required 50-foot setback, to the town commission with the recommendation of approval.

At the February 19, 2025, meeting, the Town Commission voted 5-0 to approve Resolution 2025-101, allowing a portion of the proposed fuel canopy to be located with the required 50-foot setback.

At the March 12, 2025, meeting, the Parks, Recreation, and Tree Advisory Board voted 3-1 to forward two landscaping waivers to the Town Commission with the recommendation of approval. These waivers proposed a reduction in the required width of the Class "A" buffer along HWY 466 to accommodate additional right-of-way dedication to Lake County and the replacement of the required canopy trees along the same buffer with understory trees due to existing overhead power lines.

Note: The approved variances were reviewed by our Town Attorney in regard to their validity for the revised site plan. The determination was made because the revised site plan proposes less deficiency in both parking and loading areas than initially approved, the variances would still be valid.



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motion

Growth Management Staff Recommend Approval of Ordinance 2024-30.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Virginia Brown, EcoVest Capital, Inc
Property Owner: Sawmill Holdings, LLC
Address: 3105 Hartsock Sawmill Road
Parcel Number: 27-18-24-0002-000-0800

On Thursday, December 5, 2024, an application was filed with the Town of Lady Lake by Virginia Brown on behalf of the property owner, Sawmill Holdings, LLC to amend the Future Land Use designation of approximately 52.2 acres from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD). The subject property is located east end of Hartsock Sawmill Road, identified by Alternate Key Number 1771358.

The subject property is in Section 27, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

BACKGROUND

In 2015, the future land use of the subject property was changed to allow for a proposed RV resort project via Ordinance 2015-05. This project never came to fruition. In 2018, the property owner recorded a conservation easement and declaration of restrictions and covenants, in perpetuity, and outside of the Town's review. This conservation easement only

allows for one single-family residence to be built within a 2-acre portion of the property. The current future land use does not allow for a single-family residence, making the property unusable.

FUTURE LAND USE

EXISTING FLU.

Lady Lake Commercial Tourist (CT) - Limited to Recreational Vehicle (R.V.) parks and motels/hotels. The intensity standard for this land use category is limited to 12 DUPA for R.V. parks and limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) for motels/hotels and a maximum building height of 35 feet, unless fire protection is adequately provided for both R.V. parks and motels/hotels. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Commercial Tourist Services category.

PROPOSED FLU.

Lady Lake Rural Low Density (RLD) – Permits one dwelling unit per five (5) net buildable acres. This designation encourages rural communities and very low density for the purpose of maximizing open space. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use category.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

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

East Lake County Urban Low Density

South Lake County Urban Medium Density

West Lady Lake Commercial General – Retail Sales and Services and Lake County Urban Medium Density

ADJACENT PROPERTIES

The properties abutting the northern boundary are larger tract single family residences. To the east there are single family homes and vacant land. The western property boundary abuts a sawmill and vacant residential land with multi-family entitlements. To the south, there are residential homes.

IMPACT ON TOWN SERVICES

Potable Water: This property will be serviced by a well and will have no impact to Town utilities.

Sewer: This property will be serviced by a septic and will have no impact to Town utilities.

Schools: The subject property may only have one single family home, having little demand on the public school system.

Parks and Recreation: Impacts on parks and recreation will be minimal.

Transportation: Transportation impacts will not exceed those of a single-family residence.

Stormwater: Project will be required to adhere to St. Johns River Water Management District

(SJRWMD) guidelines, drainage, and engineering best management practices.

Flood: Portions of subject property lie within Flood Zone A and AE 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 Large-Scale Future Land Use Comprehensive Plan Amendment request on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

AGENCY REVIEWS

On Thursday, February 6, 2025, the Transmittal Package for Large-Scale Future Land Use Map Amendment, Ordinance 2024-30, was sent to Florida Commerce, Bureau of Comprehensive Planning (State Land Planning Agency), as well as ten other state and regional agencies for review.

On Wednesday, February 19, 2025, an email from the St. Johns River Water Management District was received with no comments on the proposed amendment.

On March 7, 2025, a letter from the Florida Department of Transportation was received with no opposition to the proposed amendment.

On March 7, 2025, a letter from Florida Commerce, Bureau of Comprehensive Planning (State Land Planning Agency) received with no comment on the proposed amendment.

No other agencies submitted comments to the proposed Large-Scale Future Land Use Map Amendment.

Staff again mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the Large-Scale Future Land Use Comprehensive Plan Amendment request on Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-30 was ready for consideration by the Planning and Zoning Board.

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-30 to the Town Commission with the recommendation of approval.

At the February 3, 2025, meeting, the Local Planning Agency voted 4-0 to transmit Ordinance 2024-30 to State Land Planning Agency with the recommendation of approval.

At the February 3, 2025, meeting, the Town Commission voted 4-0 to approve Ordinance 2024-30 upon First Reading.

1 **DRAFT ORDINANCE 2024-30**
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 NO.**
5 **81-8-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE**
6 **PLAN; PROVIDING FOR A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT,**
7 **PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County,
9 Florida, as follows:

10 **Section 1. Legislative Findings, Purpose, and Intent.**

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

16 The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-8(83), and
17 amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance
18 No. 94-16, approved on October 12, 1994.

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

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

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

28 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to the Local
29 Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161
30 – 163.3243, Florida Statutes, as amended.

31 **Section 3. Large Scale Amendment to the Future Land Use Element Map Series.**

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

Amendment Number: 25-01

Applicant/Owner: Sawmill Holdings, LLC

General Location: North of Hartsock Sawmill Road approximately 1,500 feet east of Highway 27/441; South of Hartsock Sawmill Road, approximately 2,000 feet east of Highway 27/441; addressed as 3105 Hartsock Sawmill Road.

Acres: Approximately 52.2 Acres

Future Land Use Change from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD).

Graphic representation of this Large-Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability.

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

Section 5. Effective Date.

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

PASSED AND ORDAINED this _____ day of _____, 2025 in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final Reading.

1

Town of Lady Lake, Florida

2

3

Ed Freeman, Mayor

4 Attest:

5

6 _____
Nancy Wilson, Town Clerk

7 Approved as to form:

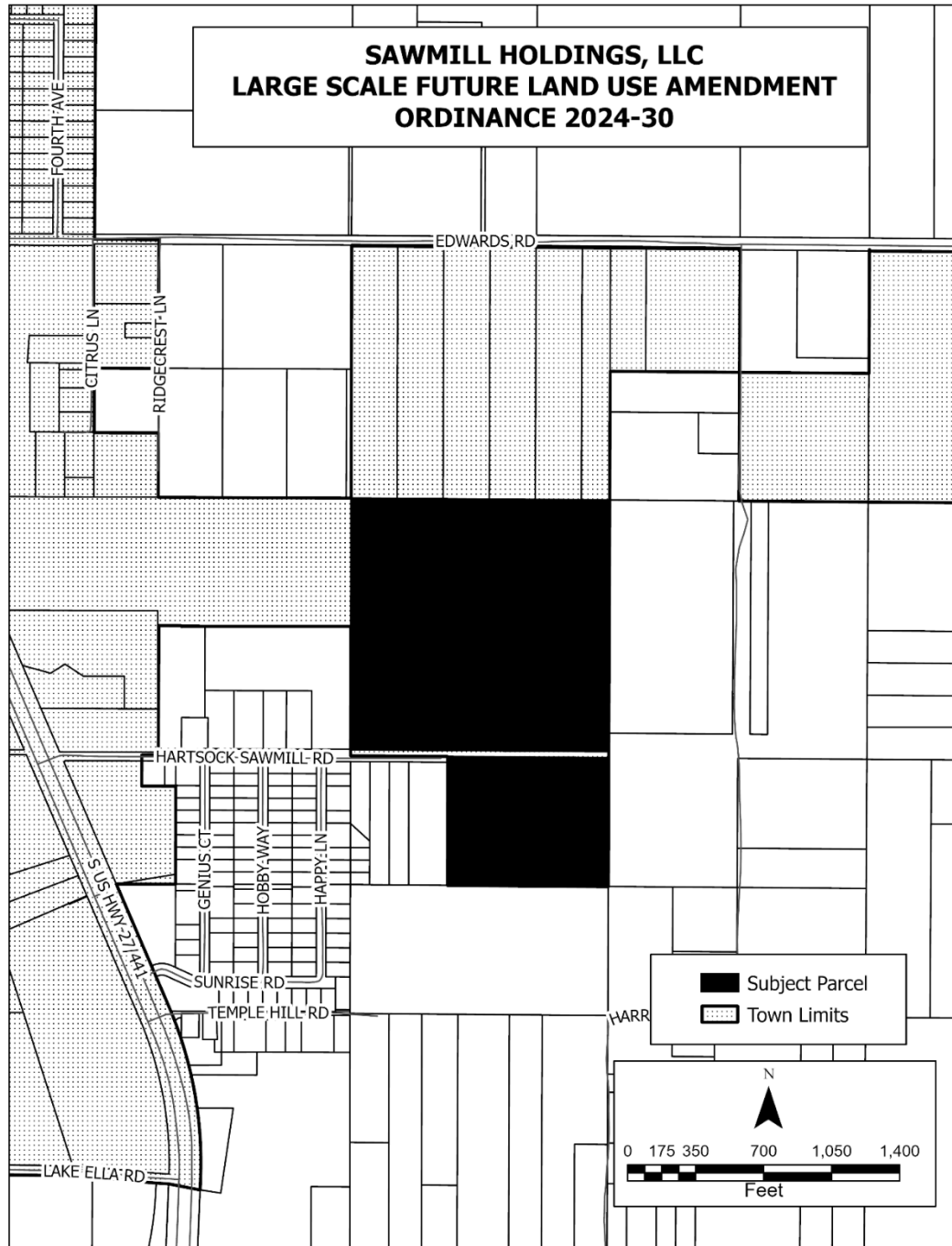
8

9 _____
Derek Schroth, Town Attorney

EXHIBIT "A" — Legal Description & Map

Alternate Key Number: 1771358; Parcel Number: 27-18-24-0002-000-00800

SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW 1/4--LESS W 500 FT-- ORB 4564 PG
1506, Public Records of Lake County, Florida.





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motion

Growth Management Staff recommend the approval of Ordinance 2024-31.

On Thursday, December 5, 2024, an application was filed with the Town of Lady Lake by Virginia Brown on behalf of property owner, Sawmill Holdings, LLC, to change the zoning of property addressed as 3105 Hartsock Sawmill Road. This application involves approximately 52.2 acres of property. The applicant is seeking to change the zoning of the property from Lady Lake Commercial Tourist (CT) to Lady Lake Agriculture Residential (AG-1). Staff have determined that the application is complete and satisfies the requirements of the Land Development Regulations (LDR).

BACKGROUND

In 2015, the zoning of the subject property was changed to Commercial Tourist (CT) to allow for a proposed RV resort project via Ordinance 2015-06. This project never came to fruition. In 2018, the property owner recorded a conservation easement and declaration of restrictions and covenants, in perpetuity, and outside of the Town's review. This conservation easement only allows for one single family residence to be built within a 2-acre portion of the property. The current zoning does not allow for a single-family residence, making the property unusable.

ZONING

Existing Zoning- Commercial Tourist (CT)

The purpose of this district is to implement comprehensive plan policies for managing tourist related facilities.

Proposed Zoning- Agriculture Residential (AG-1)

The purpose of this district is to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one (1) unit per acre.

Zoning of Adjacent Properties:

Direction	Zoning Designation
North	Lady Lake Agriculture Residential (AG-1)
East	Lake County Rural Residential (R-1)
South	Lake County Mobile Home Residential Park (RMRP)/Lake County Agriculture (A)
West	Lady Lake Planned Commercial (CP)/ Lake County Rural Residential (R-1)

Staff mailed notices to inform the fifteen surrounding property owners within 150 feet on Monday, December 30, 2024. The property was posted on Monday, December 30, 2024.

Staff again mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the Large-Scale Future Land Use Comprehensive Plan Amendment request on Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

FISCAL IMPACT

Not Applicable.

SOURCE OF FUNDING

Not Applicable.

FUNDING ACCOUNT

Not Applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-31 was ready for transmittal to the Planning and Zoning Board.

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-31 to the Town Commission with the recommendation of approval.

At the February 3, 2025, meeting, the Town Commission voted 4-0 to approve Ordinance 2024-31 upon First Reading.

1 **DRAFT ORDINANCE 2024-31**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **An Ordinance Establishing the Zoning Designation for Certain Property Being**
4 **Approximately 52.203 Acres Owned By Sawmill Holdings, LLC; Referenced By Alternate**
5 **Key Number 1771358, Within The Town Of Lady Lake, Florida; Rezoning Subject**
6 **Property From Commercial Tourist (CT) To Agricultural Residential (Ag-1); Providing For**
7 **Severability; Establishing An Effective Date.**

8 **Whereas**, On December 2, 1991, The Town of Lady Lake Adopted A Comprehensive Plan
9 (Ordinance 91-21) Pursuant To The Requirements Of Chapter 163, Part II, Florida Statutes And
10 Chapter 9j-5, Florida Administrative Code; And

11 **Whereas**, On January 23, 1992, The Florida Department of Community Affairs Determined That
12 The Town Of Lady Lake Comprehensive Plan Was In Compliance With The Requirements Of
13 Chapter 163, Part 2, Florida Statutes And Chapter 9J-5, Florida Administrative Code; And

14 **Whereas**, On August 15, 1994, The Town of Lady Lake Adopted the Land Development
15 Regulations Of The Town Of Lady Lake, Florida, And Official Zoning Map In Accordance With The
16 Town Of Lady Lake Comprehensive Plan And The Requirements Of Chapter 163, Part 2, Florida
17 Statutes; And

18 **Whereas**, On January 13, 2025, Pursuant to The Provisions Of The Town Of Lady Lake Land
19 Development Regulations, The Planning And Zoning Board Of The Town Of Lady Lake Reviewed
20 The Proposed Ordinance 2024-31 And Recommended Approval To The Town Commission Of The
21 Town Of Lady Lake; And

22 **Whereas**, The Town Commission Of The Town Of Lady Lake Held A Public Hearing To Consider A
23 Proposed Amendment To The Official Zoning Map And Determined That Said Amendment As
24 Proposed Is Consistent With The Town Of Lady Lake Comprehensive Plan And Meets The
25 Requirements Of The Town Of Lady Lake Land Development Regulations.

26 **Therefore, Be It Ordained**, And Enacted by The Town Commission of The Town Of Lady Lake, In
27 Lake County, Florida:

28 **SECTION 1: Petition**

29 Based upon the petition of certain landowners of property, which is located in Lady Lake,
30 Florida, and described in Exhibit "A" hereto, a request has been made that the property be
31 zoned "Lady Lake Agriculture Residential" (AG-1). Said petition has been approved by the Town
32 Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive

Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby rezoned from “Lady Lake Commercial Tourist” (CT) to “Lady Lake Agriculture Residential” (AG-1).

SECTION 2: Severability

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

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

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

Town of Lady Lake, Florida

Ed Freeman, Mayor

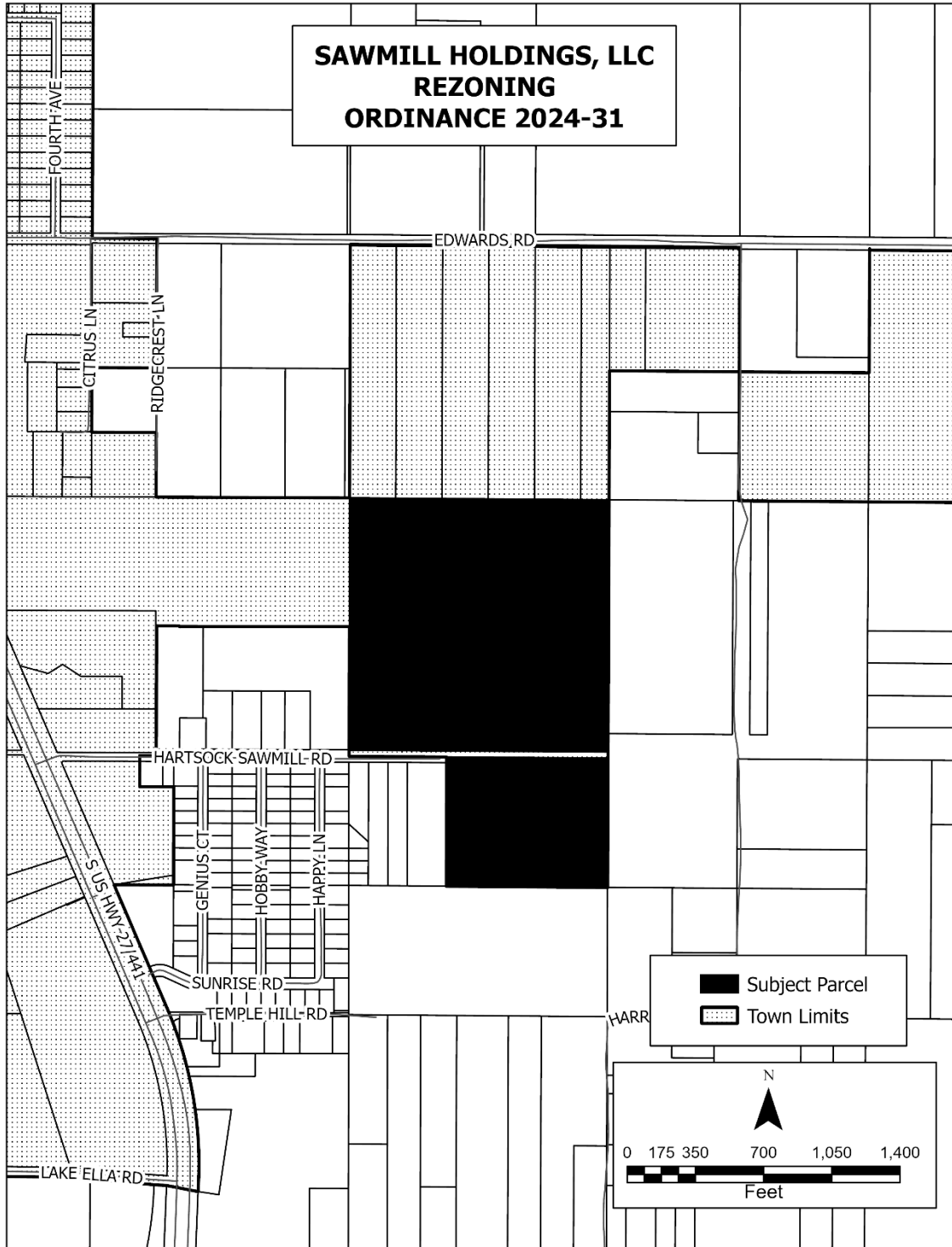
Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

- 1 Alternate Key Number: 1771358; Parcel Number: 27-18-24-0002-000-00800
2 SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW 1/4--LESS W 500 FT-- ORB 4564 PG
3 1506, Public Records of Lake County, Florida.





TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Town Clerk

SUMMARY

At the regular meeting of the Town Commission held November 11, 2024 (effective January 1, 2025), the Town Commission voted unanimously to increase the hourly rate, administrative fee and minimum hours required for off-duty police officers who are hired for security details. When alcohol is served at the Community Building, off-duty police officers are used, thus the same updated off-duty rates apply; due to an oversight, Ordinance 2023-01 was not amended in November to reflect this change. Ordinance 2025-05 codifies the changes to Community Building policy. Verbiage in the ordinance was amended to refer to Police Department policy rather than fixed dollar amounts, so ordinance changes will not be necessary in the future if rates change.

FISCAL IMPACT

There is no fiscal impact on the town.

ATTACHMENTS

Amended Ordinance

November 2024 Agenda Cover Sheet for Increase to Off-Duty Rates.

PAST ACTION

At the March 17, 2025, Town Commission meeting, the commission voted 5-0 to approve Ordinance 2025-04 on first reading.

1 **DRAFT ORDINANCE 2025-04**
2 **TOWN OF LADY LAKE, FLORIDA**
3

4 **AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA; AMENDING**
5 **ORDINANCE 2023-01, SECTION 2-200.28 OF THE CODE OF ORDINANCES FOR**
6 **THE TOWN OF LADY LAKE, FLORIDA, SETTING FORTH NEW PROCEDURES FOR**
7 **THE USE OF THE TOWN’S COMMUNITY BUILDING, ESTABLISHING FEES,**
8 **DEPOSITS, LIMITATIONS AND EXEMPTIONS ON RENTALS; PROVIDING FOR**
9 **SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND**
10 **RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE.**

11 **WHEREAS**, the Town of the Town of Lady Lake elected to amend Chapter 2, Article VI, of the
12 Code of Ordinances of the Town of Lady Lake Division 3 entitled “Use of the Community
13 Building and Library Meeting Rooms” by the adoption of Ordinance 2023-01; and

14 **WHEREAS**, at the regular meeting of the Town Commission of the Town of Lady Lake held on
15 November 11, 2024, the Town Commission voted unanimously to approve the new hourly
16 rate, administrative fee and the minimum hours of use as for off-duty detail services;

17 **NOW, THEREFORE, THE COMMISSION OF THE TOWN OF LADY LAKE HEREBY ORDAINS:**

18 **Section 1. Amendment**

19 That Ordinance 2023-01, Division 3, Section 2-200.28 of the Town of Lady Lake Code of
20 Ordinances is hereby amended to read as follows:

21 **Sec. 2-200.28 – Community Building**

22 (d) Alcohol may be served at the Community Building if the Lady Lake Police Department
23 has been hired for security during the hours of consumption. The rate for security shall be
24 assessed by the Police Department accordingly. The community building must be rented
25 at least one (1) month in advance in order to coordinate security through the Lady Lake
26 Police Department.

27 **Section 2. Severability.**

28 If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or
29 declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
30 the remaining portions of this ordinance; and it shall be construed to have been the Town
31 Commission’s intent to pass this Ordinance without such unconstitutional, invalid or
32 inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part
33 or parts, shall be deemed and held to be valid, as if such parts had not been included herein;

or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 3. Conflicts.

All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. Codification.

The provisions of this Ordinance shall be codified as and become part of the Codes of Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section", "Article", or other appropriate word.

Section 5. Applicability.

This Ordinance does not have retroactive applicability and does not apply to applications filed prior to the effective date of this Ordinance.

Section 6. Effective Date.

This ordinance shall become effective upon adoption.

PASSED AND ORDAINED this _____ day of _____, 2025, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

Ed Freeman, Mayor

ATTEST:

Nancy Wilson, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

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 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.

Staff mailed again 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 Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

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 Local Planning Agency is scheduled to consider Ordinance 2024-32 on Monday, April 7, 2025, at 5:30 p.m.

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

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

Applicant or Owner: T Lovell Alpha Limited Partnership

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

Property Size: 18.5 Acres

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

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

SECTION 4: Severability.

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

SECTION 5: Effective Date.

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

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

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

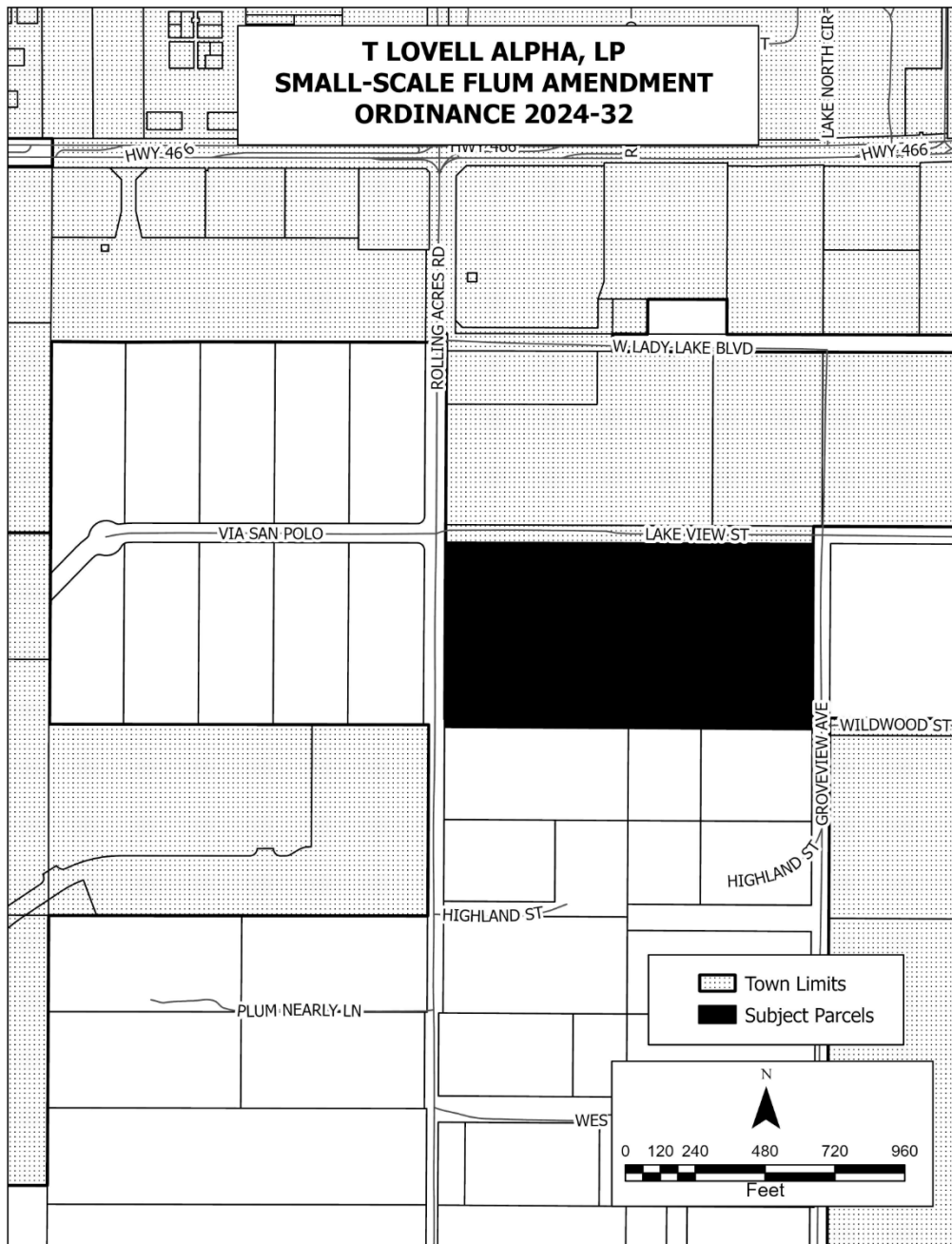
Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

Alternate Keys Numbers: 1454735, 3565517, and 2908645

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

SAID PARCEL CONTAINING 18.57 ACRES, MORE OR LESS





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-33.

On Thursday, December 12, 2024, an application was submitted to the Town of Lady Lake by Craig Brashier, on behalf of property owner T Lovell Alpha LP, to amend the zoning entitlements of three properties, totaling approximately 18.5 acres, located south of Lake View Street and east of Rolling Acres Road.

BACKGROUND

On April 19, 2007, the Town Commission approved Ordinance 2006-50, establishing a Planned Unit Development zoning designation allowing both residential and commercial uses. The conceptual plan proposed a development that included ten three-story, multi-use buildings to be constructed in three phases. The first floor of each building would be commercial with two floors of residential dwellings on top. A total building square footage of 554,550 square feet was proposed with 184,850 square feet being commercial/office space and 369,700 square feet for residential dwellings (approximately 222 units). The density of the project was twelve dwelling units per acre.

PROPOSAL

The amended memorandum of agreement proposes the following uses:

- Single-Family Detached Units
- Townhome Units

The total number of units shall not exceed 148.

The proposed memorandum of agreement Ordinance 2022-06 states the following:

- 1) Single Family Detached Units:
 - Minimum Lot Width: 40 feet
 - Minimum Lot Area: 4,000 square feet
 - Maximum ISR: 65%
 - Maximum Building Height: 35 feet
 - Setbacks
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 5 feet
- 2) Townhome Units:
 - Minimum Lot Width: 16 feet
 - Maximum ISR: 90%
 - Maximum Building Height: 35 feet
 - Setbacks
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 0 feet

Transportation Improvements:

- a) Lake View Street will be improved twenty feet past the property's access drive connection. This access drive will be a minimum of 300 feet from Rolling Acres Road.
- b) Approximately 25 feet from the western boundary line will be reserved for future right-of-way improvements for Rolling Acres Road.

Open Space/Recreation:

- a) All live oak trees located within the property with a DBH of 36" or greater and classified as a Grade 3 or higher will be preserved.
- b) A minimum of 25% open space will be provided, 5% of which will be activity-based recreation.

The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of water and sewer. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project.

The developer shall comply with all Lady Lake and Lake County access management requirements. All road improvements are required to meet Code standards.

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

Zoning Designation of Adjacent Properties

North	Lake View Street ROW/ Lady Lake Planned Commercial (CP) and Lady Lake Multi-Family High Density Low Rise (MF-12)
East	Groveview Ave ROW/ Lake County Agriculture (A)

South	Lake County Agriculture (A)
West	Rolling Acres Road ROW/ Lake County Agricultural Residential (AR)

The existing zoning designation is Planned Unit Development. The proposed zoning designation will remain Planned Unit Development (PUD) with amended entitlements. The PUD designation is consistent with properties in this area that are in the Town of Lady Lake's jurisdiction.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Town Commission.

Staff mailed notices to inform the surrounding eleven property owners within 150 feet of the subject property on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

Staff mailed again 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 Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-33 was ready for transmittal to the Planning and Zoning Board.

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-33 to the Town Commission with the recommendation of approval.

At the February 3, 2025, meeting, the Town Commission voted 4-0 to table Ordinance 2024-33 at the request of the applicant.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-33 is scheduled for Monday, April 21, 2025 at 6 p.m.

1 **DRAFT ORDINANCE 2024-33**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN**
4 **PROPERTIES BEING APPROXIMATELY 18.5 ACRES OWNED BY T LOVELL ALPHA LP;**
5 **LOCATED SOUTH OF LAKEVIEW STREET AND EAST OF ROLLING ACRES ROAD IN**
6 **LAKE COUNTY, FLORIDA; AMENDING THE CURRENT ENTITLEMENTS OF THE**
7 **PLANNED UNIT DEVELOPMENT (PUD) MEMORANDUM OF AGREEMENT;**
8 **PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

9 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
10 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and
11 Chapter 9J-5, Florida Administrative Code; and

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined
13 that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of
14 Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance
17 with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II,
18 Florida Statutes; and

19 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider
20 a proposed amendment to the Official Zoning Map and determined that said amendment as
21 proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the
22 requirements of the Town of Lady Lake Land Development Regulations.

23 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady
24 Lake, in Lake County, Florida:

25 **SECTION 1: Petition**

26 Based upon the petition of certain landowners of property, which is located in Lady Lake,
27 Florida, and described in Exhibit “A” hereto, a request has been made that the property be
28 zoned “Residential Planned Unit Development” (PUD), entitled to the uses set forth in the
29 Memorandum of Agreement attached as Exhibit “B” to be developed in substantial
30 accordance with the Conceptual Plan, attached hereto as Exhibit “C”.

31 Said petition has been approved by the Town Commission of the Town of Lady Lake in
32 accordance with the Town of Lady Lake Comprehensive Plan, the Land Development
33 Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida

Statutes. The property described in Exhibit “A” hereto is hereby zoned “Residential Planned Unit Development” (PUD).

SECTION 2: Severability

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

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

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

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motion

Growth Management Staff recommends 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 Local Planning Agency is scheduled to consider Ordinance 2025-02 on Monday, April 7, 2025, at 5:30 p.m.

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

Applicant or Owner: Anita F Valdez Family Trust

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

Property Size: 1.63 Acres

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

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

SECTION 4: Severability.

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

SECTION 5: Effective Date.

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

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

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

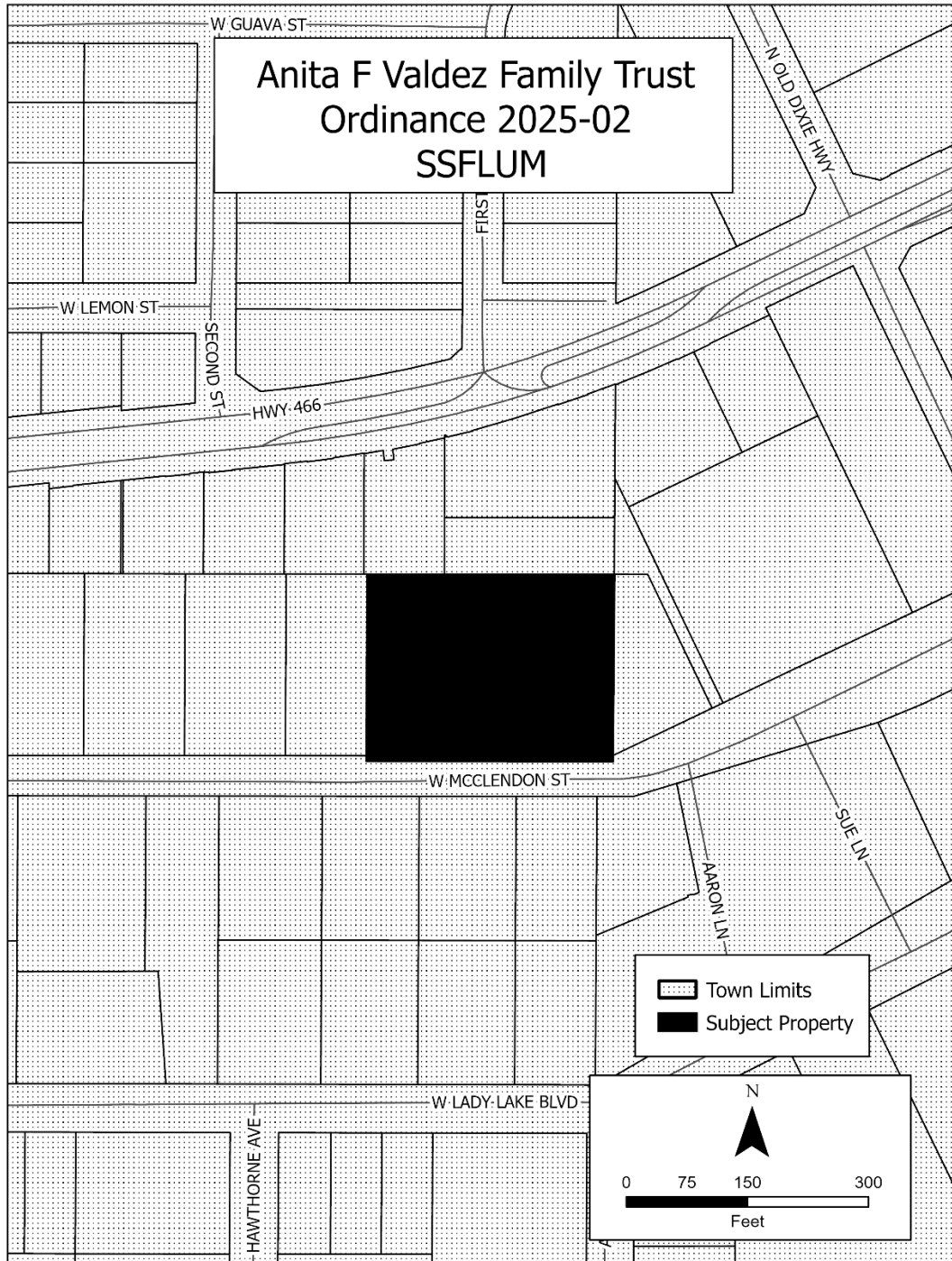
Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

Alternate Key: 1280061; Parcel Number: 20-18-24-0001-000-00100

THE E 300 FT OF THE N 226 FEET OF THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 18S,
RANGE 24E; AND THE S 6 FT OF THE FOLLOWING DESCRIBED PROPERTY: THE E 300 FT OF THE
N 232 FT OF THE 1W ¼ OF THE NE ¼ OF SECTION 20 TOWNSHIP 18S RANGE 24E





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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)

AGENDA ITEM ID

20250407

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motion

Growth Management Staff recommends approval of Ordinance 2025-03.

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, to change the zoning of property addressed as 229 West McClendon Street. This application involves approximately 1.63 acres of property. The applicant is seeking to change the zoning of the property from Lady Lake Single Family Low-Density Residential (RS-3) to Lady Lake Residential Professional (RP). 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).

ZONING

Existing Zoning- Single-Family Low-Density Residential (RS-3)

The purpose of this district is to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed three single-family dwelling units per acre.

Proposed Zoning- Residential Professional (RP)

The purpose of this district is to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and

professional services and not adversely affect adjacent property.

Zoning of Adjacent Properties:

Direction	Zoning Designation
-----------	--------------------

North	Lady Lake Mixed Low-Density Residential (MX-8) and Lady Lake Single Family Low-Density Residential (RS-3)
-------	---

East	Lake County Light Commercial (LC)
------	-----------------------------------

South	Lady Lake Single Family Medium Density (RS-6) and Lady Lake Light Commercial (LC)
-------	---

West	Lady Lake Single Family Low-Density Residential (RS-3)
------	--

The proposed day spa complies with what is defined by the Residential Professional zoning designation in that it does meet the criteria of being a transitional area in which a residential structure will be utilized for personal and professional services and not adversely affect adjacent property.

Staff mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the rezoning 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 2025-03 was ready for transmittal to the Planning and Zoning Board.

At the March 10, 2025, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2025-03 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading of Ordinance 2025-03 is scheduled for Monday, April 21, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2025-03**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 1.63 ACRES OWNED BY ANITA F VALDEZ FAMILY TRUST;**
5 **REFERENCED BY ALTERNATE KEY NUMBER 1280061, WITHIN THE TOWN OF LADY LAKE,**
6 **FLORIDA; REZONING SUBJECT PROPERTY FROM SINGLE FAMILY LOW-DENSITY**
7 **RESIDENTIAL (RS-3) TO RESIDENTIAL PROFESSIONAL (RP); PROVIDING FOR**
8 **SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

9 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
10 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and
11 Chapter 9J-5, Florida Administrative Code; and

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
13 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
14 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the
17 Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida
18 Statutes; and

19 **WHEREAS**, on March 10, 2025, pursuant to the provisions of the Town of Lady Lake Land
20 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
21 the proposed Ordinance 2025-03 and recommended approval to the Town Commission of the
22 Town of Lady Lake; and

23 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider a
24 proposed amendment to the Official Zoning Map and determined that said amendment as
25 proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the
26 requirements of the Town of Lady Lake Land Development Regulations.

27 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady Lake,
28 in Lake County, Florida:

29 **SECTION 1: Petition**

30 Based upon the petition of certain landowners of property, which is located in Lady Lake,
31 Florida, and described in Exhibit "A" hereto, a request has been made that the property be
32 zoned "Residential Professional" (RP). Said petition has been approved by the Town

Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby rezoned from “Single Family Low-Density Residential” (RS-3) to “Residential Professional” (RP).

SECTION 2: Severability

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

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

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

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

- 1 EXHIBIT A—Legal Description and Map
2 Alternate Key: 1280061; Parcel Number: 20-18-24-0001-000-00100
3 THE E 300 FT OF THE N 226 FEET OF THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 18S,
4 RANGE 24E; AND THE S 6 FT OF THE FOLLOWING DESCRIBED PROPERTY: THE E 300 FT OF THE N
5 232 FT OF THE 1W ¼ OF THE NE ¼ OF SECTION 20 TOWNSHIP 18S RANGE 24E

