

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

April 07, 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

Pastor Derick Dimry – New Song Community Church

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; Becky Higgins, Senior Planner; Tamika DeLee, Human Resources Director; Aly Herman, Library Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Elisha Pappacoda, Communications Director; Police Chief Steve Hunt, Deputy Chief Jason Brough, Lt. Rob Tempesta; Nancy Wilson, Town Clerk and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

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)**

Mayor Freeman read the proclamation aloud and presented it to Ms. DiPasquale.

Ms. DiPasquale stated she is a member of Southside Looming Plus Club, whose members loom hats for victims of shaken baby syndrome, cancer patients undergoing chemotherapy, veterans' groups and many other charities. She stated that their group is raising awareness for child abuse prevention. The blue pinwheel serves as their emblem, and she encouraged everyone to make a commitment to learn about child abuse prevention.

2. Proclaiming April 25, 2025, as National Arbor Day in the Town of Lady Lake (Mayor Freeman)

Mayor Freeman read the proclamation aloud and presented it to Mike Burske, Parks and Recreation Director.

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

Mayor Freeman read the proclamation aloud and presented it to C.T. Eagle, Public Works Director.

B. CONSENT

1. March 17, 2025 – Town Commission Meeting 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/C.T. Eagle)

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

C. NEW BUSINESS

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

Parks and Recreation Director Burske stated that he budgeted \$6,000.00 last year for this project, and now the cost has more than doubled. It was anticipated that the roof would cost approximately \$4,500.00, and the quotes received ranged from \$8,000.00 to over \$13,000.00. He stated that he will utilize the proceeds from the sale of the Boy Scout Hut to offset the deficit in funds. The new roof will be copper-colored metal as real copper roofing is very expensive.

Commissioner Gourlie asked about the sale of the Boy Scout Hut.

Mr. Burske stated that it went to auction earlier this year and it sold for approximately \$11,000.00.

Commissioner Roberts made a motion to approve advertising for bids for roof installation and repairs for the Gazebo at Heritage Park; Commissioner Gourlie seconded. Motion carried by a 5-0 vote.

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

Parks and Recreation Director Burske stated that the town Tree Bank has a balance of \$300,205.48. These monies can be used for tree plantings and for the annual tree giveaway that the town hosts. Ted Williams of Public Works is handling the improvements for the new landscaping to be installed on the islands on 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.

Mayor Freeman asked if this money comes from impact fees.

Mr. Burske clarified that money in the tree bank comes from developers who cannot meet the tree requirements per Chapter 10 of the town's Land Development Regulations. The deficit caliper inches are calculated by Growth Management and the developer is charged accordingly.

Commissioner Sage asked Mr. Burske if he solicited bids for this project.

Mr. Burske responded that this project will be performed by Brightview Landscaping. They have a contract with the City of Leesburg, and we will piggyback off the Leesburg contract.

Discussion was held regarding the variety of trees and their placement throughout the project.

Commissioner Sage made a motion to invest \$88,872.73 in landscaping improvements on the CR 466 median islands; Commissioner Roberts seconded. Motion carried by a 5-0 vote.

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 a 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)

Growth Management Director Carroll presented this agenda item stating the application was received in November 2023, it is one of six potential parcels to be developed as part of the commercial development of the Hammock Oaks subdivision. The Walmart will be located away from the highway and the fuel canopies will be located near the highway.

Mr. Carroll advised that the developer is meeting the tree requirements per the town's code. They have sought waivers in the past to remove some trees on the premises. The site is now prepared for site work and the protective tree barricades are in place.

Mr. Carroll reviewed the approved variances as follows:

Resolution 2023-115 - Chapter 7, Section 7-5). – Reduction of required loading spaces; approved January 18, 2024, by the Town Commission.

Resolution 2023-116 - Chapter 17, Section 17-4, b).2). – Multiple signs on north façade; approved August 5, 2024, by the Town Commission.

Resolution 2023-117 - Chapter 7, Section 7-4, b).4). – Reduction of required parking spaces; approved January 18, 2024, by the Town Commission.

Resolution 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.

Resolution 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.

Mr. Carroll stated the following waivers recommended for approval are from 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. At the Town Commission meeting in August 2024, the Commission was in favor of the building façade presented at the meeting.

Chapter 10, Section 10-3).b).B).1). — Buffer class planting requirements, a reduction in width of buffer to accommodate additional right of way dedication, and a replacement of required canopy trees with understory trees along northern boundary due to existing overhead power lines.

The site plan was reviewed to determine if it follows the Land Development Regulations including drainage, grading and erosion control. The application was determined to be in compliance with the Land Development Regulations 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 SJRWMD Permit Number Environmental Resource Permit Number 194336-13 was issued on March 27, 2025.

Mayor Freeman asked a question about Resolution 2023-117 - if the parking reduction was at the request of the applicant or did the commission request it.

Mr. Carroll stated the applicant requested the parking reduction.

Mayor Freeman asked if they save money and effort by not having quite as much parking

Mr. Carroll stated that the commission granted the parking variance for them in January 2024, and it was at their request. He stated that Walmart is well-known, and their request was due to what they felt this site required. He stated that as time progresses, we will determine how this approval plays out. He stated that there could be an opportunity in the future to review our parking code requirement to reduce some of the impervious surface.

Commissioner Roberts made a motion to approve the Walmart Neighborhood Market New Major Site Plan, MJSP 11/23-001; Commissioner Gourlie seconded. Motion carried by a 5-0 vote.

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)

Growth Management Director Carroll presented this agenda item stating that the present use of the property is vacant. Staff recommends approval of Ordinance 2024-30.

Mr. Carroll presented a map of the subject property showing its location. He stated that a proposal was presented to the Town Commission at a past meeting, and it was transmitted to the State for review.

Mr. Carroll stated that the application was received on December 5, 2024. He stated that in 2015, the future land use of the subject property was changed to allow for a proposed RV resort project via Ordinance 2015-04. This project was approved for 185 RV sites with a 4,500 square foot clubhouse, bath house, registration building, and park, but it never came to fruition. In 2018, the property owner recorded a conservation easement and declaration of restrictions and covenants, in perpetuity. This was done without the town's knowledge. This conservation easement only allows for two single family residences 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. Therefore, there is minimal impact to the town at full development.

Future Land Use Designations of Adjacent Properties: **North** — Lady Lake Single Family Medium Density; **East** — Lake County Urban Low Density; **South** — Lake County Urban Medium Density; **West** — Lake County Urban Medium Density, Lady Lake Commercial General – Retail Sales and Services.

Mr. Carroll stressed that even though the front of the property is abutting commercial property, it is largely rural and will remain that way due to the recording of the conservation easement.

Impact on Town Services:

Utilities: Property will be serviced by a well and septic, should a residence be constructed.

Schools: The subject property may only have up to two single family homes, having little demand on the public school system.

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

Transportation: Hartsock Sawmill Road is maintained by Lake County. Because of the limitations of the conservation easement, traffic should not exceed that of a single-family residence.

Flood: Portions of the subject property are in Flood Zones A, AE, and X.

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) was received with no comment on the proposed amendment.

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

Notices to inform the surrounding 15 property owners within 150' of the subject property were mailed on Monday, December 30, 2024. The property was also posted on the same day.

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.

To date, staff have not received any correspondence expressing support or opposition to this application.

Commissioner Regan made a motion to approve Ordinance 2024-30 on second and final reading; Commissioner Roberts 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.

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)

Growth Management Director Carroll presented this agenda item stating that this amendment is needed as the property will be limited to two structures due to the conservation easement.

Mr. Carroll stated that 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. This was done without the town's knowledge. This conservation easement only allows for a maximum of two single family residences to be built within a two-acre portion of the property. The current future land use does not allow single-family residences, making the property unusable.

Zoning Designations of Adjacent Properties: **North** — Lady Lake Agriculture Residential; **East** — Lake County Rural Residential; **South** — Lake County Mobile Home Residential Park, Lake County Agricultural; **West** — Lake County Rural Residential, Lady Lake Planned Commercial.

Notices to inform the surrounding 15 property owners within 150' of the subject property were mailed on Monday, December 30, 2024. The property was also posted the same day.

Staff again mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the rezoning request on Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025. To date, staff has not received any correspondence expressing support or opposition of this application.

Commissioner Roberts made a motion to approve Ordinance 2024-31 on second and final 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.

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 Ordinance and Resolutions; Providing for an Effective Date. (Nancy Wilson)

Town Clerk Wilson presented this agenda item stating that in 2024 the police chief requested that the hourly rate for off-duty officers be increased from \$45.00 to \$60.00. She stated that the ordinance pertaining to community building rentals needs to be updated to reflect the new rate.

Commissioner Gourlie made a motion to approve Ordinance 2025-04 on second and final reading; Commissioner Regan 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.

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)

Growth Management Director Carroll presented this agenda item stating that the applicant is Craig Brashier, AICP on behalf of the owner, T Lovell Alpha, LP. He stated that staff recommends approval of Ordinance 2024-32.

Mr. Carroll stated at the April 7, 2025, Local Planning Agency meeting, the board voted 4-0 to forward to the Town Commission with the recommendation of approval.

Mr. Carroll presented a map showing the location of the subject property and noted that it is on the east side of Rolling Acres Road, and south of Lakeview Street. He advised that the town's code permits 12 dwelling units per acre and the applicant has voluntarily submitted a police-specific amendment to restrict the property to eight dwelling units per acre. Therefore, any future development requiring more than eight dwelling units per acre would require commission approval.

Mr. Carroll stated the property was annexed into the Town limits and assigned a future land use of Commercial General – Retail Sales and Services. At the time, approved proposal was for 184,850 square feet of commercial space and 369,700 square feet of residential space. This project never came to fruition. The applicant is proposing to remove the commercial component and set the maximum number of residential units to 148. He stated that this is in character with the adjacent residential developments near this property.

Impact on Town Services:

Potable Water and 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 original 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: The 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.

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. 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.

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 re-mailed notices to inform the surrounding eleven property owners within 150 feet of the property proposed by the Small-Scale FLU Map amendment request on Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

To date, staff has not received any correspondence expressing support or opposition to this application.

Mr. Carroll stated that the applicant made a presentation to the Local Planning Agency Board detailing the highlights of the project.

Commissioner Gourlie made a motion to approve Ordinance 2024-32 on first reading; Commissioner Roberts 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.

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)

Mr. Carroll presented this agenda item stating that staff recommends approval of Ord. 2024-33. He presented a map of the subject property noting that it is south of Lakeview Street and east of Rolling Acres Road, and approximately .25 miles south of CR 466. He advised that Ord. 2024-33 amends the current PUD designation to a revised PUD for residential uses.

The Zoning Designations of Adjacent Properties: **North:** Lake View Street ROW; Lady Lake Planned Commercial; Lady Lake Multi-Family High Density Low Rise; **East:** Groveview Avenue ROW; Lake County Agriculture; **South:** Lake County Agriculture; **West:** Rolling Acres Road ROW; Lake County Agriculture Residential.

Mr. Carroll presented a map of the location of the subject property, noting that it is currently undeveloped and there is one vacant residential home on the property.

On April 19, 2007, the Town Commission approved Ordinance 2006-50, establishing a Planned Unit Development zoning designation allowing both residential and commercial uses. That project never came to fruition. The conceptual plan proposed a development that included ten three-story, multi-use buildings to be constructed in three phases. A total 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 (222 units). The density of the project was twelve dwelling units per acre.

Mr. Carroll reviewed the proposed PUD entitlements: Single Family Detached Units and Townhomes; Maximum of 148 Units (8 dwelling units per acre); Maximum Building Height: 35 feet; Open Space: 25%.

Mr. Carroll advised there will be future presentations of this development. The right-of-way dedication details will be worked out during the plat process, along with designated turn lanes and deceleration lanes.

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 again mailed notices to inform the surrounding eleven property owners within 150 feet of the property proposed by the rezoning request on Thursday, March 20, 2025. The property was also re-posted on Thursday, March 20, 2025.

To date, staff has not received any correspondence expressing support or opposition to this application.

Commissioner Roberts stated that she is in favor of this proposal.

Commissioner Gourlie made a motion to approve Ordinance 2024-33 on first reading; Commissioner Roberts 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.

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 Like 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)

Growth Management Director Carroll presented this agenda item stating that the applicant is Michael Rankin, LPG Urban and Regional Planners, LLC, on behalf of the owner, Anita F Valdez Family Trust, for 1.63 acres of property located at 229 West McClendon Street. He stated that staff recommends approval of Ordinance 2025-02.

Mr. Carroll presented a map of the subject property noting that it is located on the north side of West McClendon Street, south of Hwy 466, and west of Old Dixie Highway.

Mr. Carroll stated the application was received on February 18, 2025, and the applicant is seeking to amend the zoning from Single Family Low-Density to Lady Lake Commercial Professional Services. He stated that there are other low-volume commercial developments in this area. This proposal is for an appointment-only day spa.

Existing Future Land Use: Lady Lake Single Family-Low Density - Limited to detached single family dwelling units. Densities cannot exceed three units per acre.

Proposed Future Land Use: Lady Lake Commercial Professional Services – Limited to professional services with existing residential structures that can be utilized for personal and professional services and not adversely affect adjacent property.

Mr. Carroll advised that staff has determined that this proposed project will not adversely affect the adjacent property. He stated that the establishment will open in the current structure, with the

potential for future expansion. He stated the applicant has imposed a policy-specific amendment limiting the size to the maximum of 5,000 square feet. He noted that the property to the east of this property is zoned commercial.

Impact on Town Services:

Utilities: This proposal is not anticipated to increase demand on the Town's utilities beyond what is currently being used.

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 would produce a maximum of 81 daily trips, 12 of which would occur during the PM peak hour.

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

Notices to inform the surrounding 15 property owners within 150' of the subject property were mailed on Monday, February 24, 2025. The property was also posted on the same day.

To date, staff have not received any correspondence expressing support or opposition to this application.

The Technical Review Committee members individually reviewed the application and found the application complete and ready to move forward to the Planning & 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. The second and final reading of Ordinance 2025-02 is scheduled for Monday, April 21, 2025 at 6:00 p.m.

Commissioner Gourlie made a motion to approve Ordinance 2025-02 on first reading; Commissioner Roberts seconded.

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

Commissioner (Ward)	Vote
Freeman (Three)	YES

Motion passed by a 5-0 vote.

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)

Growth Management Director Carroll presented this agenda item stating this ordinance is for rezoning 1.63 acres of property located at 229 West McClendon Street. He stated that the application was received in February 2025, and the applicant is seeking to change the zoning of the property from Lady Lake Single Family Low-Density Residential to Lady Lake Residential Professional.

Mr. Carroll noted the zoning designations of the adjacent properties, which are a mix of commercial to the east and south, as well as residential to the west. He stated that this is a transition area between residential and commercial uses, however, this proposed business is not an intense commercial use. He presented a map showing the location of the property with the existing zoning designations.

Notices to inform the surrounding 15 property owners within 150’ of the subject property were mailed on Monday, February 24, 2025. The property was also posted the same day.

To date, staff have not received any correspondence expressing support or opposition of this application.

Commissioner Roberts made a motion to approve Ordinance 2025-03 on first reading; Commissioner Regan 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 acknowledged Mike Burske and his staff for the concert at Snooky Park on Saturday, April 5. He thanked the Parks and Recreation department for their spring cleaning efforts and for repainting the sign at town hall, at the library, and at Heritage Park.

Mr. Lawrence stated that the final Farmer's Market of this season is Tuesday, April 8, from 9 a.m. to 2 p.m.

Mr. Lawrence stated the adult Easter Scavenger Hunt is Saturday, April 12, at 9a.m. at Snooky Park. There will be a lot of great prizes. The children's Easter Egg Hunt is also at Snooky Park.

Mr. Lawrence stated that the Arbor Day celebration is April 25, and he encouraged residents to enter the annual tree raffle.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Sage acknowledged Parks and Recreation Director Mike Burske and his staff for the free concerts at Snooky Park.

Commissioner Roberts acknowledged the Town Manager who accompanied her to a meeting with La Zamora, who expressed their concerns regarding development on the CR 466 corridor. She stated that she has received a lot of messages thanking both for taking time to answer all of their questions.

Commissioner Roberts stated that she and Mayor Freeman attended the Florida League of Cities Legislative Days in Tallahassee. She stated that they had meetings with Senator Truenow and Representative Nan Cobb. She feels as though there is a great relationship with Representative Cobb, and that attending the committee sessions helped her understand more clearly some of the proposed bills. She noted that some of the proposed bills would negatively impact the town by cutting monies from our budget as municipalities appear to be "flush with cash", which we are not, and stressed for the record that we are careful stewards of taxpayer dollars.

Mayor Freeman found the trip to Tallahassee to be extremely interesting.

Mayor Freeman stated that he was elected to the Board of Directors for the Florida League of Mayors. He stated that he is hosting the luncheon for the Lake County League of Cities on Friday, April 11. He stated that it is not open to the public but is open to commissioners.

Mayor Freeman stated that he is amazed at what the people in Tallahassee are proposed, which he believes is not good. He stated that there is a proposal to eliminate property taxes. He stated that this may sound good, yet this would force cutting our workforce to keep the town operating.

Mr. Lawrence stated that staff will be meeting to create a plan outlining how property taxes are spent, and which services will be impacted, in the event they are eliminated.

PUBLIC COMMENTS

Richard Bryce, 308 Del Mar Dr.

Mr. Bryce stated that many residents in his neighborhood are removing trees, many are approximately 100 years old. He said that residents should know ahead of time what is impacting their neighborhoods. He suggested mailing the town residents the state and town codes regarding tree removal and the procedure for tree removal. He acknowledged that Code Enforcement responds quickly to calls about a tree being removed. He stated that when a new resident removes a tree, they do not realize the impact it has on their property and on the neighborhood.

Mayor Freeman thanked Mr. Bryce for expressing his concerns regarding this issue.

ADJOURN

There being no further business to discuss, the meeting adjourned at 7:03 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor