

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

February 3, 2025

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

CALL TO ORDER

Chairperson Ed Freeman

PLEDGE OF ALLEGIENCE

ROLL CALL

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

STAFF PRESENT

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

Town Attorney Taylor Tremmel was also present.

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

NEW BUSINESS

A. Approval of Minutes – January 6, 2025

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

B. Ordinance 2024-30 – 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. (Becky Higgins)

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

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 from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD).

In 2015, the future land use of the subject property was changed to allow for a proposed RV resort project via Ordinance 2015-04. The 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. The Town was not made aware of these changes. This conservation easement only allows for two single family residences, a primary and secondary 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, and the conservation easement does not allow RVs, making the property unusable. The existing future land use would allow up to 12 units per acre for the RV park. The proposed future land use would allow one dwelling unit per five acres.

The adjacent properties future land use: 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, and Lady Lake Commercial General – Retail Sales and Services.

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

Ms. Higgins stated that this land use amendment will have a very small impact on town services. If a residence is constructed on the property, it will be serviced by a well and septic. The subject property may only have up to two single family homes, having little demand on the public school system. Impacts on parks and recreation will be minimal. 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. Portions of the subject property are in Flood Zones.

Ms. Higgins stated that the property was posted on December 30, 2024, and notices to inform the surrounding 15 property owners within 150' of the subject property were mailed the same day. She stated that while at the property, one of the neighbors expressed his happiness with the proposed change. To date, staff have not received any correspondence expressing support of 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 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. The first reading of Ordinance 2024-30 is scheduled for Monday, February 3, 2025, at 6:00 p.m. The second and final reading will be scheduled pending Florida State Land Planning Agency review.

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

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

Chairperson Freeman asked if the conservation designation could be revoked.

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

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

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

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

The motion passed by a vote of 4-0.

C. Ordinance 2024-32 — Small Scale Future Land Use Comprehensive Plan Amendment – T Lovell Alpha, LP – Change the Future Land Use Designation from Lady Lake Commercial General – Retail Sales and Services (RT) 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. (Becky Higgins)

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

PUBLIC COMMENTS

There were no comments.

ADJOURN

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

Carol Osborne, Deputy Town Clerk

Ed Freeman, Chairperson