



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

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

### DATE AND TIME

Monday, June 16, 2025, 5:30 PM

### PLACE

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### NEW BUSINESS

- A. Approval of Minutes — April 7, 2025 — Local Planning Agency Meeting
- B. **Please Reference Commission Agenda Item #E-3 for Supplemental Materials**  
Ordinance 2025-08 - Small Scale Future Land Use Comprehensive Plan  
Amendment — Barny Weldin — Requesting a Change to the Future Land Use  
Designation from Lake County Urban Medium Density to Lady Lake Single  
Family Low Density (SF-LD) for one property being approximately 2.29 acres,  
owned by Barny Weldin, 129 East Hermosa Street, within Lake County,  
Florida. (Thad Carroll)

### CHAIRPERSON AND MEMBERS' REPORTS

### PUBLIC COMMENT

### ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105). (3) Please be advised that one or more members of any other Town Board or

Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

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

3                                   **April 7, 2025**

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

7    **CALL TO ORDER**

8    Chairperson Ed Freeman

9    **PLEDGE OF ALLEGIENCE**

10 **ROLL CALL**

Member	Present
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	NO
Freeman (Three)	YES

11 **Commissioner Sage arrived at 5:46 p.m.**

12 **STAFF PRESENT**

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

15 Town Attorney Taylor Tremmel was also present.

16 **NEW BUSINESS**

17 **A. Approval of Minutes – February 3, 2025**

18 **Member Roberts made a motion to approve the minutes from the February 3, 2025, LPA**  
19 **meeting. Member Gourlie seconded the motion. The motion passed by a vote of 4-0.**

20 **B. Ordinance 2024-32 – Small Scale Future Land Use Comprehensive Plan Amendment – T**  
21 **Lovell Alpha, LP – Change the Future Land Use Designation from Lady Lake Commercial**  
22 **General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR) for**  
23 **Three Properties being 18.5 acres, owned by T Lovell Alpha, LP, addressed as 38624 and**

1 **38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Thad**  
2 **Carroll)**

3 Growth Management Director Carroll presented the background summary for this agenda item  
4 by stating the application was received on December 12, 2024. The applicant is Craig Brashier  
5 on behalf of the owner, T Lovell Alpha. The future land use of the property is Lady Lake  
6 Commercial General Retail Sales and Services; the proposed future land use is Lady Lake Multi-  
7 Family Low Rise. Currently, the property has a vacant residential home. Mr. Carroll presented a  
8 map of the subject property, which is south of Lady Lake Boulevard and Lakeview Street. He  
9 stated that Staff recommends approval of Ord. 2024-32.

10 Mr. Carroll explained that on April 19, 2007, the subject property was annexed into the Town  
11 limits and assigned a future land use of Commercial General – Retail Sales and Services. At the  
12 time, approved proposal was for 184,850 square feet of commercial space and 369,700 square  
13 feet of residential space. This plan included 10 buildings with commercial space on the first  
14 floor and residences on the second and third floors. This project never came to fruition. The  
15 applicant is proposing to remove the commercial component and set the maximum number of  
16 residential units to 148.

17 Mr. Carroll stated that the Existing Future Land Use is Lady Lake Commercial General – Retail  
18 Sales and Services. The Proposed Future Land Use is Lady Lake Multi-Family Low-Rise, which  
19 allows 12 dwelling units per acre. He stated that the applicant is pursuing a policy specific  
20 amendment to limit to eight dwelling units per acre. Therefore, any proposed development in  
21 the future that would exceed eight dwelling units per acre will have to apply for another future  
22 land use amendment before undergoing site plan changes.

23 Future Land Use Designations of Adjacent Properties: **North** – Lake View Street ROW, Lady Lake  
24 Commercial General – Retail Sales and Services, Lady Lake Multi-Family Low Rise. **East** -  
25 Groveview Avenue ROW, Lake County Urban Low Density. **South** - Lake County Public Service  
26 Facility and Infrastructure, Lake County Urban Low Density. **West** - Rolling Acres Road ROW,  
27 Lake County Urban Low Density.

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

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

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

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

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

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

10 An Environmental Ecological Site Assessment was prepared for the subject properties on  
11 December 12, 2024, after a preliminary field and wildlife survey was conducted on November  
12 20, 2024, for the occurrence of protected flora and fauna. Seventeen potentially occupied  
13 gopher tortoise burrows were observed and documented. Any potentially occupied burrows  
14 within 25' of areas to be impacted by development will require review for adequacy of  
15 protective measures or relocation permitting with Florida Wildlife Commission. No other  
16 endangered species were found within the site. The closest bald eagle nest is located  
17 approximately 1.5 miles northwest of the surveyed property.

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

20 Staff mailed notices to inform the surrounding eleven property owners within 150 feet of the  
21 property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment  
22 request on Monday, December 30, 2024. The property was also posted on Monday, December  
23 30, 2024.

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

28 Margo Maurer, Professional Planner with NV 5 (formally CHW)

29 Ms. Maurer stated that Mr. Carroll gave a thorough presentation of the proposed project. She  
30 added that the property is in the limits of the Town of Lady Lake, and the proposed project will  
31 decrease potential impacts from the current entitlements along with reducing traffic impacts  
32 on the surrounding roadway network. She stated this project is surrounded by Hammock Oaks  
33 development, Reserve at Hammock Oaks, and Highlands at Hammock Oaks. She  
34 acknowledged that the site currently has the town's PUD zoning on the property and the

1 request is to convert from a mixed-use PUD to a residential only PUD thus achieving the  
2 reduction impacts previously stated. Additionally, the townhouse-style homes will provide an  
3 opportunity to increase the diversity of housing that is available to residents within the Town  
4 of Lady Lake.

5 Ms. Maurer stated there will be discussions with Lake County and the Town of Lady Lake for an  
6 enhanced roadway design along Rolling Acres Road to allow access to the site as well as  
7 connection to Lakeview Road.

8 Member Roberts stated it appears that a future road widening is planned. She stated that this  
9 is a positive sign as many residents feel Rolling Acres Road is heavily traveled.

10 Ms. Maurer stated it will be explored further once the site and development plan review begins.

11 Chairman Freeman asked if the plan presented will be executed. He stated that the board sees  
12 many conceptual designs and is concerned that there are no plans to execute this plan or the  
13 property will be sold prior to development.

14 Ms. Maurer stated that the applicant is also the current property owner and is working with the  
15 developer.

16 Chairman Freeman stated that he likes that this plan is downsized from the current PUD, yet he  
17 would like to know what the real plan is. He stated that the commission recently annexed a  
18 small piece of property for a proposed bar and grill, and now the property is for sale. Because  
19 this has happened with other properties he is cautious and would like to know if this  
20 conceptual plan is something that will actually be implemented.

21 Ms. Maurer stated that the companion rezoning for the residential PUD will detail what is  
22 permitted on this site including development standards.

23 Member Regan asked how many units are proposed for this site. Ms. Maurer stated that there  
24 are 148 units proposed for this site.

25 **Member Gourlie made a motion to forward Ordinance 2024-32 to the Town Commission with**  
26 **a recommendation of approval; Member Roberts seconded the motion.**

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

28 **C. Ordinance 2025-02 — Small Scale Future Land Use Comprehensive Plan Amendment –**  
29 **Anita F Valdez Family Trust – Change the Future Land Use Designation from Lady Lake single**  
30 **Family Low Density (SF-LD) to Lady Lake Commercial Professional Services (PS) for one**  
31 **property being approximately 1.63 acres, owned by Anita F Valdez Family Trust, addressed**  
32 **as 229 West McClendon Street, within the Town Limits of the Town of Lady Lake, Florida.**  
33 **(Thad Carroll)**

1 Growth Management Director Carroll presented the background summary for this agenda item  
2 stating the applicant is Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of  
3 property owner for approximately 1.63 acres of property addressed as 229 West McClendon  
4 Street. The current future land use of the property is Lady Lake Single Family Low-Density,  
5 allowing three dwelling units per acre. The present use of the property is a single-family home.  
6 Mr. Carroll presented a map of the subject property, noting that the location is on the north  
7 side of W. McClendon Street, south of HWY 466. He stated that staff recommends approval of  
8 Ord. 2024-32.

9 Mr. Carroll advised that the applicant is proposing a policy specific amendment to limit the  
10 commercial square footage to 5,000 square feet. He stated that the current structure is  
11 currently under 2,000 square feet and the owner intends to convert it into an appointment-only  
12 day spa. Having the additional space written into the policy amendment allows them more  
13 square footage for future expansion.

14 EXISTING FLU — Lady Lake Single Family-Low Density - Limited to detached single family  
15 dwelling units. Densities cannot exceed three units per acre.

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

19 The applicant is proposing a policy specific amendment to limit the commercial square  
20 footage to 5000 square feet.

21 **Future Land Use Designations of Adjacent Properties: North** - Lady Lake Single Family  
22 Medium Density; Lady Lake Mixed Residential Low Density; **East** — Lady Lake Commercial  
23 General – Retail Sales and Services; **South** — Lady Lake Mixed Residential Low Density; Lady  
24 Lake Commercial General – Retail Sales and Services; **West** — Lady Lake Single Family Medium  
25 Density.

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

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

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

31 Transportation: The project, as proposed, is anticipated to generate an additional 15 daily trips  
32 with three of those trips being during the PM peak hour. The maximum allowed development  
33 of 5,000 square feet of office space would produce a maximum of 81 daily trips, 12 of which  
34 would occur during the PM peak hour.

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

3 Notices to inform the surrounding 15 property owners within 150' of the subject property were  
4 mailed on Monday, February 24, 2025. The property was also posted the same day. To date,  
5 staff has not received any correspondence expressing support or opposition of this application.

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

8 At the March 10, 2025 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance  
9 2025-02 to the Town Commission with the recommendation of approval.

10 The Town Commission is scheduled to consider Ordinance 2025-02 on Monday, April 7, 2025, at  
11 6:00 p.m. The second and final reading of Ordinance 2025-02 is scheduled for Monday, April 21,  
12 2025, at 6:00 p.m.

13 Chairman Freeman stated that in as much as West McClendon is a shortcut from WaWa to Hwy  
14 466, an additional 19 daily trips will make a small impact. He stated that he noticed recently  
15 that the signs were down.

16 Member Roberts stated that this restricted use seems in keeping with the transitional type  
17 property.

18 **Member Roberts made a motion to forward Ordinance 2025-02 to the Town Commission for**  
19 **consideration; Member Regan seconded the motion.**

20 **The motion passed by a vote of 5-0.**

21 **PUBLIC COMMENTS**

22 There were no comments.

23 **ADJOURN**

24 There being no further business, the meeting was adjourned at 5:51 p.m.

25 \_\_\_\_\_  
26 Carol Osborne, Deputy Town Clerk

27 \_\_\_\_\_  
28 Ed Freeman, Chairperson



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

## AGENDA ITEM TITLE

Please Reference Commission Agenda Item #E-3 for Supplemental Materials

Ordinance 2025-08 - Small Scale Future Land Use Comprehensive Plan Amendment — Barney Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barney Weldin, 129 East Hermosa Street, within Lake County, Florida. (Thad Carroll)

## AGENDA ITEM ID

20250616

## DEPARTMENT

Growth Management

## SUMMARY

### STAFF RECOMMENDED MOTION

Growth Management Staff recommends approval of Ordinance 2025-08

### FLU AMENDMENT PLANNING ANALYSIS

Applicant/ Property Owner	Barny Weldin
Address	129 East Hermosa Street
Parcel Number	16-18-24-0900-000-00800

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barney Weldin to amend the Future Land Use designation of 2.29 acres from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD). The subject property is located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, identified by Alternate Key Number 1260990.

The subject properties are located in Section 16, 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.

Lake County Urban Medium Density - Allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

### PROPOSED FLU.

Lady Lake Single Family Low-Density (SF-LD) – Limited to detached single-family dwelling units. Densities cannot exceed 3 units/acre.

**ADJACENT PROPERTY CHARACTERISTICS**

Future Land Use Designations of Adjacent Properties

North	Lake County Urban Medium
East	Lake County Urban Medium
South	Lady Lake Mixed Residential Low-Density
West	Lady Lake Mixed Residential Low-Density

**ADJACENT PROPERTIES**

All adjacent properties are residential in nature.

**IMPACT ON TOWN SERVICES**

**POTABLE WATER:** The property will be required to connect to water at the time the existing well fails.

**SEWER:** The property will be required to connect to sewer, if available, at the time the existing septic fails.

**TRANSPORTATION:** No additional impact on transportation will occur. This property is located on the unpaved portion of East Hermosa Street.

**FLOOD:** The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective 12/18/12.

**PUBLIC NOTIFICATION**

Staff mailed notices to inform the surrounding twelve property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025.

**FISCAL IMPACT**

Not applicable.

**SOURCE OF FUNDING**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

The Technical Review Committee found that Ordinance 2025-08 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to transmit Ordinance 2025-08 to the Town Commission with the recommendation of approval.

**PUBLIC HEARINGS**

The Town Commission is scheduled to consider Ordinance 2025-08 for first reading on

Monday, June 16, 2025, at 5:30 p.m. The second and final reading of Ordinance 2025-08 before the Town Commission is scheduled for Monday, July 7, 2025, at 6 p.m.



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

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

4    Applicant or Owner: Barny S Weldin

5    General Location: 129 East Hermosa Street — Property located on the north side of East  
6    Hermosa Street, approximately 105 linear feet east of Massachusetts Street.

7    Property Size: 2.29 Acres

8    Future Land Use: Change from Lake County Urban Medium Density to Lady Lake Single  
9    Family-Low Density (SF-LD)

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

12   **SECTION 4: Severability.**

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

18   **SECTION 5: Effective Date.**

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

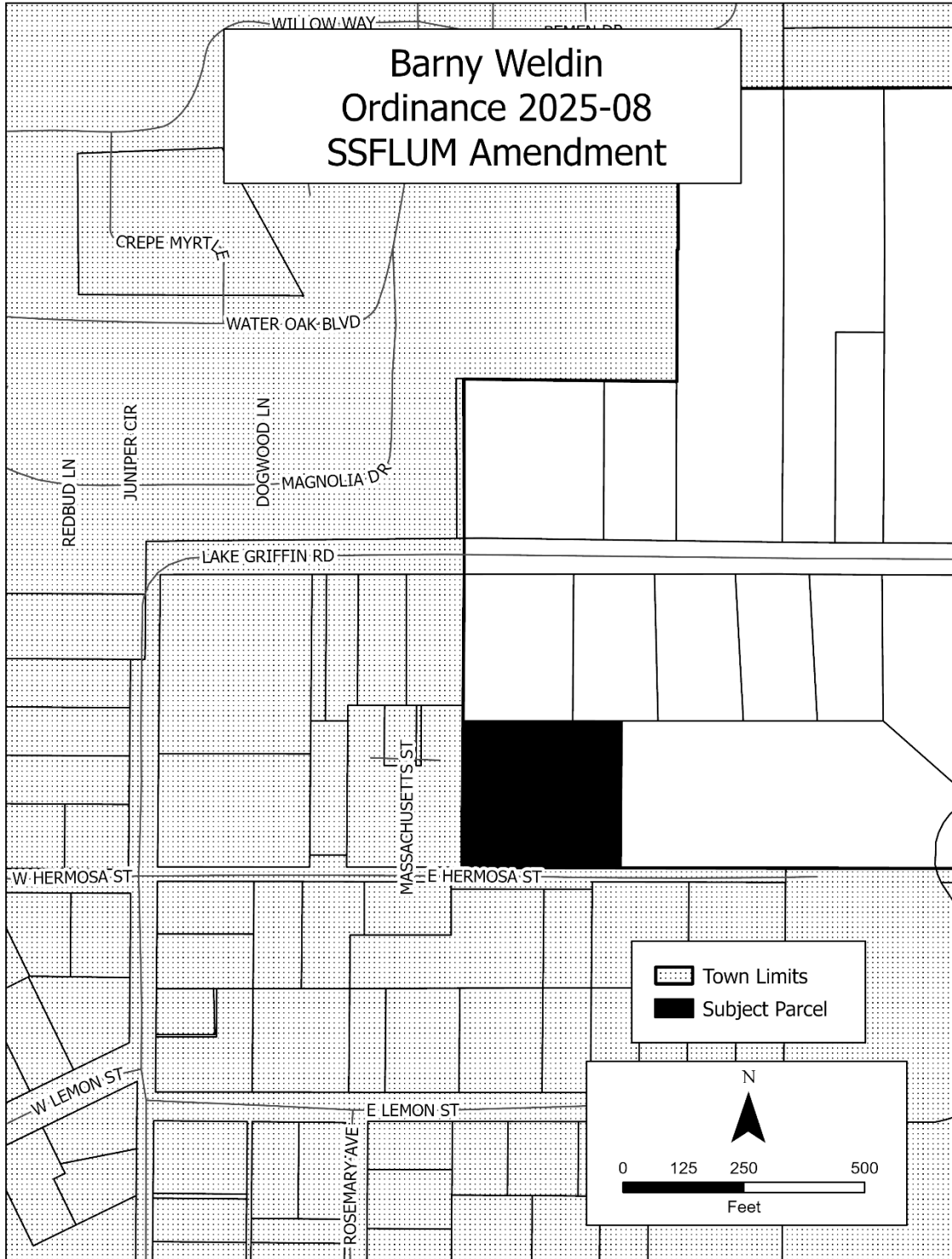


1

# EXHIBIT A – Legal Description and Map

2 Alternate Key: 1260990; Parcel Number: 16-18-24-0900-000-00800

3 SLIGH & TEAGUE'S ADD LOT 8 PB 8 PG 9 ORB 6290 PG 1595



4