

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

**April 01, 2024**

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

**ROLL CALL**

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

**STAFF PRESENT**

Bill Lawrence, Town Manager; Derek Schroth, Town Attorney, Thad Carroll, Growth Management Director; Nancy Wilson, Town Clerk and Carol Osborne, Deputy Town Clerk

**NEW BUSINESS**

**A. Minutes — September 6, 2023 — Local Planning Agency Meeting**

Chairperson Freeman asked if there were any questions or comments from the members regarding the minutes. Hearing none, he asked for a motion.

Member Regan made a motion to approve the minutes of the September 6, 2023, Local Planning Agency meeting. Member Gourlie seconded the motion. The motion passed by a vote of 4 to 0.

**B. Ordinance 2024-04 — Small Scale Future Land Use Comprehensive Plan Amendment — Caudill — Change the future land use designations from Lake County Rural Density to Lady Lake Single Family Medium Density for property being 24.02 acres, owned by David M.**

**Caudill and David M. Caudill Life Estate, located on the north side of Lake Ella Road, approximately 350 linear feet west of Micro Racetrack Road, within Lake County, Florida**

Growth Management Director Thad Carroll presented the background summary for this agenda item. He stated that the owner is David Caudill and David Caudill Life Estate, and the applicant is Craig Brashier on behalf of CHW, LLC. He advised that the parcel is 24.02 acres, the future land use designation is Lake County Rural which permits one dwelling unit per five acres, and the zoning designation is Lake County Agricultural, which is also one dwelling unit per five acres.

Mr. Carroll advised that the comprehensive plan amendment would change the future land use to single-family medium density. He stated that the subject parcel consists of three lots located on the north side of Lake Ella Road, approximately 350 linear feet west of Micro Racetrack Road. He advised that this parcel would make the connection from the current area of the Reserve at Hammock Oaks to Lake Ella Road. He stated that the future land use allows up to six single-family dwelling units per acre.

Mr. Carroll stated that an Environmental Ecological Site Assessment was prepared for the occurrence of protected flora and fauna. No threatened species were found within the site. The report also noted that the surveyed property did not contain habitats conducive to Florida scrub jays or sand skinks.

Mr. Carroll stated that the project will be required to adhere to St. Johns River Water Management District requirements and the subject property does not contain any flood plain areas.

Mr. Carroll stated that the maximum projected demand on the water system for this project is 36K gallons per day, as well as for the sewer system requirement. He stated that these figures are representative of six dwelling units per acre. He advised that the actual proposal is four dwelling units that would generate 20,500 gallons per day each for water and sewer.

Mr. Carroll stated that the town's parks and recreation level of service will not be affected by the approval of this ordinance as the developer must supply their own parks and recreation acreage.

Mr. Carroll reiterated that the applicant is proposing 82 dwelling units which will generate approximately 12 new elementary students, 6 new middle school students, and 9 new high school students. Regarding transportation, Mr. Carroll stated that the additional units are expected to generate 72 PM peak hour trips and 51 AM peak hour trips.

Member Regan clarified with Mr. Carroll that what is proposed is six units per acre.

Mr. Carroll advised that the applicant is seeking four units per acre. He stated that as part of this application if this future land use designation was granted, the applicant has the right to seek a subsequent zoning entitlement of up to six dwellings units per acre.

Member Regan asked if a zoning requirement be created to require four dwelling units per acre.

Mr. Carroll replied affirmatively adding that four dwelling units per acre is classified under the single-family medium density category. He stated that a policy specific amendment can be added into the ordinance stating that although the land use classification allows up to six dwelling units per acre, the town is granting the land use assignment based on the understanding that it shall be limited to four dwelling units per acre.

Town Attorney Derek Schroth stated that this has been done in the past. He advised that the applicant needs to agree to this amendment as part of the first reading of Ordinance 2024-04.

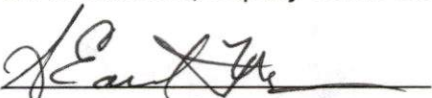
**Member Gourlie made a motion to forward Ordinance 2024-04 to the Town Commission with recommendation of approval with the inclusion of the policy specific amendment requiring four dwelling units per acre. Member Regan seconded the motion. The motion passed by a vote of 3 to 1 (Freeman).**

#### ADJOURN

There being no further business, the meeting was adjourned at 5:44 p.m.



Carol Osborne, Deputy Town Clerk



Ed Freeman, Chairperson