

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

**June 17, 2024**

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**

Moment of silence was observed.

**PLEDGE OF ALLEGIANCE**

Led by Mayor Freeman

**ROLL CALL**

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

**STAFF PRESENT**

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Police Chief Steve Hunt, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Rebecca Higgins, Senior Planner; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Deputy Town Attorney Taylor Tremel was also in attendance.

**A. CONSENT**

- 1. June 3, 2024 – Town Commission Meeting Minutes**
- 2. Consideration of the Water, Sanitary Sewer, and Reuse Utility Agreement for the first three phases of the Hammock Oaks Subdivision – Requesting Utilities Capacity Reservation of 315 Water ERUs, 315 Sewer ERUs, and 810 Reuse ERUs, for a proposed 315-unit subdivision, on approximately 157 acres owned by SK Hammock Oaks, LLC, with the**

**zoning entitlement of Planned Unit Development (PUD), located on the South side of Highway 466, East of Cherry Lake Road, West of Rolling Acres Road, lying one and one-half miles North of Lake Ella Road within the Town of Lady Lake, Florida. (Thad Carroll/C.T. Eagle).**

**3. Consideration of Implementing a Policy that Requires all Department Officers to Carry the Same Firearm Necessitating a Budget Line Adjustment. (Steve Hunt/Pam Winegardner)**

Police Chief Hunt explained that many of the department's guns are 10-12 years old and are different models. In conducting research, he stated that the Glock 45 9mm is optimal as it includes a flashlight and red dot laser optics which increases proficiency. He stated that issuing the same model firearm to all department officers is a prevailing trend across the country.

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

**B. NEW BUSINESS**

**1. Reserve at Hammock Oaks Subdivision Phases 1-6 — Revised Preliminary Plat Plan — Proposing a total of 1032 units spread amongst nine phases, including 769 Market Rate single Family Residences, 105 Market Rate Age-Restricted Single Family Residences, and 158 Market Rate Townhomes, on multiple parcels consisting of approximately 296.26 acres, zoned Planned Unit Development (PUD), owned by David Caudill, David Caudill Life Estate, and SK Hammock Oaks, LLC, located approximately 1.2 miles south of HWY 466, west of Cherry Lake Road and east of Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated the Future Land Use designation for this property is Single Family Medium Density, with the limitation of up to four dwelling units per acre under a policy specific amendment. He stated that the purpose of this revised plat incorporates the recently annexed property that connects the development onto Lake Ella Road. On August 7, 2023, the Reserve at Hammock Oaks Subdivision Phases 1-6 Preliminary Plat was approved by the Town Commission. At the time, the proposal included the construction in Phases 1 through 6 of 950 units. On May 6, 2024, the Town Commission approved the annexation, small scale future land use amendment, and rezoning of 24.02 acres of land on Lake Ella Road. The rezoning incorporated the additional land into the Reserve at Hammock Oaks project. The applicant has revised the previously approved preliminary plat plan to include the additional 82 lots resulting from connecting this project to Lake Ella Road.

Mr. Carroll advised that a water, sewer, and reuse agreement will have to be created between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Reserve at Hammock Oaks Subdivision Phases 1 through 6. He confirmed that this project complies with uses under the existing PUD and the preliminary plat meets the Town's design requirements.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Roberts made a motion to approve the Reserve at Hammock Oaks Subdivision Phases 1-6, Revised Preliminary Plat Plan as presented; Commissioner Gourlie seconded. Motion carried 5-0.**

**2. Consideration of Approval for the Paradise Recreation Center Renovations Major Site Plan Modification MJM 11/23-001 — Proposing a 30,700 Square Foot Recreation Center, 400 Square Foot Pool Restroom Building, 155 Parking Spaces, Sidewalks, and Amenities on 5.25 Acres Zoning Mixed Residential Medium Density (MX-8), Owned by Villages Center Community Development District (VCCDD), Addressed as 1403 Paradise Drive, within the Town Limits of the Town of Lady Lake, Florida (Thad Carroll)**

Growth Management Director Thad Carroll stated that on Tuesday, November 14, 2023, a major modification application was submitted for improvements and the zoning designation, and the future land use designation supports the change. The applicant is proposing a 30,700 square foot recreation center including: a 400 square foot restroom building, a new pool and pool deck, new sidewalks, landscaping modifications, and 150 parking spaces that include seven accessible spaces.

Mr. Carroll stated that the 5.25-acre site is required to have a total of 840 tree caliper inches. The applicant will be retaining 718 caliper inches of existing trees and providing 180 inches of canopy trees and 352 inches of palms for a total of 1250 caliper inches of trees. At the June 3, 2024, Town Commission meeting, Resolution 2024-105 was approved for the removal of two viable historic trees, a 52-inch Laurel Oak and a 36-inch Live Oak.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Gourlie made a motion to approve the Paradise Recreation Center Renovations Major Site Plan Modification MJM 11/23-001 as presented; Commissioner Sage seconded. Motion carried 5-0.**

**C. TOWN ATTORNEY'S REPORT**

**1. Ordinance 2024-06 - First Reading – Annexation — Anderson/Long — an Ordinance Voluntarily Annexing Property being 10.08 Acres, Owned by Jesse Anderson and William**

**Anderson and Devin and Angela Long, on the North Side of Anderson Lane, within Lake County, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that this is a voluntary annexation, and the applicant is Craig Brashier of CHW, LLC. He stated that this ordinance was presented to the Local Planning Agency meeting earlier this evening. He advised that this annexation creates an enclave and Chief Hunt has verified that Lady Lake Police will service that area pursuant to the interlocal service boundary agreement for police services.

Mr. Carroll stated that upon future development the properties will be served by the Town's water, sewer, and reuse facilities, and they are contiguous to existing approved developments on the north and south sides.

Mayor Freeman asked if there were any questions.

Richard Masso, 373 Carriage Lane

Mr. Masso expressed his concerns regarding annexations and the growth of Lady Lake.

Mr. Carroll stated that the entitlements for the properties to the north and south collectively allow 480 units. He advised that this revised proposal allows for 450 units and, therefore, by approving this development and its subsequent rezoning, it is a reduction of 30 units spread out over ten acres.

**Commissioner Gourlie made a motion to approve Ordinance 2024-06 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 carried 5-0.

**2. Ordinance 2024-07 - First Reading – Small Scale Future land Use Comprehensive Plan Amendment – Anderson/Long – Change the Future Land Use Designation from Lake County Urban Low Density to Lady Lake Single Family Medium Density for Property Being 10.08 Acres, Owned by Jesse Anderson and William Anderson, and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll advised that the entitlements granted for this proposal is a reduction of 30 dwelling units over ten acres which in turn will result in a reduction of traffic, and water and sewer consumption. He stated that at the Local Planning Agency meeting earlier this evening the applicant, Craig Brashier, explained in detail how the applications for this proposal fit together.

Mr. Carroll stated the proposed Future Land Use designation is Lady Lake Single Family Medium Density. Development in the Single-Family Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted. However, a mixed-use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and Objective FLU 1-8. He stated that if active gopher tortoise burrows are found at the time of development, a review for adequacy of protective measures or relocation permits with Florida Wildlife Commission will be required. All Live Oak trees located within the Property with a diameter at breast height of 36-inches or greater and a Grade of 3 or higher shall be preserved or will require a variance for removal.

Mr. Carroll stated that the project will be required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices, and the subject property does not contain any special flood areas. The projected demand on the Town's water and systems is a net increase of 5,000 gallons per day each. There is no impact on the Town's parks and recreation services. The impact on the schools is minimal. The proposed entire development at buildout is projected to generate 261 AM peak hour trips, and 349 PM peak hour trips.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Regan made a motion to approve Ordinance 2024-07 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 carried 5-0.**

**3. Ordinance 2024-08 - First Reading —Rezoning — Highland at Hammock Oaks — Change the Zoning Designation from Certain Properties Being Approximately 92.12 Acre Owned by Jesse Anderson and William Long, Devin and Angela Long, Carl A. Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC located south of Sunshower Lane, North of Abele Road, and East of Rolling Acres Road in Lake County, Florida, from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). (Thad Carroll)**

Growth Management Director Thad Carroll stated that this is the rezoning for the same property previously discussed with the last two ordinances. He clarified that this ordinance incorporates both of the properties that have prior annexation and zoning entitlements. The application was filed to rezone the subject property from Lake County Agricultural and Lady Lake Planned Unit Development to Lady Lake Planned Unit Development. This project encompasses two projects previously granted PUD entitlements. The rezoning Ordinance 2022-06 was approved by the Town Commission on July 18, 2022, for 129 homes that included 49 single family homes and 80 townhomes on 24.75 acres. The future land use of Single-Family Medium Density of six dwelling units per acre was approved via Ordinance 2022-05. This project, formerly known as Lady Lake Reserve, received preliminary plat approval from the Town Commission on November 6, 2023.

Mr. Carroll stated that Ordinance 2022-13 was approved by the Town Commission on November 21, 2022, to rezone the southern property consisting of 330.40 acres to Planned Unit Development. At the time of the rezoning, the portion of the Reserve at Hammock Oaks on the east side of Rolling Acres Road was included in the ordinance. As part of this rezoning ordinance, a maximum of 1,320 units was permitted. This property has a future land use of Single-Family Medium Density allowing a maximum of six dwelling units per acre. With the approval of this ordinance, the maximum density will now be 4.89 dwelling units per acre.

Mr. Carroll stated that this ordinance proposes single-family detached units (platted and non-platted), age-restricted single-family detached units, townhomes, and single-family attached/villas. The maximum number of residential units within the development will not exceed 450 units.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Gourlie made a motion to approve Ordinance 2024-08 on first reading; Commissioner Regan seconded.**

Commissioner (Ward)	Vote
Regan (Four)	YES

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

Motion carried 5-0.

**4. Ordinance 2024-09 – First Reading – Annexation – WGB Leasing, LLC – An Ordinance Voluntarily Annexing Property Being 1.8 Acres, owned by WGB Leasing, LLC, on the West Side of Teague Trail, North of Smitty Road, Addressed as 41015 County Road 25; within Lake County, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that on Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban & Regional Planners, LLC, on behalf of property owner, WGB Leasing, LLC, to annex one property located west of Teague Trail and north of Smitty Road, and east of the Lighthouse Storage facility. Upon future development, the properties will be served by the Town’s water, sewer, and reuse facilities. The subject properties are contiguous with the existing municipal boundary.

Mayor Freeman clarified this proposal includes two pieces of property.

Mr. Carroll answered affirmatively, adding that one parcel is already in the town’s jurisdiction. The annexation is specifically for this 1.8-acre parcel and the two subsequent ordinances will pertain to both parcels as they will be combined.

Mr. Barlow, WGB Leasing

Mr. Barlow clarified further that he applied to join these parcels into one parcel.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Sage made a motion to approve Ordinance 2024-09 on first reading; Commissioner Roberts seconded.**

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

Commissioner (Ward)	Vote
Sage (Five)	YES
Freeman (Three)	YES

**Motion carried 5-0.**

**5. Ordinance 2024-10 – First Reading — Small Scale Future Land Use Comprehensive plan Amendment — WGB Leasing, LLC — Change the Future Land Use Designation from Lake County Urban Medium Density and Lady Lake Commercial Wholesale (CW) to Lady Lake Commercial – General Retail Sales and Services (RET) for property being 2.8 acres, owned by WGB Leasing, LLC, addressed as 41015 County Road 25, within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that the two properties were combined into a parcel being 2.8 acres with the future land use designation of Lake County Agricultural and Lady Lake PUD.

On Thursday, April 4, 2024, 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 WGB Leasing, LLC to amend the Future Land Use designation of 2.8 acres, of which 1.8 acres presently has a designation in accordance with the Lake County Comprehensive Plan. The proposed future land use designation is 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.

Mr. Carroll advised that any environmental impacts will need to be mitigated at time of site development. He advised that a portion of this property is located in Flood Zone A as per FEMA FIRM Map 12060C0160E effective 12/18/12, which does not prohibit development. He stated that the projected water and sewer consumption is 2,000 gallons per day. The proposed development is projected to generate 2,134 new daily trips, of which 258 trips occur during the PM peak hour.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Sage made a motion to approve Ordinance 2024-10 on first reading; Commissioner Gourlie seconded.**

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

Commissioner (Ward)	Vote
Sage (Five)	YES
Freeman (Three)	YES

Motion carried 5-0.

**6. Ordinance 2024-11 – First Reading — Rezoning — WGB Leasing, LLC — An Ordinance Changing the Zoning Designation for Certain Properties Being Approximately 2.8 Acres Owned by WGB Leasing, LLC, Located West of Teague Trail and North of Smitty Road from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD), to Lady Lake Planned Commercial (CP), within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that this ordinance will grant zoning entitlements to the subject property. Under the permitted uses, the ordinance proposes constructing a restaurant, a bar, retail sales & services and an area for stormwater retention. The maximum impervious surface ratio, which includes building coverage, shall be limited to eighty percent. The maximum floor area ratio shall be limited to .5, and the maximum building height is forty-five feet. The front yard setback requirement is a 20-foot minimum from the roadway; the rear yard setback requirement is a 15-foot minimum from the roadway; the side yard setback when adjoining another lot is a minimum of fifteen feet, otherwise, the setback is a 20-foot minimum from the local roadway.

Mr. Carroll advised that the conceptual plan will be reviewed during the site plan review process, along with traffic and engineering studies.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

**Commissioner Sage made a motion to approve Ordinance 2024-11 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 carried 5-0.

**TOWN MANAGER’S REPORT**

Town Manager Lawrence announced that the Big Bang Fireworks show is Saturday, June 29 from 6PM – 9:15PM; he stated a live band will be performing along with various fun attractions for the whole family.

He announced that the Coffee with a Cop event is on Wednesday, June 19th at Target.

**MAYOR AND COMMISSIONER’S REPORT**

Commissioner Roberts stated that she attended the Mac-n-Cheese competition hosted by the Lady Lake Chamber of Commerce. She stated that it was well attended and made sure that the Chamber will host this event in Lady Lake next year because the road construction on 441 will be complete. She announced that Mission Barbeque won the award for best Mac-n-Cheese.

Commissioner Gourlie also attended this event.

Commissioner Sage stated that with the impending growth of Lady Lake over the next three-five years, he suggested that the commission consider constructing a new police department and recreation center.

Commissioner Roberts stated that the majority of Lady Lake’s population already resides in age-restricted developments that have amenities, and that the Hammock Oaks development is providing amenities for its residents. She agreed there are projects that need to be considered to accommodate future growth.

Mayor Freeman stated that a workshop should be scheduled to discuss these issues.

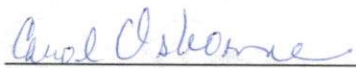
Mayor Freeman thanked Mayor Pro-Tem Roberts for facilitating the June 3<sup>rd</sup> commission meeting in his absence.

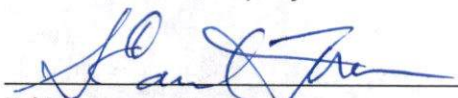
**PUBLIC COMMENTS**

No comments

**ADJOURN**

There being no further business to discuss, the meeting was adjourned at 6:53 p.m.

  
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Carol Osborne, Deputy Town Clerk

  
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Ed Freeman, Mayor