

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

June 16, 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 5:37 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)	YES
Freeman (Three)	YES

STAFF PRESENT

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Malina Wright, Development Coordinator; C.T. Eagle, Public Works Director; Jason Brough, Deputy Chief, Lady Lake Police Department and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also present.

NEW BUSINESS

A. Approval of Minutes – April 7, 2025

Member Gourlie made a motion to approve the minutes of the April 7, 2025, LPA meeting. Member Roberts seconded the motion. The motion passed by a vote of 5-0.

B. 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)

Growth Management Director Carroll presented the background summary for this agenda item stating that on Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barney Weldin. It is approximately 105 feet east of Massachusetts Street identified by Alternate Key number 1260990. The existing Future Land Use is Lake County Urban Medium Density and the proposal is to amend the Future Land Use Density to Lady Lake Single Family Low Density Residential

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.

Mr. Carroll presented the Lake County future land use map and the Existing Lady Lake Future Land Use map.

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 tank fails.

Transportation: There is house on the property and no additional impact on transportation should occur.

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

Mr. Carroll stated that the size of the property minimum frontage per lot is 100 feet and this property is approximately 329 feet. He stated this property could be split to allow two additional lots. However, where the house is located, a variance is required if it is split into three parcels. He stated that the town has not received notification from the property owner proposes a lot split. This application is being presented because the applicant's well is failing and the town has a water line in front of the property. Per our LDRs when a well fails and it is adjacent to the town lines, the property owner shall connect to our lines. Also, the water management district and the DEP want a central connection to wells and to septic. Given that the well has imminent failure, it is being presented so they can connect to our central utility.

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

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

The Town Commission's first reading of Ordinance 2025-08 is scheduled for Monday, June 16, 2025, at 6:00 p.m. The second and final reading is scheduled for Monday, July 7, 2025 at 6:00 p.m.

Notices to inform the surrounding twelve property owners within 150' of the subject property of the proposed variance were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025.

Mr. Carroll advised because of the notices mailed and posting of the property there were two public comments regarding the current state of the property at the Planning and Zoning Board meeting.

Mr. Carroll stated that at the Planning and Zoning meeting member Richard Masso posed questions regarding this annexation due to the town's current situation with wastewater. Mr. Carroll explained that because of the size of the property he does not foresee any subdivision development that would require street infrastructure. Also, the property is so small that the impact would be three residential units at most. He stressed that the applicant does not have a proposal to do a lot split of the property.

Member Regan asked if there is a wastewater line adjacent to this property.

Mr. Carroll replied negatively, adding that there is just a water line.

C.T. Eagle, Public Works Director, stated from the audience that the nearest sewer line is at least a few thousand feet away.

Member Regan asked what the cost is to bring that sewer line to this property.

C.T. Eagle, Public Works Director

Mr. Eagle stated he would need to research the area for the exact location. He stated that the town would not extend the line for an individual residence because the cost is approximately \$500,000.00. This property would need to be a part of a septic-to-sewer project where the entire neighborhood is included. Currently there are not enough properties for that major project.

Member Sage inquired as to the property owner's option in the event their sewer fails.

Mr. Carroll advised the property owner would first notify the County Environmental Health that their septic is failing. The county would then notify the town that the property owner has applied for a new permit and ask the town for comments regarding central connection. The Public Works Director would inform the county that the closest connection point is too far away, too expensive, and beyond the town's mandatory connection area. However, if the

sewer line is near the water line, the county would not issue the permit and advise the property owner that they must connect to the town's central sewer.

Member Sage stated that this property is under Lake County Medium Density designation and asked if the applicant could develop the property if it remained in Lake County.

Mr. Carroll clarified that there is no anticipated project for the property. He explained that in Lake County the current future land use designation permits up to seven dwelling units per acre, although the zoning designation is R-1, which permits one dwelling unit per acre. He advised that the property owner requested a land use classification that would permit six dwelling units per acre at the time of application. Mr. Carroll stated that he and Ms. Higgins informed the property owner that many of the properties to the east are zoned for one dwelling unit per acre. They asked the property to modify application to three dwelling units per acre, and they agreed.

Member Gourlie made a motion to approve Ordinance 2025-08; Member Roberts seconded the motion.


The motion passed by a vote of 5-0.

PUBLIC COMMENTS

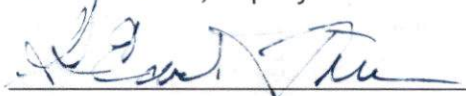
There were no comments.

ADJOURN

There being no further business, the meeting was adjourned at 5:47 p.m.



Carol Osborne, Deputy Town Clerk



Ed Freeman, Chairperson