

MINUTES OF THE COMMISSION MEETING TOWN OF LADY LAKE, FLORIDA

December 19, 2022

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 Rietz presiding.

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

INVOCATION

Shawn Smith – North Lake Ministries

PLEDGE OF ALLEGIANCE

Led by Mayor Rietz

ROLL CALL

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Aly Herman, Library Director; Jason Brough, Deputy Police Chief; Nancy Wilson, Town Clerk
Derek Schroth, Town Attorney was also in attendance.

A. CONSENT

1. December 5, 2022 — Town Commission Meeting Minutes

Commissioner Freeman made a motion to approve the Consent Agenda as presented; Commissioner Gourlie seconded. Motion carried 5-0.

B. NEW BUSINESS

2. Consideration of Approval to Submit to a No-Match Grant to T-Mobile for Exercise Equipment at Snooky Park

Parks & Recreation Director Burske said that Mayor Rietz was informed of a grant opportunity for up to \$50,000.00 from T-Mobile, known as the Hometown Grant. Mr. Burske requested permission to apply for the grant which, if granted, would be used toward exercise equipment to go along the trail at Snooky Park. Staff was looking to purchase and have the equipment installed but if the Town is awarded the grant, it would pay for a huge portion of the project. This is an on-line grant and will be submitted online. Mr. Burske asked for and received signed letters of recommendation for this grant from each Commission member

Commissioner Gourlie made a motion to approve submittal of a grant application for the T-Mobile Hometown Grant to be used for exercise equipment in Snooky Park; Commissioner Freeman seconded. Motion carried 5-0.

3. Consideration of Approval for the Lemon Street Professional Plaza New Major Site Plan MJSP 09/22-001 – A multi-tenant medical complex proposing 3,900-square-foot Medical Office Building for Phase 1, a 4,400-square-foot Medical/Office Building to be completed in Phase 2, 44 Parking Spaces including two Florida ADA Parking Spaces, Water Retention Pond, landscaping buffers, dumpster enclosure, and loading zone, on a 1.21-acre parcel zoned Light Commercial, addressed as 113 West Lemon Street, identified by alternate keys 1723710 and 2842792.

Growth Management Director Carroll said that the Lemon Street Professional Plaza is a development that was previously approved in 2008 for Wilcox & Wilcox Enterprises but remains undeveloped. The current applicant proposes constructing a multi-tenant development in two phases with the first phase including a 3,900 square foot professional/medical office building and the second phase including a 4,400 square foot medical/office building. The project will not generate much traffic and the development will be serviced by Town utilities.

The elevations feature certain exterior building materials and elements similar to Mediterranean Architectural Design.

Commissioner Freeman asked about the tiny lot to rear of the auto parts store on which there is a mobile home. He was informed that there is nothing on the property at present; the mobile home was removed.

Commissioner Freeman made a motion to approve the Lemon Street Professional New Major Site Plan; Commissioner Kussard seconded. Motion carried 5-0.

TOWN ATTORNEY'S REPORT

4. Ordinance 2022-22 – First Reading – An Ordinance Providing for the Dissolution of the Library Advisory Board.

Library Director Aly Herman stated that at the November 21st meeting it was discussed how difficult it has been to get volunteers to serve on the library board and how the community no longer has a need for the board. They directed her to draft an ordinance and it is in the agenda packet to review for the first reading.

Commissioner Kussard made a motion to approve Ordinance 2022-22 on first reading as presented; Commissioner Gourlie seconded.

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

Motion carried by a 5-0 vote.

5. Ordinance 2022-20 — Second/Final Reading - An Ordinance imposing a moratorium upon the receipt and processing of annexation applications to provide staff the opportunity to perform a comprehensive inventory of land use entitlements and the projected demand on public infrastructure.

Growth Management Director Carroll said that the Commission discussed imposing a moratorium on annexation applications due to concerns about the resources required to support proposed growth. The idea is to take a break and perform a comprehensive analysis of the entitlements of the annexed properties in Lady Lake. This will show how many lots are platted but not yet developed. Staff will also determine the composition of land uses within the town in terms of both acreage and percentages of what is yet to be developed. The moratorium would be effective January 1, 2023 – June 30, 2023. Any annexations in process will continue. Not affected by the moratorium are zoning entitlements that are on properties now.

Mayor Rietz asked for a current project list. Mr. Carroll said that over the next few months, he will compile a list of all projects in Town and their status.

Commissioner Kussard made a motion to adopt Ordinance 2022-20 on second reading as presented; Commissioner Gourlie seconded.

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

Motion carried by a 5-0 vote.

6. Ordinance 2022-21 — Second/Final Reading - An Ordinance Adopting Corrections, Updates, and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan.

Growth Management Director Carroll said the Town must annually update the Five-Year Schedule of Capital Improvements pursuant to Florida Statutes. The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

These facilities include water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation, and mass transit. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five-year capital improvement schedules from other entities.

Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of any facility or project identified in the Comprehensive Plan or Capital Improvement Program are not considered amendments and may be accomplished by local ordinance.

Commissioner Freeman asked where funding comes from for the school. Mr. Carroll said the school has an additional revenue table that is within their capital plan; it does not come from Lady Lake.

Commissioner Gourlie made a motion to adopt Ordinance 2022-21 on second reading as presented; Commissioner Hannan seconded.

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

Motion carried by a 5-0 vote.

TOWN MANAGER’S REPORT

Town Manager Lawrence gave a shout out to the Public Works department for their spectacular job of preparing and cooking for the employee Christmas party. He also announced that the position of Communication Director has been posted.

MAYOR AND COMMISSIONER’S REPORT

Commissioner Kussard said that she and Thad Carroll attended the school concurrency meeting. The subject of how school districts receive funding was discussed. It comes from ad valorem assessments, sales tax and impact fees; it does not come from the Florida Lottery as that is used primarily for Bright Futures scholarships. School concurrency application submittals doubled in 2021 from 2020. This year there is a substantial increase in the proposed and residential development in Leesburg, Fruitland Park and Lady Lake.

Commissioner Kussard attended the Light up Lady Lake event, and it was great. She also attended a ribbon cutting event for TD Bank and attended the Wreaths Across America ceremony at the Lady Lake Cemetery; it was a wonderful and patriotic event.

Commissioner Kussard concluded by saying it is the time of year to reflect on our many blessings. She is thankful for the Town employees and those who come to the meetings.

Commissioner Freeman said he and Town Manager Lawrence attended the Commission for Florida Law Enforcement Accreditation event in St. Augustine. The event confirmed what he already knew and that is that Chief Tempesta and the Lady Lake Police Department are Lady Lake’s finest. They got reaccredited for the second time and they only need three more reaccreditations (another nine years) to get the excelsior designation.

Mayor Rietz said it was an honor to speak at the Wreaths Across America event.

PUBLIC COMMENTS

Phil Mathius – Lakes of Lady Lake

Mr. Mathius commented on the poor access to the new 7-Eleven. Mayor Rietz said the entrance to the business is located behind the carwash which is much safer.

Mr. Mathius also commented on the traffic signals at US 441 intersections saying they are much too short in duration and only four cars get through each cycle. Commissioner Freeman said that he, Bill Lawrence and C.T. Eagle met with FDOT, who controls the lights, that morning. They were told that from Eagles Nest Road to CR 42, the lights are synchronized. When FDOT was asked if 10 more seconds could be added to the duration of the green light, FDOT said no. This is causing more drivers to utilize Rolling Acres Road.

Mr. Mathius' last statement was about Rolling Acres Road from CR 466 to US 441 and the horrible traffic back-ups. Mayor Rietz said there is nothing the Town can do because Rolling Acres Road is a county road. He added that there are not as many accidents in that location as people are saying.

James Duggan - 423 Highway 466

Mr. Duggan said he wanted to talk to the Commission about the petition regarding golf carts. He is a Paramedic and EMT and has seen the aftermath of golf cart accidents. There are many safety issues when golf cart traffic and regular traffic utilize the same roads. The Town should come up with a solution which could be to have golf carts restricted to dedicated paths.

ADJOURN

There being no further business, the meeting was adjourned at 6:29 p.m.



Nancy Wilson, Town Clerk



Jim Rietz, Mayor