



PLANNING & ZONING BOARD MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, May 13, 2024, 5:30 PM

PLACE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Planning & Zoning Meeting Minutes — March 11, 2024
- B. 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 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.
- C. Resolution 2024-103 - A Resolution of The Town Commission of The Town of Lady Lake, Florida, Granting A Variance to Allow a Freestanding Sign to be Within 100 Feet of Another Freestanding Sign In Accordance With the Provisions of Chapter 17, Section 17-3. E). 1). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned By Benchmark Lady Lake

25 Associates, LLC, a Property Being Approximately 1.69 Acres of Land, Located North of the Intersection of Country Road 25/Teague and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

- D. Resolution 2024-104 - A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign Taller Than Eight Feet to be Erected Less Than Ten Feet From the Property Line in Accordance with the Provisions of Chapter 17, Section 17-4. B). 2). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, A Property Being Approximately 1.69 Acres Of Land, Located North Of The Intersection of Country Road 25/Teague Trail and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.
- E. Resolution No. 2024-105 – Variance – Paradise Recreation Center - Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees. (Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater). The variance request is to allow for the removal of two viable historic trees located at 1403 Paradise Drive, owned by Village Center Community Development District, within the Town Limits of the Town of Lady Lake, Florida.
- F. Ordinance 2024-06 — 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, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County Florida.
- G. Ordinance 2024-07 — 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, 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.
- H. Ordinance 2024-08 — Rezoning — Highland at Hammock Oaks — Change the zoning designation for certain properties being approximately 92.12 acres owned by Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC, located south Sunshower Lane, north of Abele Road, and east of Rolling Acres Road Road in Lake County, Florida from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD)
- I. Ordinance 2024-09 — 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.

- J. Ordinance 2024-10 — 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.
- K. Ordinance 2024-11 — 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) with in Lake County and the Town Limits of the Town of Lady Lake, Florida.

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.