

MINUTES OF THE COMMISSION MEETING TOWN OF LADY LAKE, FLORIDA

May 6, 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

Given by Reverend Dr. Paul Harsh – First Baptist Church of Lady Lake

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Nancy Wilson, Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Lt. Rob Tempesta, Lady Lake Police Department; Rebecca Higgins, Senior Planner; Elisha Pappacoda, Communications Director; Tamika DeLee, Human Resources Director; Pam Winegardner, Finance Director; Aly Herman, Library Director; Carol Osborne, Deputy Town Clerk

Town Attorney Derek Schroth was also in attendance.

PROCLAMATION

Proclamation declaring May 5-11, 2024, as Municipal Clerks Week in the Town of Lady Lake, Florida (Mayor Freeman)

Mayor Freeman read the proclamation aloud declaring May 5 – 11, 2024, as Municipal Clerks Week in the Town of Lady Lake, Florida.

A. PRESENTATION

Presentation of Awards to the Winners of the Water Conservation Poster Contest submitted by the Students from The Villages Elementary School.

Maryann Krisovitch, Stormwater Conservation representative for the Town, officiated the presentation of awards to Villages Elementary School students for winning the Water Conservation Poster contest, along with Mayor Freeman and the Town Commissioners. She stated that the students learned about the water cycle and water in space. Nine students from grades one through three received first, second and third place prizes. The Villages Elementary School Art teacher, Mrs. Wendt, was recognized for her participation.

B. CONSENT

- 1. April 15, 2024 – Town Commission Meeting Minutes (Carol Osborne)**
- 2. Consideration of Forming a Committee to Plan the Centennial Event in 2025 (Mike Burske)**
- 3. Consideration of the Acceptance and Conveyance of Sewer, Water, and Reuse Infrastructure constructed within Green Key Village Phase 5, according to the plat thereof, as recorded in Plat Book 83, Pages 29-31 of the Public Records of Lake County, Florida, from Green Key Village, LLC to the Town of Lady Lake, Florida. (Thad Carroll)**
- 4. Consideration of Request to Lower the Retirement Age for General Employees from 65 Years to 62 Years to enable Them to Stay on the Town's Group Health Insurance Policy (at no cost to the town). (Tamika DeLee)**

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

C. NEW BUSINESS

- 1. Consideration of Approval to Advertise and Sell the Scout Hut to the Highest Bidder. (Mike Burske)**

Parks and Recreation Director Mike Burske presented this agenda item stating that \$30K is budgeted for the removal of the Scout Hut. He stated that the buyer would also have to remove it and obtain all the permits associated with the removal of the structure. He noted that the Town would be responsible for disconnecting the utilities.

Commissioner Sage made a motion to approve advertising to sell the Scout Hut to the highest bidder; Commissioner Regan seconded. Motion carried 5-0.

- 2. Consideration of Approval for the Teague Plaza Major Site Plan MJSP 06/23-001 – Proposing a 12,628 Square Foot Mixed Use Two Story Building with 3,893 Square Foot Office Space and 1,894 Square Foot Restaurant Area on the First Floor, Six Two-Bedroom 973 Square Foot Apartments on the Second Floor, and 62 Parking spaces, on 1.63-acres zoned Planned Commercial (C)P), owned by Teague Plaza, LLC, Located on County Road 25/Teague Trail, Approximately 650 Feet North of Griffin Avenue, Addressed as 1124 Teague Trail, within the Town Limits of the Town of Lady Lake, Florida (Thad Carroll)**

Growth Management Director Thad Carroll presented this agenda item stating that the application was originally submitted on July 19, 2017, and the commission approved the site plan on November 19, 2018. He stated that the commission granted landscaping waivers and waivers for parking in front of the building rather than behind the building. He stated that the development order that was issued in November 2018 expired because construction on the project did not commence. He advised the applicant was required to reapply, which is before the commission.

Mr. Carroll stated that a parking variance was requested due to the unique shape of the property and to preserve as many existing trees as possible. He advised that an administrative variance for a reduction of three parking spaces was approved on April 25, 2024. He stated that a stucco wall will be provided along the rear of the property and landscape buffers around the perimeter of the site.

Mayor Freeman asked if there is accommodation for two trash receptacles for the project.

Mr. Carroll stated that the plan shows an enclosure at the rear of the building and at the end of the facility.

Commissioner Roberts made a motion to approve the Teague Plaza Major Site Plan with parking and landscape waivers as specified; Commissioner Gourlie seconded. Motion carried 5-0.

D. TOWN ATTORNEY'S REPORT

- 1. Ordinance 2024-03 – (Second and Final Reading) Annexation – Caudill - An ordinance voluntarily annexing 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. (Thad Carroll)**

Growth Management Director Thad Carroll presented the background for this agenda item. He stated that upon future development, the properties will be served by the Town's water, sewer, and reuse facilities. The subject property is contiguous with the existing municipal boundary.

He stated that all reviews have been satisfied.

Commissioner Regan asked if this property is zoned for four dwelling units or six dwelling units.

Mr. Carroll stated that the policy specific amendment is four dwelling units and will be addressed with Ordinance 2024-04.

Commissioner Roberts made a motion to approve Ordinance 2024-03; Commissioner Gourlie seconded.

Commissioner (Ward)	Vote
Regan (Four)	YES
Roberts (One)	YES
Gourlie (Two)	YES
Sage (Five)	NO
Freeman (Three)	YES

Motion passed by a 4-1 vote. (Sage)

2. Ordinance 2024-04 – (Second and Final Reading) – An Ordinance Pertaining to Comprehensive Planning in the town of Lady Lake, Florida; Amending the Town of Lady Lake Ordinance 81-1-(83), Which Established the Town of Lady Lake Comprehensive Plan; providing for a Small-Scale Future Land Use Map Amendment. (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item. He advised that at the April 15, 2024, commission meeting, the commission agreed to amend the ordinance to reduce the dwelling units from six to four units per acre. He stated that a policy specific amendment has been added to this ordinance and, if passed, will limit the applicant to a maximum of four dwelling units per acre. He stated that the project is required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices. There is no floodplain on the property. The project will be served by the town's water and sewer; the applicant will supply that infrastructure. The applicant has incorporated parks and recreation space into the development as required by our code.

Commissioner Regan expressed his concerns regarding traffic congestion and the impact on schools. He stated he is keeping faith for a positive outcome.

Commissioner Gourlie made a motion to approve Ordinance 2024-04; Commissioner Roberts seconded.

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

Motion passed by a 5-0 vote.

- 3. Ordinance 2024-05 – (Second and Final Reading) – An Ordinance Amending the Zoning Classification for Certain Properties Being Approximately 296 Acres, Owned by David M. Caudill Life Estate, David M. Caudill, and SK Hammock Oaks, LLC; Located South of County Road 466, North of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property from Lake County Agriculture (A) and Town of Lady Lake Planned Unit Development (PUD) to Town of Lady Lake Planned Unit Development (PUD). (Thad Carroll)**

Growth Management Director Thad Carroll presented the background summary for this agenda item. He presented a map of all the properties that are included in this application. He stated that the PUD designation is consistent with the adjacent properties to the north that are presently in the Town's jurisdiction. He stated the proposed uses are residential single-family detached units, single-family townhomes, and single-family attached villas. The maximum number of residential units is limited to 1,105 units consisting of 920 single-family detached units and 185 townhomes/villas. Residential types can be exchanged as long as the maximum number of vehicle trips does not exceed 8,132 AADT. He stated that the permitted non-residential uses may include on-site day care facilities, convenience stores, personal services, and amenity facilities, including mini-warehouse, and outdoor storage for autos, boats, and/or RVs for use of the development residents only. All reviews have been completed.

Commissioner Gourlie made a motion to approve Ordinance 2024-05; Commissioner Roberts seconded.

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

Motion passed by a 5-0 vote.

TOWN MANAGER'S REPORT

Town Manager Bill Lawrence acknowledged Town Clerk Nancy Wilson and Deputy Town Clerk Carol Osborne in recognition of Municipal Clerk's week.

Upcoming events:

May 13 at 10AM - Coffee with the Town Manager at the library

May 15 - Leesburg Rotary Club will recognize local law enforcement with their annual Service Above Self awards luncheon. He stated that a Lady Lake police officer has been nominated.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Gourlie stated that the town does not have its own noise ordinance. He stated that our officers must refer to the state noise ordinance, which is difficult for our police officers to enforce.

Mr. Lawrence stated that an ordinance will be drafted and presented to the commission.

Commissioner Sage acknowledged Chief Hunt who allowed him to view a body cam. He stated that it is effective during an investigation. He stated that it makes a difference that our police officers are outfitted with the latest equipment.

Commissioner Gourlie stated that he met with one of the local Skyline residents regarding the neighborhood. He stated that Chief Hunt and code enforcement have been working to improve the standards and quality of life for the residents in the Skyline area neighborhood. He stated that many residents have expressed their appreciation of these improvements. He stated that the noise ordinance will be one more tool for our police to use to keep the neighborhood safe.

Mayor Freeman stated that he has driven through the neighborhood and has noticed the changes.

PUBLIC COMMENTS

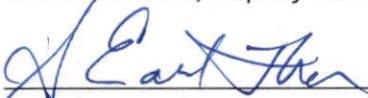
There were no public comments.

ADJOURN

There being no further business to discuss, the meeting was adjourned at 6:49 p.m.



Carol Osborne, Deputy Town Clerk



Ed Freeman, Mayor