



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, June 17, 2024, 5:30 PM

PLACE

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

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER -- LOCAL PLANNING AGENCY MEETING

ROLL CALL

AGENDA

A. NEW BUSINESS

1. 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.

2. 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.

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/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) One or more members of any other Town Board or Committee may be in attendance at this meeting, but will not be conducting business.

LOCAL PLANNING AGENCY MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

Please reference Commission Item D-2 for supplemental materials.

AGENDA ITEM TITLE

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.

AGENDA ITEM ID

2024364

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-07.

FLU AMENDMENT PLANNING ANALYSIS

Applicant	Craig Brashier of CHW, LLC on behalf of
Property Owner(s)	Jesse Anderson and William Anderson
Address	1245 Anderson Lane
Parcel Number	29-18-24-0002-000-01400
Property Owner(s)	Devin and Angela Long
Parcel Numbers	29-18-24-0002-000-01500
Address	1147 Anderson Lane

On Monday, April 1, 2024, an application was filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owner Jesse Anderson and William Anderson and Devin and Angela Long to amend the Future Land Use designation of 10.08 acres which presently has a designation in accordance with the Lake County Comprehensive Plan. The request is to change the property from Lake County Urban Low Density to Lady Lake Single Family Medium Density. The subject parcel consists of two lots located on the north side of Anderson Lane, identified by Alternate Key Numbers 1699126 and 1282993.

The subject property is located in Section 29, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the properties were included with the submitted application.

FUTURE LAND USE

EXISTING FLU. The existing Future Land Use designation is Lake County Urban Low Density, which allows a maximum density of four dwelling units per acre.

PROPOSED FLU. The proposed Future Land Use designation is Lady Lake Single Family Medium Density (SF-MD). 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.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lady Lake Single Family Medium Density (SF-MD)
East	Lake County Urban Low Density
South	Lady Lake Single Family Medium Density (SF-MD)
West	Lake County Urban Low Density

ENVIRONMENTAL

At the present time, the subject parcels are composed of single-family residences. An Environmental Ecological Site Assessment was prepared for the entire 92.12-acre project, which includes the subject properties, after a preliminary field and wildlife survey was conducted on January 11, 2024, for the occurrence of protected flora and fauna. Pedestrian transects were established throughout the site to assess the occurrence, or potential for species of special concern, threatened or endangered species by state and federal agency guidelines. Thirty-six occupied gopher tortoise burrows were observed and documented with a GPS device. Any potentially occupied burrows within 25' of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with FWC. No other endangered species were found within the site. The closest bald eagle nest is located approximately 2 miles northwest of the surveyed property.

According to the Soil Survey for Lake County, Florida, the site includes mostly Candler, Apopka, and Kendrick sands. The mapped soil types are consistent with upland communities.

ADJACENT PROPERTIES

The property abutting the northern boundary is currently vacant and has been zoned for a Planned Unit Development of 111 units (Lady Lake Reserve). To the east and west, the abutting properties are 5-6-acre parcels with single-family homes zoned Lake County Agriculture. To the south, the abutting property, once occupied by a golf course, is vacant and zoned Planned Unit Development.

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for the proposed maximum density of the additional 10.08 acres, or 29 units, is approximately 7,250 GPD. Based upon the proposed uses, there is adequate capacity at the present time. Consumptive Use Permit No. 50049 issued by St. Johns to the Town provides allocation of 1.188 million GPD. Last year's average consumption per day was 864,343 gallons per day. There is approximately 323,657 gallons of available capacity under current CUP.

Sewer: Based upon the proposed uses, there is adequate capacity at the present time. Town's Central Sewer Wastewater Treatment Plant Facility System allocation is 1.0 million GPD. The Town is in the process of expanding the Wastewater Treatment Plant allowing for ample capacity for this project. The projected increase in demand on the Sewer System for this project is approximately 7,250 GPD based on the maximum dwelling units allowed.

Schools: In accordance with the Lake County School Board student generation calculation, the maximum development potential of the subject properties would result in a net increase of 5 new elementary students, 2 new middle school students, and 3 new high school students, compared to the currently allowed maximum density under Lake County's Comprehensive Plan.

Transportation: The proposed entire development at project buildout is projected to generate 3,630 new daily trips; of which 261 trips occur during the AM peak hour, and 349 trips occur during the PM peak hour.

Parks And Recreation: As part of the residential development, additional activity-based recreational areas will be provided internally by the development. The Parks and Recreation Level of Service will not be affected by the approval of this land use change.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

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

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024. Letters with the updated meeting dates were mailed on May 15, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-07 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the May 13, 2024 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2024-07 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider the first reading of Ordinance 2024-07 on Monday, June 17, 2024, at 6:00 p.m. The second and final reading of Ordinance 2024-07 is scheduled for Monday, July 1, 2024, at 6 p.m.

LOCAL PLANNING AGENCY MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

Please reference Commission Item D-5 for supplemental materials.

AGENDA ITEM TITLE

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.

AGENDA ITEM ID

2024365

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-10.

FLU AMENDMENT PLANNING ANALYSIS

Applicant	Michael Rankin, LPG Urban and Regional Planners,
Property Owner(s)	WGB Leasing, LLC
Address	41015 Teague Trail
Parcel Number	05-18-24-0003-000-02400 and 05-18-24-0003-000-06400

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 other approximately one acre has a future land use of Lady Lake Commercial Wholesale (CW). This portion was previously included in the land use applications in 2018 as part of the Lighthouse Storage project. The request is to change the property from Lake County Urban Medium Density and Lady Lake Commercial Wholesale to Lady Lake Commercial General - Retail Sales

and Services. The subject parcel consists of two lots located on the west side of Teague Trail, north of Smitty Road, identified by Alternate Key Numbers 3951184 and 1237696.

The subject property is located in Section 05, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the properties were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lake County Urban Medium Density - allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

Lady Lake Commercial Wholesale – limited to establishments engaged in the storage, wholesale and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

PROPOSED FLU.

Lady Lake Commercial General – Retail Sales and Services – 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, including but not limited to beauty/barber shop, laundry and dry cleaning, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services, and sporting goods.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lady Lake Commercial Wholesale (CW)
East	Lake County Rural Transition
South	Lady Lake Commercial General -Retail Sales and Services and Lake County Urban Medium Density
West	Lady Lake Commercial Wholesale (CW)

ENVIRONMENTAL

At the present time, the properties are unoccupied. An Environmental Ecological Site Assessment was prepared on January 30, 2024 for 2.0 acres of the site. A preliminary field and wildlife survey was conducted on January 20, 2024, for the occurrence of protected flora and fauna and wetland habitats. No occupied gopher tortoise burrows were located. It is recommended that a 100% survey be conducted prior to the initiation of any construction

activities to determine the total population. Any potentially occupied burrows within 25' of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with FWC. No suitable habitat for other endangered species were found within the site. The closest bald eagle nest is located approximately 3.2 miles southeast of the surveyed property.

According to the Soil Survey, the site is entirely comprised of Cander Sand. Candler sand consists of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands of the south-central Florida ridge.

ADJACENT PROPERTIES

The property abutting the northern and western boundaries is the Lighthouse Storage project. To the east is County Road 25 right of way and Blue Parrot RV Resort. To the south, the abutting properties are vacant and zoned Lady Lake Planned Commercial (CP) and Lake County Community Commercial District (C-2).

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for the proposed project will be determined at the time of site plan review.

Sewer: The projected demand on the Water System for the proposed project will be determined at the time of site plan review.

Transportation: The proposed entire development at project buildout is projected to generate 2, 134 new daily trips; of which 258 trips occur during the PM peak hour.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

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

Staff mailed notices to inform the surrounding ten property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024. Letters with the updated meeting dates were mailed on May 15, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-10 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the May 13, 2024 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2024-10 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider the first reading of Ordinance 2024-10 on Monday, June 17, 2024, at 6:00 p.m. The second and final reading of Ordinance 2024-10 is scheduled for Monday, July 1, 2024, at 6 p.m.