



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, July 1, 2024, 6:00 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

INVOCATION

Rev. Derick Dimry - New Song Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. CONSENT

1. June 17, 2024 – Town Commission Minutes
2. Interlocal Agreement Between Lake County, Florida and the Town of Lady Lake Relating to the Use of Library Impact Fees. (Aly Herman)

3. Consideration of Approval for Employees of Curelogics and VIPcare to Host a Food Drive at the Guava Street Athletic Complex on July 26th for Area Residents in Need. (Mike Burske)

B. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-12 - First Reading - An Ordinance of the Town Commission of the Town of Lady Lake, Florida; Establishing Election Dates to be Held in Even Numbered Years Only; Approving Referendum Language and Proposing to Amend the Town's Charter to Change the Term of Office of Commissioners in all Wards to Four Year Terms Except for those Elected in 2023 Whose Terms will be Extended to Three Years for one Election Cycle; Repealing Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. (Nancy Wilson)
2. Ordinance 2024-06 — Second and Final Reading - 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. (Thad Carroll)
3. Ordinance 2024-07 — Second and Final Reading - 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. (Thad Carroll)
4. Ordinance 2024-08 — Second and Final Reading - 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 in Lake County, Florida from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). (Thad Carroll)
5. Ordinance 2024-09 — Second and Final Reading - 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. (Thad Carroll)
6. Ordinance 2024-10 — Second and Final Reading - 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. (Thad Carroll)

7. Ordinance 2024-11 — Second and Final Reading - 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) within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

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.

**DRAFT MINUTES OF THE COMMISSION MEETING
TOWN OF LADY LAKE, FLORIDA**

June 17, 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

Moment of silence was observed.

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Police Chief Steve Hunt, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Rebecca Higgins, Senior Planner; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Deputy Town Attorney Taylor Tremel was also in attendance.

A. CONSENT

1. June 3, 2024 – Town Commission Meeting Minutes

2. Consideration of the Water, Sanitary Sewer, and Reuse Utility Agreement for the first three phases of the Hammock Oaks Subdivision – Requesting Utilities Capacity Reservation of 315 Water ERUs, 315 Sewer ERUs, and 810 Reuse ERUs, for a proposed 315-unit subdivision, on approximately 157 acres owned by SK Hammock Oaks, LLC, with the

1 **zoning entitlement of Planned Unit Development (PUD), located on the South side of**
2 **Highway 466, East of Cherry Lake Road, West of Rolling Acres Road, lying one and one-half**
3 **miles North of Lake Ella Road within the Town of Lady Lake, Florida. (Thad Carroll/C.T.**
4 **Eagle).**

5 **3. Consideration of Implementing a Policy that Requires all Department Officers to Carry**
6 **the Same Firearm Necessitating a Budget Line Adjustment. (Steve Hunt/Pam Winegardner)**

7 Police Chief Hunt explained that many of the department's guns are 10-12 years old and are
8 different models. In conducting research, he stated that the Glock 45 9mm is optimal as it
9 includes a flashlight and red dot laser optics which increases proficiency. He stated that
10 issuing the same model firearm to all department officers is a prevailing trend across the
11 country.

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

14 **B. NEW BUSINESS**

15 **1. Reserve at Hammock Oaks Subdivision Phases 1-6 — Revised Preliminary Plat Plan —**
16 **Proposing a total of 1032 units spread amongst nine phases, including 769 Market Rate**
17 **single Family Residences, 105 Market Rate Age-Restricted Single Family Residences, and**
18 **158 Market Rate Townhomes, on multiple parcels consisting of approximately 296.26**
19 **acres, zoned Planned Unit Development (PUD), owned by David Caudill, David Caudill Life**
20 **Estate, and SK Hammock Oaks, LLC, located approximately 1.2 miles south of HWY 466,**
21 **west of Cherry Lake Road and east of Rolling Acres Road, within the Town Limits of the**
22 **Town of Lady Lake, Florida. (Thad Carroll)**

23 Growth Management Director Thad Carroll stated the Future Land Use designation for this
24 property is Single Family Medium Density, with the limitation of up to four dwelling units per
25 acre under a policy specific amendment. He stated that the purpose of this revised plat
26 incorporates the recently annexed property that connects the development onto Lake Ella
27 Road. On August 7, 2023, the Reserve at Hammock Oaks Subdivision Phases 1-6 Preliminary
28 Plat was approved by the Town Commission. At the time, the proposal included the
29 construction in Phases 1 through 6 of 950 units. On May 6, 2024, the Town Commission
30 approved the annexation, small scale future land use amendment, and rezoning of 24.02
31 acres of land on Lake Ella Road. The rezoning incorporated the additional land into the
32 Reserve at Hammock Oaks project. The applicant has revised the previously approved
33 preliminary plat plan to include the additional 82 lots resulting from connecting this project
34 to Lake Ella Road.

Mr. Carroll advised that a water, sewer, and reuse agreement will have to be created between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Reserve at Hammock Oaks Subdivision Phases 1 through 6. He confirmed that this project complies with uses under the existing PUD and the preliminary plat meets the Town's design requirements.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Roberts made a motion to approve the Reserve at Hammock Oaks Subdivision Phases 1-6, Revised Preliminary Plat Plan as presented; Commissioner Gourlie seconded. Motion carried 5-0.

2. Consideration of Approval for the Paradise Recreation Center Renovations Major Site Plan Modification MJM 11/23-001 — Proposing a 30,700 Square Foot Recreation Center, 400 Square Foot Pool Restroom Building, 155 Parking Spaces, Sidewalks, and Amenities on 5.25 Acres Zoning Mixed Residential Medium Density (MX-8), Owned by Villages Center Community Development District (VCCDD), Addressed as 1403 Paradise Drive, within the Town Limits of the Town of Lady Lake, Florida (Thad Carroll)

Growth Management Director Thad Carroll stated that on Tuesday, November 14, 2023, a major modification application was submitted for improvements and the zoning designation, and the future land use designation supports the change. The applicant is proposing a 30,700 square foot recreation center including: a 400 square foot restroom building, a new pool and pool deck, new sidewalks, landscaping modifications, and 150 parking spaces that include seven accessible spaces.

Mr. Carroll stated that the 5.25-acre site is required to have a total of 840 tree caliper inches. The applicant will be retaining 718 caliper inches of existing trees and providing 180 inches of canopy trees and 352 inches of palms for a total of 1250 caliper inches of trees. At the June 3, 2024, Town Commission meeting, Resolution 2024-105 was approved for the removal of two viable historic trees, a 52-inch Laurel Oak and a 36-inch Live Oak.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Gourlie made a motion to approve the Paradise Recreation Center Renovations Major Site Plan Modification MJM 11/23-001 as presented; Commissioner Sage seconded. Motion carried 5-0.

C. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-06 - First Reading – 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, within Lake County, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that this is a voluntary annexation, and the applicant is Craig Brashier of CHW, LLC. He stated that this ordinance was presented to the Local Planning Agency meeting earlier this evening. He advised that this annexation creates an enclave and Chief Hunt has verified that Lady Lake Police will service that area pursuant to the interlocal service boundary agreement for police services.

Mr. Carroll stated that upon future development the properties will be served by the Town's water, sewer, and reuse facilities, and they are contiguous to existing approved developments on the north and south sides.

Mayor Freeman asked if there were any questions.

Richard Masso, 373 Carriage Lane

Mr. Masso expressed his concerns regarding annexations and the growth of Lady Lake.

Mr. Carroll stated that the entitlements for the properties to the north and south collectively allow 480 units. He advised that this revised proposal allows for 450 units and, therefore, by approving this development and its subsequent rezoning, it is a reduction of 30 units spread out over ten acres.

Commissioner Gourlie made a motion to approve Ordinance 2024-06 on second and final reading; Commissioner Roberts seconded.

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

Motion carried 5-0.

2. Ordinance 2024-07 - First Reading – 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, 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. (Thad Carroll)

Growth Management Director Thad Carroll advised that the entitlements granted for this proposal is a reduction of 30 dwelling units over ten acres which in turn will result in a reduction of traffic, and water and sewer consumption. He stated that at the Local Planning Agency meeting earlier this evening the applicant, Craig Brashier, explained in detail how the applications for this proposal fit together.

Mr. Carroll stated the proposed Future Land Use designation is Lady Lake Single Family Medium Density. 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. He stated that if active gopher tortoise burrows are found at the time of development, a review for adequacy of protective measures or relocation permits with Florida Wildlife Commission will be required. All Live Oak trees located within the Property with a diameter at breast height of 36-inches or greater and a Grade of 3 or higher shall be preserved or will require a variance for removal.

Mr. Carroll stated that the project will be required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices, and the subject property does not contain any special flood areas. The projected demand on the Town's water and systems is a net increase of 5,000 gallons per day each. There is no impact on the Town's parks and recreation services. The impact on the schools is minimal. The proposed entire development at buildout is projected to generate 261 AM peak hour trips, and 349 PM peak hour trips.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Regan made a motion to approve Ordinance 2024-07 on first reading; Commissioner Gourlie seconded.

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

Motion carried 5-0.

3. Ordinance 2024-08 - First Reading —Rezoning — Highland at Hammock Oaks — Change the Zoning Designation from Certain Properties Being Approximately 92.12 Acre Owned by Jesse Anderson and William Long, Devin and Angela Long, Carl A. Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC located south of Sunshower Lane, North of Abele Road, and East of Rolling Acres Road in Lake County, Florida, from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). (Thad Carroll)

Growth Management Director Thad Carroll stated that this is the rezoning for the same property previously discussed with the last two ordinances. He clarified that this ordinance incorporates both of the properties that have prior annexation and zoning entitlements. The application was filed to rezone the subject property from Lake County Agricultural and Lady Lake Planned Unit Development to Lady Lake Planned Unit Development. This project encompasses two projects previously granted PUD entitlements. The rezoning Ordinance 2022-06 was approved by the Town Commission on July 18, 2022, for 129 homes that included 49 single family homes and 80 townhomes on 24.75 acres. The future land use of Single-Family Medium Density of six dwelling units per acre was approved via Ordinance 2022-05. This project, formerly known as Lady Lake Reserve, received preliminary plat approval from the Town Commission on November 6, 2023.

Mr. Carroll stated that Ordinance 2022-13 was approved by the Town Commission on November 21, 2022, to rezone the southern property consisting of 330.40 acres to Planned Unit Development. At the time of the rezoning, the portion of the Reserve at Hammock Oaks on the east side of Rolling Acres Road was included in the ordinance. As part of this rezoning ordinance, a maximum of 1,320 units was permitted. This property has a future land use of Single-Family Medium Density allowing a maximum of six dwelling units per acre. With the approval of this ordinance, the maximum density will now be 4.89 dwelling units per acre.

Mr. Carroll stated that this ordinance proposes single-family detached units (platted and non-platted), age-restricted single-family detached units, townhomes, and single-family attached/villas. The maximum number of residential units within the development will not exceed 450 units.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Gourlie made a motion to approve Ordinance 2024-08 on first reading; Commissioner Regan seconded.

Commissioner (Ward)	Vote
Regan (Four)	YES

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

1 Motion carried 5-0.

2 **4. Ordinance 2024-09 – First Reading — Annexation — WGB Leasing, LLC — An Ordinance**
3 **Voluntarily Annexing Property Being 1.8 Acres, owned by WGB Leasing, LLC, on the West**
4 **Side of Teague Trail, North of Smitty Road, Addressed as 41015 County Road 25, within**
5 **Lake County, Florida. (Thad Carroll)**

6 Growth Management Director Thad Carroll stated that on Thursday, April 4, 2024,
7 applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban &
8 Regional Planners, LLC, on behalf of property owner, WGB Leasing, LLC, to annex one
9 property located west of Teague Trail and north of Smitty Road, and east of the Lighthouse
10 Storage facility. Upon future development, the properties will be served by the Town’s water,
11 sewer, and reuse facilities. The subject properties are contiguous with the existing municipal
12 boundary.

13 Mayor Freeman clarified this proposal includes two pieces of property.

14 Mr. Carroll answered affirmatively, adding that one parcel is already in the town’s jurisdiction.
15 The annexation is specifically for this 1.8-acre parcel and the two subsequent ordinances will
16 pertain to both parcels as they will be combined.

17 Mr. Barlow, WGB Leasing

18 Mr. Barlow clarified further that he applied to join these parcels into one parcel.

19 Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

20 **Commissioner Sage made a motion to approve Ordinance 2024-09 on first reading;**
21 **Commissioner Roberts seconded.**

Commissioner (Ward)	Vote
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES

Commissioner (Ward)	Vote
Sage (Five)	YES
Freeman (Three)	YES

Motion carried 5-0.

5. Ordinance 2024-10 – First Reading — 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 Lay 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. (Thad Carroll)

Growth Management Director Thad Carroll stated that the two properties were combined into a parcel being 2.8 acres with the future land use designation of Lake County Agricultural and Lady Lake PUD.

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 proposed future land use designation is 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.

Mr. Carroll advised that any environmental impacts will need to be mitigated at time of site development. He advised that a portion of this property is located in Flood Zone A as per FEMA FIRM Map 12060C0160E effective 12/18/12, which does not prohibit development. He stated that the projected water and sewer consumption is 2,000 gallons per day. The proposed development is projected to generate 2,134 new daily trips, of which 258 trips occur during the PM peak hour.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Sage made a motion to approve Ordinance 2024-10 on first reading; Commissioner Gourlie seconded.

Commissioner (Ward)	Vote
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES

Commissioner (Ward)	Vote
Sage (Five)	YES
Freeman (Three)	YES

1 Motion carried 5-0.

2 **6. Ordinance 2024-11 – First Reading — Rezoning — WGB Leasing, LLC — An Ordinance**
3 **Changing the Zoning Designation for Certain Properties Being Approximately 2.8 Acres**
4 **Owned by WGB Leasing, LLC, Located West of Teague Trail and North of Smitty Road from**
5 **Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD), to Lady Lake**
6 **Planned Commercial (CP), within Lake County and the Town Limits of the Town of Lady**
7 **Lake, Florida. (Thad Carroll)**

8 Growth Management Director Thad Carroll stated that this ordinance will grant zoning
9 entitlements to the subject property. Under the permitted uses, the ordinance proposes
10 constructing a restaurant, a bar, retail sales & services and an area for stormwater retention.
11 The maximum impervious surface ratio, which includes building coverage, shall be limited to
12 eighty percent. The maximum floor area ratio shall be limited to .5, and the maximum
13 building height is forty-five feet. The front yard setback requirement is a 20-foot minimum
14 from the roadway; the rear yard setback requirement is a 15-foot minimum from the
15 roadway; the side yard setback when adjoining another lot is a minimum of fifteen feet,
16 otherwise, the setback is a 20-foot minimum from the local roadway.

17 Mr. Carroll advised that the conceptual plan will be reviewed during the site plan review
18 process, along with traffic and engineering studies.

19 Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

20 **Commissioner Sage made a motion to approve Ordinance 2024-11 on first reading;**
21 **Commissioner Regan seconded.**

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

22 Motion carried 5-0.

TOWN MANAGER’S REPORT

Town Manager Lawrence announced that the Big Bang Fireworks show is Saturday, June 29 from 6PM – 9:15PM; he stated a live band will be performing along with various fun attractions for the whole family.

He announced that the Coffee with a Cop event is on Wednesday, June 19th at Target.

MAYOR AND COMMISSIONER’S REPORT

Commissioner Roberts stated that she attended the Mac-n-Cheese competition hosted by the Lady Lake Chamber of Commerce. She stated that it was well attended and made sure that the Chamber will host this event in Lady Lake next year because the road construction on 441 will be complete. She announced that Mission Barbeque won the award for best Mac-n-Cheese.

Commissioner Gourlie also attended this event.

Commissioner Sage stated that with the impending growth of Lady Lake over the next three-five years, he suggested that the commission consider constructing a new police department and recreation center.

Commissioner Roberts stated that the majority of Lady Lake’s population already resides in age-restricted developments that have amenities, and that the Hammock Oaks development is providing amenities for its residents. She agreed there are projects that need to be considered to accommodate future growth.

Mayor Freeman stated that a workshop should be scheduled to discuss these issues.

Mayor Freeman thanked Mayor Pro-Tem Roberts for facilitating the June 3rd commission meeting in his absence.

PUBLIC COMMENTS

No comments

ADJOURN

There being no further business to discuss, the meeting was adjourned at 6:53 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Interlocal Agreement Between Lake County, Florida and the Town of Lady Lake Relating to the Use of Library Impact Fees. (Aly Herman)

AGENDA ITEM ID

20240701

DEPARTMENT

Library

SUMMARY

An Interlocal Agreement between Lake County, Florida and the Town of Lady Lake, Florida for use of library impact fee monies for the Lady Lake Public Library renovations.

Backup material for this agenda item includes:

1. Interlocal Agreement - Library Impact Fees



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval for Employees of Curelogics and VIPcare to Host a Food Drive at the Guava Street Athletic Complex on July 26th for Area Residents in Need. (Mike Burske)

AGENDA ITEM ID

20240701

DEPARTMENT

Parks & Recreation

SUMMARY

STAFF RECOMMENDED MOTIONS

Approval for Employees of Curelogics and Vipcare to Host a Food Drive at the Guava Street Athletic Complex on July 26th for Area Residents in Need

I was emailed by an employee representing Curelogics and VIPcare asking if they could host a food drive at the Guava Street Athletic Complex on July 26th. The food drive would only run for a few hours and would provide food free of charge to those in need. I will work with the organizers for the event as I believe that the parking lot will be the best area for staging.

FISCAL IMPACT

Not town supported/ \$0.00

Backup material for this agenda item includes:

None



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-12 - First Reading - An Ordinance of the Town Commission of the Town of Lady Lake, Florida; Establishing Election Dates to be Held in Even Numbered Years Only; Approving Referendum Language and Proposing to Amend the Town's Charter to Change the Term of Office of Commissioners in all Wards to Four Year Terms Except for those Elected in 2023 Whose Terms will be Extended to Three Years for one Election Cycle; Repealing Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. (Nancy Wilson)

AGENDA ITEM ID

20240701

DEPARTMENT

Town Clerk

SUMMARY

STAFF RECOMMENDED MOTIONS

Approve Ordinance 2024-12 to allow a charter change by placing a referendum on the 2024 ballot. Conducting elections on the general election schedule (even years only) will save the Town between \$20,000 and \$40,000 per odd-year election.

This matter was first discussed at a budget workshop on July 28, 2022 and again at a regular meeting held on August 15, 2022. Starting in about 2008, county Supervisor of Elections offices in Florida began notifying municipalities that they were only going to cover the costs for General Elections (federal, state and county races held in even years only) and encouraged towns and cities to discontinue holding elections in odd numbered years because they would have to bear all the costs associated with them. I don't know what percentage of municipalities changed their charters to align with their respective county elections, but many did not because they wanted to keep their staggered two-year terms that necessitated conducting an election every year. This may have been the case in Lady Lake, but now is the time to reconsider since the cost of paying for our elections held in odd-years has grown exponentially: in 2021, our bill was about \$23,000 and the estimate for 2023 comes in at \$45,000! (Update: the final bill was approximately \$5,000 for one ward election with no referendums). Aside from the cost savings, other reasons not to have elections every year include election weariness and low voter turnout in odd-numbered years.

The option of keeping 2-year terms and holding elections in even numbered years only was discussed but the main drawback is that all wards would be up for election in even numbered years which could result in an entirely new commission if the incumbents did not win back

their seats.

In the end, the commission voted to move forward with drafting an ordinance with 4-year, staggered terms. A Charter change is required necessitating a referendum on the ballot in 2024.

FISCAL IMPACT

Cost of advertising public hearings and codification - \$300

Backup material for this agenda item includes:

1. Ord. No. 2024-12 - Even year elections - 4 year terms

DRAFT ORDINANCE 2024-12 TOWN OF LADY LAKE, FLORIDA

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;
ESTABLISHING ELECTION DATES TO BE HELD IN EVEN NUMBERED YEARS ONLY;
APPROVING REFERENDUM LANGUAGE AND PROPOSING TO AMEND THE TOWN'S
CHARTER TO CHANGE THE TERM OF OFFICE OF COMMISSIONERS IN ALL WARDS TO
FOUR YEAR TERMS EXCEPT FOR THOSE ELECTED IN 2023 WHOSE TERMS WILL BE
EXTENDED TO THREE YEARS FOR ONE ELECTION CYCLE; REPEALING CONFLICTING
ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Florida Statutes Sections 166.021, 166.031, 100.3605 and 101.75, the Town can amend the Town Charter by ordinance to change election dates and propose to change by referendum the terms of office of the current elected officials to accommodate the change in election dates; and

WHEREAS, the Town Commission has determined that it is in the Town's best interest to (1) change Town election dates to coincide with Lake County's even year elections so that the Town can reduce the cost of conducting elections and can utilize Lake County's Canvassing Board and (2) propose amendments to the Town's Charter to change the term of office of commissioners; and

WHEREAS, the Town of Lady Lake decided to submit proposed charter amendments for approval or disapproval by the electorate.

NOW, THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, as follows:

Section 1.

a) Article IV. Legislative, Section 4.03 of the Town Charter, entitled "Legislative" shall be amended, once approved by referendum, to read as follows:

Except as set forth herein, the members of the town commission shall hold their offices for a term of four (4) years, or until their successors are qualified and elected. Elections shall be held only in even-numbered years.

Town commissioners from wards one (1), three (3) and five (5) who were elected in 2023 for two (2) year terms, shall have their current terms extended by one (1) year to end in 2026 for one election cycle. Thereafter, they shall be elected to four (4) year terms. Town

commissioners from wards two (2) and four (4) who are elected in 2024 shall be elected to four (4) year terms.

b) Article V. Mayor/Commissioner, Section 5.01 of the Town Charter, entitled “Mayor/Commissioner; term of office” is hereby amended to read as follows:

A majority of the (5) commissioners shall select one (1) commissioner to serve as mayor/commissioner and one (1) commissioner to serve as vice-mayor/commissioner for terms of two (2) years. The selection shall occur at the first meeting following even-year elections.

c) Article X. Elections, Section 10.05(a) of the Town Charter, entitled “Elections” is hereby amended to read as follows:

General elections: A general election shall be held on the first Tuesday after the first Monday in November in even-numbered years for the office town commissioner for those offices in which the term will expire that year. Newly elected commissioners shall be sworn in at the next regular town meeting following the general election.

d) Article XI. Transitional Provisions, Section 11.02 (a) (b) and (c) of the Town Charter shall be removed in their entirety.

Section 2.

For purposes of the referendum, the amendments set forth in Section 1 above shall be considered by the ballot language set forth below and shall be known and identified as follows:

Town of Lady Lake Charter Amendment Number 1. Election and terms. Proposal to amend the term of town commissioner from two (2) years to four (4) years. Except as set forth herein, the members of the town commission shall hold their offices for a term of four (4) years, or until their successors are qualified and elected. Elections shall be held only in even-numbered years.

Shall the above-described amendment be adopted:

Yes []

No []

Town of Lady Lake Charter Amendment Number 2. Election and terms. Town commissioners from wards one (1), three (3) and five (5) who were elected in 2023 for two (2) year terms, shall have their current terms extended by one (1) year to end in 2026 for one election cycle.

Thereafter, they shall be elected to four (4) year terms. Town commissioners from wards two (2) and four (4) who are elected in 2024 shall be elected to four (4) year terms.

Shall the above-described amendment be adopted:

Yes []

No []

Town of Lady Lake Charter Amendment Number 3. Mayor/commissioner; term of office.

Proposal to amend the mayor/commissioner and vice-mayor/commissioner terms of office from one (1) year to two (2) years. The selection shall occur at the first meeting following even-year elections.

Shall the above-described amendment be adopted:

Yes []

No []

Town of Lady Lake Charter Amendment Number 4. Transitional Provisions. Proposal to amend by removing the entire section related to initial Charter elections which occurred in 1987.

Shall the above-described amendment be adopted:

Yes []

No []

Section 3. Conflicts. All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall be effective upon passage on second and final reading; however, the Charter amendments subject to approval by referendum contained herein shall not be effective until adopted by a majority of the qualified voters of the Town of Lady Lake as certified by the Supervisor of Elections for Lake County, Florida.

Section 5. Upon adoption of the Charter amendment contained herein, the Town Clerk is directed to revise the Town Charter to incorporate the amendments and to file the revised Charter with the Secretary of State for the State of Florida.

Section 6. The provisions of this ordinance are intended to be incorporated into the Town Charter of the Town of Lady Lake, Florida, and the sections of this ordinance may be renumbered, re-lettered, and the word “ordinance” may be changed to “section,” “article,” or such other word or phrase in order to accomplish such intention.

Section 7. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

PASSED AND ORDAINED this ____ day of _____, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon second and final reading.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-06 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20240701

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-06.

On Monday, April 1, 2024, applications were filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owners Jesse Anderson, William Anderson, and Devin and Angela Long, to annex two properties located north of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane. The application involves annexing approximately 10.08 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 29, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions, location maps, and a sketch of the properties were included with the submitted application. Upon future development, the properties will be served by the Town's Water, Sewer, and Reuse facilities. The subject properties are contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board.

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the properties were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-06 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 2024-06 to the Town Commission with the recommendation of approval.

At the June 17, 2024 meeting, the Local Planning Agency voted 5-0 to approve Ordinance 2024-06.

At the June 17, 2024 meeting, the Town Commission voted 5-0 to approve Ordinance 2024-06 on first reading.

Backup material for this agenda item includes:

1. Ord 2024-06 Public
2. Ord 2024-06 Commission

1 **DRAFT ORDINANCE 2024-06**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**
4 **VOLUNTARILY ANNEXING TWO PROPERTIES BEING APPROXIMATELY 10.08 ACRES**
5 **OWNED BY DEVIN AND ANGELA LONG, WILLIAM ANDERSON, AND JESSE ANDERSON;**
6 **LOCATED ON THE NORTHSIDE SIDE OF ANDERSON LANE APPROXIMATELY 700 LINEAR**
7 **FEET AND 1,350 LINEAR FEET EAST OF ROLLING ACRES ROAD; ADDRESSED AS 1147**
8 **ANDERSON LANE AND 1245 ANDERSON LANE; WITHIN LAKE COUNY, FLORIDA;**
9 **PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY**
10 **LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN**
11 **CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE**
12 **DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.**

13 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County,
14 Florida, as follows:

15 **SECTION 1**

16 Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the
17 Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,
18 Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex
19 property being approximately 10.08 acres in the unincorporated area of Lake County, Florida;
20 existing as contiguous parcels to the Town, more particularly described in Exhibit "A".

21 **SECTION 2**

22 Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk
23 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall
24 also be filed with the Department of State of the State of Florida.

25 **SECTION 3**

26 Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by
27 any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not
28 affect the validity of the Ordinance as a whole, or any part thereof, other than the part so
29 declared to be unconstitutional or invalid.

30 **SECTION 4**

31 That all property, real and personal, within said annexed property described herein, as
32 provided by this Ordinance, and the inhabitants thereof, shall be subject to the government,
33 jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,

and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

SECTION 5

This Ordinance shall become effective upon its adoption.

SECTION 6

In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 1st day of July 2024.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-07 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20240701

DEPARTMENT

Growth Management

SUMMARY

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.

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.

At the June 17, 2024 meeting, the Local Planning Agency voted 5-0 to approve Ordinance 2024-07.

At the June 17, 2024 meeting, the Town Commission voted 5-0 to approve Ordinance 2024-07 upon First Reading.

Backup material for this agenda item includes:

1. Ord. 2024-07 Public
2. Ord. 2024-07 Commission

1 **DRAFT ORDINANCE 2024-07**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 A. .On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statue 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 B. .The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-
16 (83), and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 C. .The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land
19 Use Map Series of the Town of Lady Lake Comprehensive Plan on June 3, 2024 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

22 D. .The Town Commission has held public hearings on the proposed amendment to the
23 Future Land Use Map Series of the Comprehensive Plan and received comments from the
24 general public and the Local Planning Agency.

25 E. .The Town of Lady Lake has complied with the requirements of the Act for amending the
26 Comprehensive Plan.

27 **SECTION 2: Authority.**

28 This ordinance is adopted in compliance with and pursuant to the Local Government
29 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
30 163.3243, Florida Statutes, as amended.

SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small-scale amendment as indicated below:

Applicant or Owner: Devin and Angela Long

General Location: 1147 Anderson Lane — property located on Anderson Lane approximately 700 linear feet east of Rolling Acres Road

Applicant or Owner: William Anderson and Jesse Anderson

General Location: 1245 Anderson Lane — property located on Anderson Lane approximately 1,350 linear feet east of Rolling Acres Road

Acres: 10.08 Acres

Future Land Use: Change from Lake County Urban Low Density to Town of Lady Lake Single-Family Medium Density (SF-MD).

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5: Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 1st day of July 2024.

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Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-08 — Second and Final Reading - 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 in Lake County, Florida from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). (Thad Carroll)

AGENDA ITEM ID

20240701

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-08.

On Monday, April 1, 2024, applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC to amend the zoning classification for 92.12 acres. The application was filed to rezone the subject property from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD).

The proposed memorandum of agreement is included with Ordinance 2024-08.

The Project shall be served by the Town's central water and sewer systems, and the Property Owners shall be responsible for the cost of all off-site and on-site installation of water and sewer, as well as the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project.

The developer shall comply with all Lady Lake and Lake County access management requirements.

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 property were included with the submitted application.

Zoning Designation of Adjacent Properties

North	Lady Lake Planned Unit Development (CFD)
East	Lake County Agriculture (A)/ Lady Lake Single Family Medium Density
South	Abeble Road ROW/ Lake County Agriculture (A)
West	Rolling Acres Road ROW/ Lake County Agricultural (A)/ Lady Lake Planned Unit Development (PUD)/ Lake County Planned Unit Development (PUD)/ Lake County Ranchette District (RA)

The existing zoning designation is Lake County Agriculture (A) and Lady Lake Planned Unit Development (PUD). The proposed zoning designation is Lady Lake Planned Unit Development (PUD). The PUD designation is consistent with adjacent properties to the west that are presently in the Town of Lady Lake's jurisdiction.

PROPOSAL

This project encompasses two projects previously granted PUD entitlements. The rezoning Ordinance 2022-06 was approved by the Town Commission on July 18, 2022 for 129 homes (49 single family lots and 80 townhomes) on 24.75 acres. The future land use of Single-Family Medium Density (six dwelling units per acre) was approved via Ordinance 2022-05. This project, formerly known as Lady Lake Reserve, received preliminary plat approval from the Town Commission on November 6, 2023. Ordinance 2022-13 was approved by the Town Commission on November 21, 2022 to rezone 330.397 acres to Planned Unit Development. At the time of the rezoning, the portion of the Reserve at Hammock Oaks on the east side of Rolling Acres Road was included in the ordinance. As part of this rezoning ordinance, a maximum of 1,320 units was permitted. Though this property has a future land use of Single-Family Medium Density, a policy specific amendment was approved allowing a maximum of four dwelling units per acre.

This rezoning application proposes incorporating the above-mentioned projects, as well as an additional 10.08 acres connecting them. The revised Reserve PUD permits 3.7 dwelling units per acre on approximately 296.26 acres, yielding 1,105 du, and with the addition of 450 dwelling units for the Highlands PUD, a total of 1,555 dwelling units will be permitted on approximately 388.38 acres, equivalent to an overall density of approximately four dwelling units per acre. This results in a proposed net decrease in gross density from what is allowed by the underlying Single Family Medium Density Future Land Use at six dwelling units per acre. Additionally, the previously approved version of The Reserve PUD anticipated 350 townhomes on the 57.92 acres east of Rolling Acres Road. This application will result in less units located on this portion of the site.

The proposed Highlands PUD requests an overall gross density of approximately 4.89 dwelling units per acre, yielding 450 dwelling units and results in a proposed net increase of 29 dwelling units from what is currently permitted and allowed by right on the subject property. However, when calculated with the revised Reserve PUD the overall density is maintained at four dwelling units per acre.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the

requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board.

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the property on Monday, April 29, 2024. The properties were posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-08 was ready for transmittal to the Planning and Zoning Board.

At the May 13, 2024 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2024-08 to the Town Commission with the recommendation of approval.

At the June 17, 2024 meeting, the Town Commission voted 5-0 to approve Ordinance 2024-08 upon First Reading.

Backup material for this agenda item includes:

1. Ord. 2024-08 Public
2. Ord. 2024-08 Commission

1 **DRAFT ORDINANCE 2024-08**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES**
4 **BEING APPROXIMATELY 92.12 ACRES OWNED BY JESSE ANDERSON, WILLIAM**
5 **ANDERSON, DEVIN AND ANGELA LONG, CARL A SMITH TRUST, BURGLAND**
6 **INVESTMENTS, LLC AND LUGANO DEVELOPMENT, LLC; LOCATED SOUTH OF**
7 **SUNSHOWER LANE, NORTH OF ABEBLE ROAD, AND EAST OF ROLLING ACRES ROAD IN**
8 **LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY**
9 **AGRICULTURE (A) AND TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD) TO**
10 **TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR**
11 **SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

12 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
13 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and
14 Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
16 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
17 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

18 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
19 Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance
20 with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2,
21 Florida Statutes; and

22 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider a
23 proposed amendment to the Official Zoning Map and determined that said amendment as
24 proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the
25 requirements of the Town of Lady Lake Land Development Regulations.

26 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady Lake,
27 in Lake County, Florida:

28 **SECTION 1: Petition**

29 Based upon the petition of certain landowners of property, which is located in Lady Lake,
30 Florida, and described in Exhibit “A” hereto, a request has been made that the property be
31 zoned “Residential Planned Unit Development” (PUD), entitled to the uses set forth in the
32 Memorandum of Agreement attached as Exhibit “B” to be developed in substantial accordance
33 with the Conceptual Plan, attached hereto as Exhibit “C”.

Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby zoned “Residential Planned Unit Development” (PUD).

SECTION 2: Severability

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 1st day of July 2024.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-09 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20240719

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-09.

On Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban & Regional Planners, LLC, on behalf of property owner, WGB Leasing, LLC, to annex one property located west of Teague Trail and north of Smitty Road, addressed as 41015 County Road 25. The application involves annexing approximately 1.8 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 05, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions, location maps, and a sketch of the properties were included with the submitted application. Upon future development, the properties will be served by the Town's Water, Sewer, and Reuse facilities. The subject properties are contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding ten property owners within 150 feet of the properties were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-09 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 2024-09 to the Town Commission with the recommendation of approval.

At the June 17, 2024 meeting, the Town Commission approved Ordinance 2024-09 upon First Reading.

Backup material for this agenda item includes:

1. Ord. 2024-09 Public
2. Ord. 2024-09 Commission

DRAFT ORDINANCE 2024-09
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING ONE PROPERTY BEING APPROXIMATELY 1.8 ACRES OWNED BY WGB LEASING, LLC; LOCATED ON THE WEST SIDE OF TEAGUE TRAIL, NORTH OF SMITTY ROAD; ADDRESSED AS 41015 COUNTY ROAD 25; WITHIN LAKE COUNY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

SECTION 1

Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being approximately 1.8 acres in the unincorporated area of Lake County, Florida; existing as contiguous parcels to the Town, more particularly described in Exhibit "A".

SECTION 2

Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall also be filed with the Department of State of the State of Florida.

SECTION 3

Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 4

That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws

heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

SECTION 5

This Ordinance shall become effective upon its adoption.

SECTION 6

In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 1st day of **July 2024**.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-10 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20240617

DEPARTMENT

Growth Management

SUMMARY

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.

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.

At the June 17, 2024 meeting, the Local Planning Agency voted 5-0 to approve Ordinance 2024-10.

At the June 17, 2024 meeting, the Local Planning Agency voted 5-0 to approve Ordinance 2024-10.

At the June 17, 2024 meeting, the Town Commission voted 5-0 to approve Ordinance 2024-10 upon First Reading.

Backup material for this agenda item includes:

1. Ord. No. 2024-10 Public
2. Ord. No 2024-10 Commission

1 **DRAFT ORDINANCE 2024-10**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 A. .On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statue 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 B. .The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-
16 (83), and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 C. .The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land
19 Use Map Series of the Town of Lady Lake Comprehensive Plan on June 17, 2024 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

22 D. .The Town Commission has held public hearings on the proposed amendment to the
23 Future Land Use Map Series of the Comprehensive Plan and received comments from the
24 general public and the Local Planning Agency.

25 E. .The Town of Lady Lake has complied with the requirements of the Act for amending the
26 Comprehensive Plan.

27 **SECTION 2: Authority.**

28 This ordinance is adopted in compliance with and pursuant to the Local Government
29 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
30 163.3243, Florida Statutes, as amended.

SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small-scale amendment as indicated below:

Applicant or Owner: WGB Leasing, LLC

General Location: 41015 County Road 25 — Property located on Teague Trail, north of Smitty Road

Acres: 1.8 Acres

Future Land Use: Change from Lake County Urban Medium Density to Town of Lady Lake Commercial General – Retail Sales and Services (RET).

General Location: — Property located behind 41015 County Road 25 on Teague Trail, north of Smitty Road

Acres: 0.936 Acres

Future Land Use: Change from Town of Lady Lake Commercial Wholesale (CW) to Town of Lady Lake Commercial General – Retail Sales and Services (RET).

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5: Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this **1st**
day of July 2024.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-11 — Second and Final Reading - 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) within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

20240701

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-11.

On Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owners WGB Leasing, LLC to amend the zoning classification for 2.8 acres. The application was filed requesting to rezone the subject properties from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Commercial (CP).

The proposed memorandum of agreement is included with Ordinance 2024-11.

The Project shall be served by the Town's central water and sewer systems, and the Property Owners shall be responsible for the cost of all off-site and on-site installation of water and sewer, as well as the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project.

The developer shall comply with all Lady Lake and Lake County access management requirements.

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 property were included with the submitted application.

Zoning Designation of Adjacent Properties

North	Lady Lake Planned Unit Development (PUD)
East	Teague Trail ROW/ Lake County Agriculture (A)
South	Lake County Community Commercial (C-2)/ Lady Lake Planned Commercial
West	Lady Lake Planned Unit Development (PUD)

The existing zoning designation is Lake County Agriculture (A) and Lady Lake Planned Unit Development (PUD). The proposed zoning designation is Lady Lake Planned Commercial. The CP designation is consistent with adjacent properties.

PROPOSAL

The proposed project consists of approximately one acre of land currently zoned commercial Planned Unit Development. The rezoning of this portion of the project was approved by the Town Commission on June 4, 2018 as part of the land use applications for the Lighthouse Storage facility. The remaining 1.8 acres is currently zoned Lady Lake Agricultural.

As part of the memorandum of agreement, the owner proposed the following:

1. Permitted Uses:
 - a) Restaurant
 - b) Bar
 - c) Retail Sales & Services
 - d) Water Retention
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.
3. Design Standards.
 - a) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
 - b) The maximum floor area ratio shall be limited to .5.
 - c) Maximum building height is forty-five feet (45').
 - d) Setback requirements shall be:
 - 1) Front Yard Setback: Roadway - twenty (20) feet minimum
 - 2) Rear Yard Setback: fifteen (10) feet minimum
 - 3) Side Yard Setback When Adjoining:
 - a) Another lot - fifteen (10) feet minimum
 - b) Local roadway - twenty (20) feet minimum
4. Parking and Accessibility. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use. All regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces shall be twelve by twenty (12x20) feet in size with 8 feet wide minimum Van Accessible access aisle.
5. Landscaping. Landscaping requirements shall be Landscape Buffers Class A and B around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. A landscape Class A buffer will be provided on the North, West, and South property lines. A landscape Class B buffer will be provided on

the East property line. The owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town. Maintaining all fences in good order includes, but is not limited to, keeping fences clean with no mildew, repairing or replacing any breaks and ensuring fences are not stained, rusted or otherwise unsightly.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board. Staff mailed notices to inform the surrounding ten property owners within 150 feet of the property on Monday, April 29, 2024. The properties were posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-11 was ready for transmittal to the Planning and Zoning Board.

At the May 13, 2024 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2024-11 to the Town Commission with the recommendation of approval.

At the June 17, 2024 meeting, the Town Commission voted 5-0 to approve Ordinance 2024-11 upon First Reading.

Backup material for this agenda item includes:

1. Ord. 2024-11 Public
2. Ord. 2024-11 Commission

DRAFT ORDINANCE 2024-11
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING APPROXIMATELY 2.8 ACRES OWNED BY WGB LEASING, LOCATED ON THE WEST SIDE OF TEAGUE TRAIL, NORTH OF SMITTY ROAD; ADDRESSED AS 41015 COUNTY ROAD 25 IN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND TOWN OF LADY ALKE PLANNED UNIT DEVELOPMENT (PUD) TO TOWN OF LADY LAKE PLANNED COMMERCIAL (CP); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Planned Commercial" (CP), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit "B" to be developed in substantial accordance with the Conceptual Plan, attached hereto as Exhibit "C".

Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development

Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby zoned “Planned Commercial” (CP).

SECTION 2: Severability

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 1st day of July 2024.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney