



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

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

DATE AND TIME

Monday, August 12, 2024, 5:30 PM

PLACE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Approval of Minutes — July 8, 2024 — Planning & Zoning
- B. Ordinance 2024-17— Rezoning — Bharat Khirbat — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 0.538 Acres Owned by Bharat Khirbat Located at the Intersection of West Hermosa Street and West Guava Street from Light Commercial (LC) to Heavy Commercial (HC) with in the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)
- C. Ordinance 2024-14 — Annexation — An Ordinance of The Town Commission of the Town of Lady Lake, Florida; Voluntarily Annexing Twenty Properties Being Approximately 358 Acres Owned by Grand Oaks Holding, LLC; Located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; Within Lake County, Florida. (Thad Carroll)
- D. Ordinance 2024-15 — Large Scale Future Land Use Comprehensive Plan Amendment — An Ordinance amending the Future Land Use designation from Lake County Public Service Facility and Infrastructure and Lake County

Rural to Town of Lady Lake Mixed Development District/Traditional Neighborhood District; Limiting the maximum residential density to 2.5 dwelling units per acre and a maximum of 85,000 square feet of commercial development; for property being approximately 358 acres, owned by Grand Oaks Holding, LLC, located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; within Lake County Florida. (Thad Carroll)

- E. Ordinance 2024-16 — Rezoning — An Ordinance of the Town Commission of the Town of Lady Lake amending the zoning designation for certain properties being approximately 358 acres owned by Grand Oaks Holding, LLC , located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; within Lake County, Florida, from Lake County Community Facilities District (CFD) to Town of Lady Lake Mixed-Use Planned Unit Development (PUD). (Thad Carroll)

CHAIRPERSON AND MEMBERS' REPORTS

PUBLIC COMMENT

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

PLANNING AND ZONING BOARD MEETING MINUTES TOWN OF LADY LAKE, FLORIDA

July 8, 2024

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairwoman Dorilyn Furch

PLEDGE OF ALLEGIANCE

ROLL CALL:

Member	Present
Brinson	YES
Saunders	NO
Galloway	YES
Auger	YES
Furch	YES

STAFF PRESENT:

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Jackie Schilling, Staff Assistant; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel was also present.

NEW BUSINESS

A. Approval of Minutes

Planning and Zoning meeting minutes – May 13, 2024

Member Galloway made a motion to approve the May 13, 2024, Planning and Zoning Board meeting minutes as presented; Member Brinson seconded the motion. Motion carried 5-0.

B. Ordinance 2024-18 – Rezoning - Amending Entitlements of the Planned Commercial (CP) Memorandum of Agreement For Certain Property Being Approximately 0.51 Acres Owned by Properties of the Yarn Lady, LLC, Located on the South Side of Oak Street, Approximately 375 Feet West of the Intersection of Oaks Street and Teague Trail, Addressed as 304 Oak Street Within the Town Limits of Lady Lake, Florida.

Senior Planner Becky Higgins stated that the applicant is Janice Slaven from JB Golf Carts and the property is owned by Yarn Lady, LLC. The Future Land Use designation is General

Commercial – Retail Sales and Services, and the zoning designation is Lady Lake Planned Commercial. The property is currently vacant.

On June 19, 2024, JB Golf Carts LLC, applied on behalf of the owner to amend the zoning entitlements for the property. The request is to modify the uses under the Lady Lake Planned Commercial zoning classification to allow for the sale of golf carts. The outside display of carts will be limited to five and the hours of operation will be between 8am – 5pm, Monday – Friday and 9am – 3pm on Saturday. Business related outside storage must be screened by a 6-foot opaque fence and located behind the building.

Member Galloway made a motion to forward Ordinance 2024-18 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

Member	Vote
Brinson	YES
Galloway	YES
Auger	YES
Furch	YES

Motion carried 4-0 for approval.

Resolution 2024-106 – Variance – Hammock Oaks Commercial Site - Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). c).3). A., of the Land Development Regulations (LDRs) to allow for the removal of two viable historic trees located on 20.43 acres at the southeast corner of the intersection of Cherry Lake Road and Highway 466, owned by SK Hammock Oaks, LLC, within the Town Limits of the Town of Lady Lake, Florida.

Senior Planner Becky Higgins stated that the applicant is James Harvey, and the owner is SK Hammock Oaks, LLC. The zoning designation is Lady Lake Planned Unit Development. The property is currently vacant.

In November 2023, a site plan application was submitted for a Walmart and fuel station. Presented to the commission in January 2024 an application was submitted requesting permission to remove eight historic trees which the commission voted to deny. On June 20, 2024, a variance application was received by the town requesting the removal of two historic Live Oak trees from the 20.43-acre Hammock Oaks commercial site. The site plan was amended by reducing the size of the store to accommodate the trees.

Growth Management Director Carroll added that if the variance is approved, the applicant will be responsible to mitigate for the trees in the amount of \$20,800.

Member Galloway thanked the developer for working with the town to save the trees.

Member Brinson made a motion to forward Resolution 2024-106 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Brinson	YES
Galloway	YES
Auger	YES
Furch	YES

Motion carried 4-0 for approval.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

There were no comments.

ADJOURN

The meeting was adjourned at 5:42 p.m.

Nancy Wilson, Town Clerk

Dorilyn Furch, Chairperson



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

AGENDA ITEM TITLE

Ordinance 2024-17— Rezoning — Bharat Khirbat — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 0.538 Acres Owned by Bharat Khirbat Located at the Intersection of West Hermosa Street and West Guava Street from Light Commercial (LC) to Heavy Commercial (HC) with in the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20240812

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motions

1. Motion to forward Ordinance 2024-17 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Ordinance 2024-17 to the Town Commission with the Recommendation of Denial.

Growth Management staff are in support of Motion Number 1.

On Thursday, June 13, 2024, an application was filed with the Town of Lady Lake, on behalf of the property owner, Bharat Khirbat, to change the zoning of property addressed as 130 West Hermosa Street. The application involves approximately 0.538 acres of property. The applicant is seeking to change the zoning of the property from Lady Lake Light Commercial (LC) to Lady Lake Heavy Commercial (HC). Staff has determined the application is complete and satisfies the requirements of the Land Development Regulations (LDR).

The existing zoning designation is Light Commercial (LC). The proposed zoning designation is Heavy Commercial (HC). The HC designation is consistent with the surrounding properties and Comprehensive Plan. The property owner also owns the property to the west which abuts Highway 27/441. By assigning a zoning designation of Heavy Commercial to the subject parcel, the properties, if combined, have greater redevelopment opportunities having the same zoning designation.

ZONING

Existing Zoning - Light Commercial (LC)

The purpose of this district is to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses.

Proposed Zoning - Heavy Commercial (HC)

This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services and wholesale services.

Zoning of Adjacent Properties:

North	Heavy Commercial
East	Right of Way/Planned Commercial/Single Family Medium Density (RS-6)
South	Planned Commercial
West	Heavy Commercial

Staff mailed notices to inform the nine surrounding property owners within 150 feet on Monday, July 25, 2024. The property was posted on Monday, July 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-17 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first hearing of Ordinance 2024-17 is scheduled for Monday, September 16, 2024, at 6 p.m. The second and final reading of Ordinance 2024-17 before the Town Commission is scheduled for Monday, October 7, 2024, at 6 p.m.

1 **DRAFT ORDINANCE 2024-17**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 0.538 ACRES OWNED BY BHARAT KHIRBAT; REFERENCED BY**
5 **ALTERNATE KEY NUMBER 133167, WITHIN THE TOWN OF LADY LAKE, FLORIDA;**
6 **REZONING SUBJECT PROPERTY FROM LIGHT COMMERCIAL (LC) TO HEAVY COMMERCIAL**
7 **(HC); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

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

11 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
12 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
13 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

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

18 **WHEREAS**, on August 12, 2024, pursuant to the provisions of the Town of Lady Lake Land
19 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
20 the proposed Ordinance 2024-17 and recommended approval to the Town Commission of the
21 Town of Lady Lake; 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 "Lady Lake Heavy Commercial" (HC). Said petition has been approved by the Town
32 Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive
33 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 rezoned from “Lady Lake Light Commercial” (LC) to “Lady Lake Heavy Commercial” (HC).

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 7th day of October 2024.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



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

AGENDA ITEM TITLE

Ordinance 2024-14 — Annexation — An Ordinance of The Town Commission of the Town of Lady Lake, Florida; Voluntarily Annexing Twenty Properties Being Approximately 358 Acres Owned by Grand Oaks Holding, LLC; Located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; Within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20240812

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motions

1. Motion to forward Ordinance 2024-14 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-14 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-14 given that the applicant has proposed measures to mitigate any impacts concerning concurrency as a result of the development.

On Thursday, May 2, 2024, applications were filed with the Town of Lady Lake by Michael Rankin with LPG Urban & Regional Planners on behalf of property owners Grand Oaks Holding, LLC, to annex twenty properties located east of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue. The application involves annexing approximately 358 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Sections 3, 4, 9, and 10 of Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions, location maps, and a survey of the properties were included with the submitted application. Upon future development, the properties will be required to be served by the Town's Water and Sewer facilities. The subject properties are non-contiguous with the existing municipal boundary. The closest municipal boundary to the subject parcels is approximately 1,320 feet to the east along Griffin Avenue, also being property of the Water Oak Country Club Estates community. The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements for consideration of annexation of non-contiguous property as per Ordinance 2013-40, the Interlocal Service

Boundary Agreement. Should the annexation be approved, the applicants shall enter into a concurrent Water and Sewer Utility Agreement to extend utility infrastructure to the subject properties. The Town shall not approve any development or issue a final development order of the annexed area unless central water and wastewater serve the development. The applicant has proposed a connection of municipal potable water and wastewater to the property, with a proposed 7,600 +/- linear foot extension to be paid for by the developer. Section 163.3177, Florida Statutes (FS), requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. The applicant has addressed thirteen indicators as to why the application does not promote urban sprawl in the executive summary of the concurrent Large-Scale Comprehensive Plan Amendment application. The applicant has also addressed four criteria as required by Florida Statute 163.3177(6)(a)9. b., as to why the proposed development discourages the proliferation of urban sprawl.

STAFF RECOMMENDATION

Staff has evaluated the proposed annexation regarding consistency with the comprehensive plan, the Land Development Regulations, and characteristics of the adjacent community. Much public input has been received regarding the proposal over the last several months, and more recently, many emails have been submitted to the Town as a result of the property postings and mail out notifications sent to owners within 150 feet of the property.

Much of what is contained in the emails, as well as what has been stated by many residents of the area at our public meetings, expresses opposition to the project because of the type of housing that is being proposed, the density of the development, the fear of an increase in crime due to the "low-income housing", concerns of school overcrowding, the increase in traffic, and the erosion of a rural community.

Regarding the manufactured housing, which is being proposed, staff finds that the proposal is consistent with the housing in near proximity to the subject property. Water Oak Country Club Estates is a quarter mile to the west, which is a community of manufactured homes as well; in addition, there are several manufactured homes on larger nearby tracts of land near the proposed development. The housing type being proposed is consistent with Policy HSG 1-4.1: Adequate Sites for Manufactured Homes [Objective HSG 1-4 The Town shall assure adequate sites are available for manufactured home placements.] The Town has incorporated provisions in the Land Development Regulations which accommodate manufactured home dwelling units in residential land use categories.

With respect to density, the density being proposed is 2.5 dwelling units per acre. This density is less than that of nearby Water Oak which has a density of 3.36 dwelling units per acre. There are also properties in the communities of Carlton Village and Harbor Hills which are further to the east, away from the urban center, with densities of three to four units per acre. Further, by utilizing clustering the proposed development will retain 50% open space which exceeds our requirement of 25% for a Planned Unit Development designation. Although 895 homes are being proposed, the developer is retaining areas for equestrian use, as well as trails to retain elements of a rural community.

There is no evidence that approval of the manufactured home community will create a higher incidence of crime than other communities in the area.

Town staff acknowledges that there is a deficiency at the high school level regarding school capacity. There is a 240-seat expansion project that will commence this summer at the Villages Elementary of Lady Lake, which will add capacity at that level. In addition, there exists capacity at this time at Carver Middle School. Should the annexation be approved, and

subsequently the large-scale future land use map amendment and rezoning, the applicant could proceed with the development by satisfying a proportionate share agreement; however, a project is not in the five-year capital improvement plan which would address the lack of high school capacity in the area of Northwest Lake County at this time. Funding for capital projects of the school district comes from three primary sources; a 1.5 mil ad valorem tax, impact fees, and the one-third cent sales tax collected by the county. Staff recognizes that the collection of impact fees is essential to derive the revenue required to construct school facilities which come at a cost of tens of millions of dollars. Due to the way capital facilities are funded, additional development will need to occur to collect the necessary impact fees to fund improvements. Approval of the project will provide a projected \$4,523,824 in impact fee revenue which will help to fund school improvements, although staff recognizes in the short-term that capacity issues will remain until such time a project is identified and funded by the Lake County School Board.

The applicant has provided a traffic study which indicates that all roadway segments will operate at adequate levels of service in the anticipated 2030 buildout year. Three intersections are projected to operate below the adopted LOS at the project buildout; however, the traffic engineer provided mitigation strategies in the traffic study which can be implemented to operate at an adequate level of service. Staff recognizes that traffic will increase in the community; however, the annexation and concurrent large-scale future land use amendment and rezoning applications should not be denied based on traffic given that an adequate level of service will exist in the buildout year.

The Town of Lady Lake has 333,110 gallons of available capacity under the current Consumptive Use Permit with the St. John's River Water Management District. At time of buildout of the Hammock Oaks communities and other developments with current entitlements, the Town will exceed the allowable withdrawal of 1.188 million gallons per day as allowed under the CUP. However, the Town is up for renewal of the CUP in 2026 and anticipates a new allocation from the water management district which is commensurate with the Town's projected demand.

Within the executive summary, the applicant has stated that the Town currently utilizes approximately 0.520 mgpd, not including 0.395 mgpd of outstanding flow commitments of wastewater capacity. However, the Town's Public Works Director has indicated that our flow commitment is .515 mgpd. Therefore, $0.520 \text{ mgpd} + 0.515 \text{ mgpd} = 1.035 \text{ mgpd}$, which is above our permitted capacity of one million gallons per day. With that said, when the new wastewater plant comes online the permitted capacity is anticipated to increase to 1.2 mgpd according to our Public Works Director; this figure differs from the anticipated figure of increased capacity of 1.4 mgpd as proposed by the applicant. There are no scheduled improvements in the Town's five-year capital improvement plan to address the forecasted deficiency in the wastewater treatment capacity at the present time. When the developments that have already encumbered their development rights with the Town of Lady Lake are built out, the Town will be at capacity or beyond our capacity to treat the anticipated flow of wastewater.

In an effort to mitigate any forecasted deficiency in the wastewater treatment plant, the applicant has agreed to pay for a "System Analysis" to be prepared of the Town of Lady Lake's sanitary sewage system to determine flow and capacity over an eight (8) year period based upon current and proposed development projects, including the proposed phasing plan for the Grand Oaks development. Both the Town and the applicant acknowledge and understand that the cost of the System Analysis to be borne by the Developer is estimated to be \$25,000.00, which is acceptable to both Parties.

Based upon the results and conclusions of the foregoing System Analysis, the Developer will pay its proportionate share of any needed expansion to the Town's sanitary sewage/reuse facilities to serve the Grand Oaks development in accordance with its proposed phasing plan. The terms and conditions of the provision of sanitary sewage/reuse services for the development, including the development's proportionate share payment, associated impact fees, and impact fee credits, will be set forth in a separate utility improvements agreement to be entered into by and between the Town and the Developer prior to or simultaneously with any Site Development Plan approval for the Grand Oaks development.

Staff mailed notices to inform the surrounding 52 property owners within 150 feet of the property proposed by the annexation request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024. Staff again mailed notices on Thursday, July 25, 2024, and posted the property on Monday, July 29, 2024. To date, Town Staff have received 35 emails or letters in opposition to the proposed annexation.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

At the September 18, 2023, Conceptual Workshop Meeting, there was consensus among the Commission to allow the Grand Oaks Manufactured Homes to move forward with their proposed plan.

The Technical Review Committee found that Ordinance 2024-14 was ready for consideration of a recommendation by the Planning and Zoning Board.

On Tuesday, June 4, 2024, the applicant requested to table Ordinance 2024-14 from the June 10, 2024, meeting to the August 12, 2024, Planning & Zoning Board Meeting.

PUBLIC HEARINGS

The first reading of Ordinance 2024-14 before the Town Commission is scheduled for Monday, September 16, 2024, at 6 p.m. The second and final reading will be scheduled pending receipt of comments related to Ordinance 2024-15, the Large-Scale Future Land Use Map Amendment, which is concurrently being processed from the state land planning agency and other reviewing agencies in accordance with Florida Statute 163.3184.

1 **DRAFT ORDINANCE 2024-14**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**
4 **VOLUNTARILY ANNEXING TWENTY PROPERTIES BEING APPROXIMATELY 358 ACRES**
5 **OWNED BY GRAND OAKS HOLDING, LLC; LOCATED EAST OF COUNTY ROAD 25, SOUTH**
6 **OF MARION COUNTY ROAD, WEST OF GRAYS AIRPORT ROAD, AND NORTH OF GRIFFIN**
7 **AVENUE; WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE**
8 **LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS**
9 **ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR**
10 **SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR**
11 **PUBLICATION IN ACCORDANCE WITH LAW.**

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

14 **SECTION 1**

15 Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the
16 Interlocal Service Boundary Agreement executed September 4, 2013, between Lake County,
17 Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex
18 property being approximately 358 acres in the unincorporated area of Lake County, Florida;
19 existing as non-contiguous parcels to the Town, more particularly described in Exhibit "A".

20 **SECTION 2**

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

24 **SECTION 3**

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

29 **SECTION 4**

30 That all property, real and personal, within said annexed property described herein, as
31 provided by this Ordinance, and the inhabitants thereof, shall be subject to the government,
32 jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,
33 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 ____ day of ____, 2024.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



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

AGENDA ITEM TITLE

Ordinance 2024-15 — Large Scale Future Land Use Comprehensive Plan Amendment — An Ordinance amending the Future Land Use designation from Lake County Public Service Facility and Infrastructure and Lake County Rural to Town of Lady Lake Mixed Development District/Traditional Neighborhood District; Limiting the maximum residential density to 2.5 dwelling units per acre and a maximum of 85,000 square feet of commercial development; for property being approximately 358 acres, owned by Grand Oaks Holding, LLC, located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; within Lake County Florida. (Thad Carroll)

AGENDA ITEM ID

20240812

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motions

1. Motion to forward Ordinance 2024-15 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-15 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-15 given that the applicant has proposed measures to mitigate any impacts concerning concurrency as a result of the development.

On Thursday, May 2, 2024, applicant Mike Rankin of LPG Urban & Regional Planners, filed a Large-Scale Future Land Use Map Amendment application on behalf of Grand Oaks Holding, LLC, for property being approximately 358 acres, owned by Grand Oaks Holding, LLC, located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; within Lake County Florida. The request is to change the property from Lake County Rural and Lake County Public Service Facility and Infrastructure to Town of Lady Lake Mixed Development District/Traditional Neighborhood Design (MDD-TND). The subject property consists of twenty lots which currently support an equestrian museum and arena, lodging to include RV special event parking, special events with vendors, resort facilities and amenities, and an on-site restaurant.

The subject properties are in Sections 3, 4, 9, and 10 of 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. Under the existing land use the property could have been developed at a maximum scenario of 1 dwelling unit per 5 acres for the 52.9 acres of land designated as Rural. The maximum non-residential scenario is 1.0 FAR for land designated as Public Service Facilities and Infrastructure pursuant to Lake County FLU Policy I-1.5.3 which would allow 13,290,156 square feet.

PROPOSED FLU. A policy-specific amendment to the Future Land Use category pursuant to FLU Policy 1-10.1(Q) to a Mixed Development District/Traditional Neighborhood Design (MDD-TND) designation with a base residential density limited to 2.5 dwelling units per acre in lieu of the 12 dwelling units per acre the FLU designation provides by right. The proposed policy-specific amendment limits the commercial development to a maximum of 85,000 square feet.

The proposed policy-specific amendment limits the residential density to 2.5 units per acre and a maximum of 85,000 commercial square feet. The maximum development scenario would be 85,000 square feet of non-residential use and 895 residential units. The result is an increase of 874 residential units and a decrease of 13,072,356 square footage of non-residential uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant has provided responses within the executive summary as evidence of consistency with the following goals, objectives, and policies of the comprehensive plan of the Town of Lady Lake.

Future Land Use Element: OBJECTIVE FLU 1-1; Policy FLU 1-1.2; OBJECTIVE FLU 1-2; Policy FLU 1-2.1; Policy FLU 1-2.2; Policy FLU 1-2.3; Policy FLU 1-2.6; Policy FLU 1-2.8; Policy FLU 1-3.8; Policy FLU 1-3.10.

Housing Element: Policy HSG 1-3.8; Policy HSG 1-4.1; Objective HSG 1-4

Capital Improvements and Public Facilities Elements: Policy CIP 1-3.2; Goal PUB 1.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North Lake County Rural (1 DU/5 Acres)

East Lake County Rural (1 DU/5 Acres) and Rural Transition (1 DU /5, 3, or 1 acre)

South Lake County Rural (1 DU/5 Acres) and Rural Transition (1 DU /5, 3, or 1 acre)

West Lake County Rural (1 DU/5 Acres) and Rural Transition (1 DU /5, 3, or 1 acre)

The property abutting the northern boundary is single family residential, vacant residential, and agricultural and pasture lands, and manufactured home subdivision. To the south is single family residential, manufactured home subdivision, and agricultural and pasture lands. To the east of the properties are single family residential properties, vacant residential, manufactured home subdivisions, and agricultural and pasture lands. And the properties to the west include single family residential properties and agricultural and pastureland.

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for the proposed maximum density of the additional 358 acres, or 895 dwelling units and 85,000 square feet of non-residential uses, is approximately 183,814 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 854,890 gallons per day. There is approximately 333,110 gallons of available capacity under current CUP. The proposed amendment is expected to generate a total of \$1,254,190.00 in residential water impact fees.

Sewer: The Town of Lady Lake currently owns, operates, and maintains a central sanitary sewer system. The Town's central sanitary system is comprised of one (1) wastewater treatment plant (WWTP) with a permitted capacity is 1.0 mgpd. The Town currently utilizes approximately 0.520 mgpd, with an additional 0.515 mgpd outstanding flow commitments. The wastewater treatment plant is currently being upgraded and is proposed to be online mid to late July and would bring the permitted capacity up to 1.2 MGD. The proposed amendment is expected to generate a total of \$2,903,428.00 in residential sanitary sewer/wastewater impact fees. However, approval of the proposed development would exceed the available capacity of the wastewater system, even when the plant expansion comes online. Planning for an additional tank, or other means to treat the wastewater, needs to begin soon, and a means to mitigate the Level of Service deficiency should be addressed by the applicant prior to approval of the annexation of additional properties.

Schools: In accordance with the Lake County School Board student generation calculation, the maximum development potential and projected student generation would result in an increase of 149 students; 76 at the elementary level, 36 at the middle school level, and 37 at the high school level. The developer will be responsible for proportionate share mitigation in the amount of \$42,000 per student. The proposed unit count is expected to generate 37 high school students totaling \$1,554,000, which is expected to be credited toward the expected \$4,523,824 (874 x \$5,176.00) in school impact fees.

Transportation: The proposed entire development at project buildout will result in an increase of an additional 7,660 external daily trips, of which 560 occur during the AM peak hour and 778 occur during the PM peak hour. All study segments are projected to operate at adequate LOS at the project buildout. The intersection of CR 25 and Marion County Road is projected to operate below the adopted LOS at the project buildout, as well as the intersection of CR 25 and Griffin Avenue and the intersection of US 27 and Griffin Avenue. The traffic engineer for the applicant has made recommendations in the included traffic study regarding how each of the three intersections may be mitigated to operate at adequate overall LOS.

The development plan entails building private internal roads to cater to the development's needs. These roads will adhere to the Town's standards and will stay privately owned. The developer will cover the construction costs, and the internal roads will not be handed over to the Town. The estimated residential transportation impact fees generated by the project are \$1,606,849.

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. The development plan proposes a trail system to connect the amenities of the community. The trail system provides pedestrians with an alternative to walking or biking alongside automobile traffic.

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

Environmental: Between October 15th and 18th, 2023, the Grand Oaks project site underwent a thorough survey to identify any flora and fauna protected by local, state, and federal agencies, along with safeguarded wetland habitats. The survey specifically targeted species such as the gopher tortoise, commensal species, and protected avian species. Six potentially occupied gopher tortoise burrows were located during the surveys. To accurately

ascertain the total population, the applicant will be required to conduct a comprehensive 100% survey before commencing any construction activities. No protected avian species were spotted during the on-site investigations. Additionally, wetland or surface water areas were observed either within the subject property or immediately adjacent to it.

The presence of sand skinks is primarily determined by location, elevation, and soil suitability. Due to the conditions observed on-site, a coverboard survey must be conducted by the US Fish and Wildlife Service (USFWS) before any future development in areas meeting the skink protocol.

Flood Plain and Wetlands: The subject property contains Flood Hazard Area, Zone A, as per FEMA FIRM Map 12069C0160E effective December 18, 2012. Two wetland/surface water classifications occur within the project site. In the southern portion of the site sits two lakes less than 10 acres and freshwater marshes in the western portion of the site.

Staff mailed notices to inform the surrounding 52 property owners within 150 feet of the property proposed by the Large-Scale Future Land Use Comprehensive Plan Amendment request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024. Staff again mailed notices on Thursday, July 25, 2024, and posted the property on Monday, July 29, 2024. To date, Town Staff have received 35 emails or letters in opposition to the proposed amendment.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

At the September 18, 2023, Conceptual Workshop Meeting, there was consensus among the Commission to allow the Grand Oaks Manufactured Homes to move forward with their proposed plan.

The Technical Review Committee found that Ordinance 2024-15 was ready for consideration of a recommendation by the Planning and Zoning Board.

On Tuesday, June 4, 2024, the applicant requested to table Ordinance 2024-15 from the June 10, 2024, meeting to the August 12, 2024, Planning & Zoning Board Meeting.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2024-15 on Monday, September 16, 2024, at 5:30 p.m.

The first reading of Ordinance 2024-15 before the Town Commission is scheduled for Monday, September 16, 2024, at 6 p.m. The second and final reading will be scheduled pending receipt of comments from the state land planning agency and other reviewing agencies in accordance with Florida Statute 163.3184.

1 **DRAFT ORDINANCE 2024-15**
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 **LARGE-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 July 1, 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: Large 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 large-scale amendment as indicated below:

Applicant: Michael Rankin, LPG Urban & Regional Planners

Owner: Grand Oaks Holding, LLC

General Location: 3000 Marion County Road — Property located east of County Road 25/Teague Trail, south of Marion County Road, west of Grays Airport Road, and north of Griffin Avenue.

Size: Approximately 358 Acres

Future Land Use: Change from Lake County Public Service Facility and Infrastructure and Lake County Rural to Lady Lake Mixed Development District/Traditional Neighborhood District limiting the maximum residential density to 2.5 dwelling units per acre and a maximum of 85,000 square feet of commercial development through this policy specific amendment.

Graphic representation of this Large-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.

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

3 **Town of Lady Lake, Florida**

4 _____
5 Ed Freeman, Mayor

6 Attest:

7 _____
8 Nancy Wilson, Town Clerk

9 Approved as to form:

10 _____
11 Derek Schroth, Town Attorney



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

AGENDA ITEM TITLE

Ordinance 2024-16 — Rezoning — An Ordinance of the Town Commission of the Town of Lady Lake amending the zoning designation for certain properties being approximately 358 acres owned by Grand Oaks Holding, LLC , located East of County Road 25, South of Marion County Road, West of Grays Airport Road, and North of Griffin Avenue; within Lake County, Florida, from Lake County Community Facilities District (CFD) to Town of Lady Lake Mixed-Use Planned Unit Development (PUD). (Thad Carroll)

AGENDA ITEM ID

20240812

DEPARTMENT

Growth Management

SUMMARY

Staff Recommended Motions

1. Motion to forward Ordinance 2024-16 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-16 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-16 given that the applicant has proposed measures to mitigate any impacts concerning concurrency as a result of the development.

On Thursday, May 2, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owner, Grand Oaks Holding, LLC to amend the zoning classification for 20 properties totaling approximately 358 acres located south of Marion County Road, east of County Road 25, west of Grays Airport Road, and north of Griffin Avenue. The application was filed to rezone the subject property from Lake County Community Facilities District (CFD) to Lady Lake Mixed Use Planned Unit Development (PUD).

The proposed memorandum of agreement is included with Ordinance 2024-16.

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 in Sections 3,4,9, and 10, 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 Lake County Agriculture (A), Lady County Agricultural Residential (AR), Lake County Ranchette (RA)

East Lake County Agriculture (A)/ Lake County Rural Residential (R-1)

South Lake County Agriculture (A)

West Lake County Agriculture

The existing zoning designation is Lake County Community Facilities District (CFD). The proposed zoning designation is Lady Lake Planned Unit Development (PUD). The density of the proposed PUD, 2.5 dwelling units per acre, is comparable, though less dense than the nearest property to the west within the Town of Lady Lake's jurisdiction. Water Oak Country Club Estates Hilltop Expansion, located on Griffin Avenue, has a density of 3.36 dwelling units per acre and consists of manufactured homes.

PROPOSAL

The application proposes the following uses:

1. Permitted Uses: The following uses permitted by the Town's Land Development Regulations consistent with a Mixed-Use PUD zoning AG-1, RS-3, MH-9, and LC as described in the Town's Land Development Regulations, and as stated and depicted on the attached Conceptual Plan. The maximum number of residential units consisting of manufactured homes and single-family homes within the development will not exceed 895 units. A maximum of 99 special event parking spaces for self-contained RVs and/or horse trailers. A maximum of 85,000 square feet of commercial.

2. Approved Special Exception Uses:

- a. Horses, Equestrian Arena, Stables and Events
- b. Restaurant
- c. Commercial Recreation Facilities
- d. Religious Facilities
- e. Manufactured Home, standard design (SDMH)

3. Uses Expressly Prohibited:

- a. Industrial uses
- b. Adult entertainment
- c. Uses prohibited by Town, State and Federal law.
- d. Sweepstakes cafes/establishments housing simulated gaming devices
- e. Medical marijuana dispensaries
- f. Non-medical marijuana sales
- g. Cannabis farms

Design Standards

1. Commercial/Office Uses:

1. No minimum lot size is required.
2. No minimum lot width is required.
3. The maximum building height is forty-five (45) feet with a limitation of three (3) stories. For the purposes of this section, habitable, occupancy use area shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy. The height limitations of this chapter shall also to apply all architectural features not intended for human occupancy.

4. Parking requirements will be in accordance with Chapter 7 of the Town's Land Development Regulations for the specified use at the time of site plan approval. If a

reduction of the parking requirements (shared parking) is requested for the mixed-use areas, the reduction process will be presented for approval during the Technical Review portion of the site plan approval.

5. The maximum impervious surface ratio for the Commercial property shall be limited to 80 percent (80%) including building coverage. Individual site plans with an impervious surface ratio exceeding 80% shall be approved, so long as the impervious surface ratio for the entire Commercial property does not exceed 80%.

6. Property Setbacks:

(a) All structures erected shall have zero-foot lot setback lines from lot lines located within the Property; however, a setback of ten feet shall be retained from any adjacent building not sharing a common wall for separation requirements.

(b) All structures shall have a ten-foot minimum setback from contiguous property not zoned residential.

(c) All structures shall have a twenty-foot minimum setback from contiguous property zoned residential.

(d) All structures shall have a minimum thirty-five-foot setback from the right of way for Marion County Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

(e) No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

2. Landscaping Buffers: Perimeter buffers shall be a minimum of thirty-five feet and shall be a minimum of a "Class C" Buffer, with the exception of the mid-western and southwestern property boundary which shall be a minimum of a twenty-five feet minimum width and shall be a minimum of a "Class B" Buffer.

3. Residential Uses:

Setback requirements shall be:

1. Front Yard Setback:

(a) Local private paved street – garage - twenty-five feet minimum off edge of pavement

Local private paved street – twenty feet minimum from pavement

(b) Collector roadway – thirty-five feet minimum

2. Rear Yard Setback: Ten feet minimum

3. Side Yard Setback When Adjoining:

(a) Another lot – five feet

(b) Interior paved street – twenty feet minimum

4. Transportation/Pedestrian Improvements:

1. A right turn lane shall be provided at all access driveways. The turn lane design shall comply with F.D.O.T. Standards regarding the desirable lengths of tapers and storage.

2. A left lane shall be provided at all access driveways. The design of the turn lane shall comply with F.D.O.T. Standards regarding the desirable lengths of tapers and storage.

3. The intersection of CR 25 and Marion County Road shall be evaluated for alternative traffic control.

4. All internal streets shall be privately owned and maintained, having a minimum right of way width of thirty (30) feet and a minimum pavement width of twenty-four feet.

5. A four-foot sidewalk shall be provided on one side of the privately owned and maintained internal streets within the residential development.

The proposed Grand Oaks PUD requests an overall gross density of 2.5 dwelling units per acre, allowing for 895 manufacture homes on approximately 358 acres.

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 52 property owners within 150 feet of the property proposed by the rezoning application request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024. Staff again mailed notices on Thursday, July 25, 2024, and posted the property on Monday, July 29, 2024. To date, Town Staff have received 35 emails or letters in opposition to the proposed rezoning.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

At the September 18, 2023, Conceptual Workshop Meeting, there was consensus among the Commission to allow the Grand Oaks Manufactured Homes to move forward with their proposed plan.

The Technical Review Committee Members have individually reviewed the application and found that Ordinance 2024-16 was ready for transmittal to the Planning and Zoning Board. On Tuesday, June 4, 2024, the applicant requested to table Ordinance 2024-14 from the June 10, 2024, meeting to the August 12, 2024, Planning & Zoning Board Meeting.

PUBLIC HEARINGS

The first reading of Ordinance 2024-16 before the Town Commission is scheduled for Monday, September 16, 2024, at 6 p.m. The second and final reading will be scheduled pending receipt of comments related to Ordinance 2024-15, the Large-Scale Future Land Use Map Amendment, which is concurrently being processed from the state land planning agency and other reviewing agencies in accordance with Florida Statute 163.3184.

1 **DRAFT ORDINANCE 2024-16**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES**
4 **BEING APPROXIMATELY 358 ACRES OWNED BY GRAND OAKS HOLDING, LLC, LOCATED**
5 **EAST OF COUNTY ROAD 25/TEAGUE TRAIL, SOUTH OF MARION COUNTY ROAD, WEST**
6 **OF GRAYS AIRPORT ROAD, AND NORTH OF GRIFFIN AVENUE IN LAKE COUNTY,**
7 **FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY COMMUNITY**
8 **FACILITIES DISTRICT (CFD) TO TOWN OF LADY LAKE MIXED-USE PLANNED UNIT**
9 **DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE**
10 **DATE.**

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

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

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

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

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

27 **SECTION 1: Petition**

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

33 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 “Mixed-Use 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 ____ day of ____, 2024.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney