



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, September 16, 2024, 5:30 PM

PLACE

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

PROCEDURE

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

CALL TO ORDER

ROLL CALL

AGENDA

A. CONSENT

1. June 16, 2024 – LPA Meeting Minutes

B. TOWN ATTORNEY'S REPORT

1. **Please reference Commission Packet Item D-3 for Supplemental Materials**

Ordinance 2024-15 — First Reading - 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)

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 LOCAL PLANNING AGENCY MEETING
TOWN OF LADY LAKE, FLORIDA**

June 17, 2024

The meeting of the Lady Lake Local Planning Agency was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Chairperson Ed Freeman presiding. The meeting convened at 5:30 p.m.

CALL TO ORDER

Chairperson Ed Freeman

ROLL CALL

Member	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; Rebecca Higgins, Senior Planner; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk

A. NEW BUSINESS

1. Ordinance 2024-07 – Small Scale Future Land Use Comprehensive Plan Amendment – Anderson/Long – Change the Future Land Use Designation from Lake County Single Family Medium Density for property being 10.08 acres, Jesse Anderson and Williams 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 presented the background summary for this agenda item. He stated that the applicant is Craig Brashier with CHW, LLC. He explained that the annexation of these properties will create an enclave, and Chief Hunt has verified that this will not compromise any police response.

Mr. Carroll advised that the future land use designation permits up to six dwelling units per acre, however this proposal is for approximately 4.89 dwelling units per acre.

1 The Future Land Use Designations of Adjacent Properties are as follows:

2 North — Lady Lake Single Family Medium Density; East — Lake County Urban Low Density;

3 South — Lady Lake Single Family Medium Density; West — Lake County Urban Low Density

4 Mr. Carroll stated that an environmental assessment was conducted on the properties. He
5 stated that if gopher tortoise habitats are observed at the time of construction, they must
6 remain undisturbed and may be removed by the Florida Fish and Wildlife Commission. All Live
7 Oak trees located within the property having a diameter at breast height of 36-inches or
8 greater have been located and at this time, none are proposed to be removed. The project is
9 required to adhere to the St. Johns River Water Management District guidelines, drainage, and
10 engineering best management practices. The subject property does not contain any special
11 flood hazard areas nor wetlands as per FEMA FIRM Map 12060C0170E effective 12-18-2012.

12 Mr. Carroll advised that the properties to the north and south of the subject properties already
13 have development rights within the Town and estimates the projected demand on the water
14 system and the sewer system is a daily net increase of 5,000 gallons each. This project will not
15 affect the level of service from for Parks and Recreation. The impact on the school student
16 generation is minimal. The proposed entire development at project buildout is projected to
17 generate 261 trips during the peak AM hour, and 349 trips during peak the PM hour.

18 Greg Brashier with CHW, LLC.

19 Mr. Brashier presented graphics of the proposed site improvements. He stated that adding the
20 subject properties to this PUD will allow for better transportation between the two sites for the
21 overall future roadway network. He noted that they are coordinating with the Lake County
22 School Board to connect with their proposed roadway.

23 Member Sage asked for clarification regarding the proposed roadway from Anderson Lane to
24 Hwy 441.

25 Mr. Brashier stated that it is an existing road that will be completed once the school board site
26 is completed.

27 Mr. Carroll clarified that it is Arlington Road, and the proposal is to connect the roads to the
28 east and west to Arlington Road through dedication of the school board easement.

29 Member Roberts asked if there will be improvements to Anderson Lane for the current
30 residents.

31 Mr. Brashier stated that Anderson Lane will be shifted slightly to the south from its current
32 location, and any current residential units will be provided another driveway or improved
33 access to their property.

1 Chairperson Freeman verified with Mr. Carroll that Anderson Lane does not have existing
2 utilities.

3 Chairperson Freeman asked if anyone had any further questions or comments regarding this
4 ordinance. Hearing none, he asked for a motion.

5 **Member Gourlie made a motion to recommend approval of Ordinance 2024-07. Member**
6 **Roberts seconded the motion. The motion passed by a vote of 5 to 0.**

7 **2. Ordinance 2024-10 — Small Scale Future Land Use Comprehensive Plan Amendment –**
8 **WGB Leasing, LLC – Change the Future Land Use Designation from Lake County Urban**
9 **Medium Density and Lady Lake Commercial Wholesale (CW) to Lady Lake Commercial –**
10 **General Retail Sales and Services (RET) for property being 2.8 acres, owed by WGB Leasing,**
11 **LLC, addressed as 41015 County Road 25, within Lake County and the Town Limits of the**
12 **Town for Lady Lake, Florida (Thad Carroll)**

13 Growth Management Director Thad Carroll presented the background summary for this agenda
14 item. He stated that the applicant is Michael Rankin of LPG Urban and Regional Planners, LLC.
15 He stated that one property consisting of 1.8 acres presently has a designation in accordance
16 with the Lake County Comprehensive Plan. He specified that the request is to change the other
17 approximately one-acre property ultimately to Lady Lake General Retail Sales and Services.
18 This portion was previously included in the land use applications in 2018 as part of the
19 Lighthouse Storage project. He stated that the applicant is proposing to construct a restaurant.

20 Future Land Use Designations of Adjacent Properties:

21 North — Lady Lake Commercial Wholesale; East — Lake County Rural Transition; South — Lady
22 Lake Commercial General – Retail Sales and Services, Lake County Urban Medium Density;
23 West — Lady Lake Commercial Wholesale

24 At the present time, the properties are unoccupied. An Environmental Ecological Site
25 Assessment was prepared on January 30, 2024, for 2.0 acres of the site. A preliminary field and
26 wildlife survey was conducted on January 20, 2024, for the occurrence of protected flora and
27 fauna and wetland habitats. No occupied gopher tortoise burrows were located. It is
28 recommended that a 100% survey be conducted prior to the initiation of any construction
29 activities to determine the total population. Any potentially occupied burrows within 25' of
30 areas to be impacted by development will require review for adequacy of protective measures
31 or relocation permitting with FWC. No suitable habitat for other endangered species were
32 found within the site. The closest bald eagle nest is located approximately 3.2 miles southeast
33 of the surveyed property.

1 According to the Soil Survey, the site is entirely comprised of Candler Sand. Candler sand
2 consists of very deep, excessively drained, very rapid to rapidly permeable soils found on
3 uplands of the south-central Florida ridge. Project will be required to adhere to St. Johns River
4 Water Management District guidelines, drainage, and engineering best management practices.
5 A portion of this property is located in Flood Zone A as per FEMA FIRM Map 12060C0160E
6 effective 12/18/12.

7 Mr. Carroll advised that the projected demand on the water and sewer systems will be
8 specifically determined at the time of site plan review. The proposed project is projected to
9 generate 2,134 new daily trips; of which 258 trips occur during the PM peak hour.

10 Chairperson Freeman asked which type of business is being proposed for this project.

11 Heather Urwiller – Senior Planner with LPG, 1162 Camp Ave., Mount Dora

12 Ms. Urwiller advised that the proposed project is a restaurant with sports bar and grill. She
13 stated that she does not have a specific restaurant interested in the site at this time.

14 Chairperson Freeman asked when this site will be connected to our utilities' systems.

15 Mr. Carroll stated the Boulevard Oaks project has a development order which allows them to
16 initiate spec site construction. He does not know when this will begin and asserted that central
17 water and sewer are required.

18 Chairperson Freeman asked if anyone had any further questions or comments regarding this
19 ordinance. Hearing none, he asked for a motion.

20 **Member Sage made a motion to recommend approval of Ordinance 2024-10. Member**
21 **Roberts seconded the motion. The motion passed by a vote of 5 to 0.**

22 **PUBLIC COMMENTS**

23 There were no comments.

24 **ADJOURN**

25 There being no further business, the meeting was adjourned at 5:54 p.m.

26 _____
27 Carol Osborne, Deputy Town Clerk

28 _____
29 Ed Freeman, Chairperson



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Please reference Commission Packet Item D-3 for Supplemental Materials

Ordinance 2024-15 — First Reading - 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

20240916

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

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.

LAKE COUNTY COMPREHENSIVE PLAN

At present, the subject property lies within the Emeraldal Marsh Rural Protection Area under the Lake County Comprehensive Plan. Objective I-5.3 of the Lake County Comprehensive Plan reads as follows: The County hereby establishes the Emeraldal Marsh Rural Protection Area, encompassing lands south of the Marion County line between Lake Griffin and Lake Yale, west of Umatilla, east of Lady Lake and Fruitland Park, and north of State Road 44, as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with Emeraldal Marsh, Sawgrass Island Preserve, Lake Griffin, Lake Yale, and the Ocklawaha River.

In Policy I-5.3.2 of the Lake County Comprehensive Plan the following is stated: Lake County shall limit future land use within the Emeraldal Marsh Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. Inside that portion of the Emeraldal Marsh Rural Protection Area located east of Lake Griffin and west of CR 452, any subdivision of land into ten (10) or more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 35% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in policy I-1.4.6.

Although if annexed the subject properties would no longer be subject to the Lake County

Comprehensive Plan, nonetheless, the applicant is proposing a Planned Unit Development (PUD) as the zoning entitlements with the Town of Lady Lake, which is consistent with the current County policy. The applicant has also provided conceptual plan with the PUD application, which denotes 50% open space. The provision of open space as proposed by the applicant exceeds the minimum of 35% common open space requirement of Lake County.

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 63 emails or letters in opposition to the proposed amendment, one letter has been submitted in support of the Large-Scale Future Land Use Amendment.

CHANGE SINCE PLANNING AND ZONING BOARD MEETING

As a result of discussions regarding the extension of water and sewer utility to the property, and the requirement to enter into a Water and Sewer Utility Agreement concurrent with an approved noncontiguous annexation as per Section 3.a.iii. 2. of the Interlocal Service Boundary Agreement, the applicant has submitted a draft utility agreement to the Town of Lady Lake. Should the annexation be approved at the second and final reading, the property owners will be required to execute the utility agreement at that time.

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.

At the August 12, 2024 meeting, the Planning & Zoning Board voted 2-2 to forward Ordinance 2024-15 to the Town Commission with the recommendation of denial.

PUBLIC HEARINGS

The first reading before the Town Commission is scheduled for Monday, September 16, 2024, at 6:00 p.m. The second and final reading of Ordinance 2024-15 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

12