



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, January 13, 2025, 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 — December 9, 2024 — Planning & Zoning Meeting
- B. Ordinance 2024-25 - Rezoning — Amending the zoning designation from Lady Lake Planned Unit Development (PUD) and Lady Lake Heavy Commercial (HC) to Lady Lake Planned Unit Development (PUD) for property owned by Benchmark Development I, LLC, being approximately 67.73 acres; located southwesterly of U.S. Highway 27/441, and north of Oak Street; referenced by Alternate Key Numbers 3872772, 3872774, 3877865, 3878663, 1279445, 1770556, 3872777, 3872778, 3878664, 3948082, 3948083, 3948084, within Lake County, Florida. (Becky Higgins)
- C. Ordinance 2024-30 — Large Scale Future Land Use Comprehensive Plan Amendment — Sawmill Holdings, LLC — Change the Future Land Use Designation from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD) for one property being approximately 52.2 acres, owned by Sawmill Holdings, LLC, addressed as 3105 Hartsock Sawmill Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)
- D. Ordinance 2024-31— Rezoning — Sawmill Holdings, LLC — An Ordinance

Changing The Zoning Designation For Certain Property Being Approximately 52.2 Acres Owned By Sawmill Holdings, LLC Located At The East End Of Hartsock Sawmill Road From Commercial Tourist (CT) To Agriculture Residential (AG-1) Within The Town Limits Of The Town Of Lady Lake, Florida. (Becky Higgins)

- E. Ordinance 2024-32 — Small Scale Future Land Use Comprehensive Plan Amendment —T Lovell Alpha, LP — Change the Future Land Use Designation from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR) for three properties being 18.5 acres, owned by T Lovell Alpha, LP, addressed as 38624 and 38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)
- F. Ordinance 2024-33 - Rezoning — Amending the Zoning Designation For Properties Owned By T Lovell Alpha, LP, Being Approximately 18.5 Acres Located South Of Lakeview Street And East Of Rolling Acres Road; Amending The Current Entitlements Of The Planned Unit Development (PUD) Memorandum Of Agreement Within Lake County, Florida. (Becky Higgins)

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

December 9, 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: Led by Chairwoman Furch

ROLL CALL:

Member	Present
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

STAFF PRESENT:

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Jackie Schilling, Administrative Assistant in the Clerk's Office; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel was also present.

NEW BUSINESS

A. Approval of Minutes

Planning and Zoning meeting minutes – November 13, 2024

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

B. Ordinance 2024-27 — Annexation — Charles Farrell — An ordinance voluntarily annexing two properties totaling 0.87 acres, owned by Charles Farrell, on the West Side of Teague Trail, Approximately 325 Feet South of Oak Street, Addressed as 34925 and 34965 County Road 25, within Lake County Florida. (Becky Higgins)

Senior Planner Higgins stated that the next three agenda items are all about the same property.

The first application is for annexation of property that is .87 acres and is located behind Racetrack on Teague Trail. The current Future Land Use designation is Lake County Urban Medium and the current zoning is Lake County Community Commercial District. The .87 acres consists of two separate properties (39425 & 39465 County Road 25) where there are currently residential homes. On November 19, 2024, an application was filed with the town by Charles Farrell to annex the two properties from unincorporated Lake County into the town.

Annexation is being requested because the property is contiguous with our town and within our service boundary area. Upon future development or failure of the existing well and septic, the properties will be required to connect to the town's water and sewer systems. Most of the surrounding properties have already been annexed into Lady Lake. The applicant, Mr. Farrell also owns property adjacent to the two subject properties.

Member Saunders made a motion to forward Ordinance 2024-27 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

Motion carried 5-0.

C. Ordinance 2024-28 — Small Scale Future Land Use Comprehensive Plan Amendment — Charles Farrell — Change the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Commercial Professional Services (PS) for two properties being 0.87 acres, owned by Charles Farrell, addressed as 34925 and 34965 County Road 25, within Lake County, Florida. (Becky Higgins)

Senior Planner Higgins stated that this is the Small-Scale Land Use Amendment for the same property. The current Future Land Use designation is Lake County Urban Medium which allows for a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional offices. The proposed Future Land Use is Lady Lake Commercial Professional Services which is limited to professional services where existing residential structures can be utilized for personal and professional services that would not adversely affect adjacent properties. This would allow for redevelopment or construction of new structures that would need to be consistent with the intensity and architectural character of the

surrounding neighborhood. This land use category is established to implement policies for managing transitional areas between neighborhoods and commercial and/or industrial areas. The density is not allowed to exceed four units per acre or twelve units per acre when central sewer is available.

Member Auger made a motion to forward Ordinance 2024-28 to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

Motion carried 5-0.

D. Ordinance 2024-29 — Rezoning — Charles Farrell — An Ordinance Changing the Zoning Designation for Certain Properties Being Approximately 0.87 Acres Owned Charles Farrell, Located West of Teague Trail and Approximately 325 Feet South of Oak Street from Lake County Community Commercial District (C-2) to Lady Lake Planned Commercial (CP) with in Lake County, Florida. (Becky Higgins)

Senior Planner Higgins stated the current zoning of the property is Lake County Community Commercial District and the proposed zoning is Lady Lake Planned Commercial. The applicant will be required to submit a memorandum of agreement that outlines what will be allowed; he is looking to add the following uses: Single Family Detached Dwelling Units, Two Family (Duplex) Dwelling Units, Business Offices, Offices, Financial Services and Professional Services (excluding laundry and dry cleaning). The proposed zoning is similar to what exists on adjacent properties.

Member Saunders made a motion to forward Ordinance 2024-29 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES

Member	Vote
Furch	YES

Motion carried 5-0.

E. Resolution No. 2024-114 – Variance - A Resolution Granting a Variance from the Provisions of the Memorandum of Agreement of Ordinance 2016-43, Which Requires the Front Setback to be a Minimum of Five Feet Within Green Key Villages Phase 3 Replat. The Variance Request is to Allow a Minimum of a Three-Foot Front Setback on Property Owned by Green Key Village, LLC, address as 348 Long Key Way, Within the Town Limits of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated that the applicant is Greg Thomas. The subject property is .115 acres with a Future Land Use designation of Lady Lake Single Family Medium Density and a zoning designation of Lady Lake Planned Unit Development. The Memorandum of Agreement of Ordinance 2016-43 requires the front setback to be a minimum of five feet; the variance request is to allow a three-foot front setback for the newly constructed home. With every Certificate of Occupancy, the town requires a survey to be submitted. In this case, the front covered entryway has a setback of three feet though the site plan showed a five-foot setback. In looking at another property in Green Key Village, it shows the stairs to the front door are within the setbacks which the town allows because they are not considered a structure. The covered entry, however, does meet the setback requirement. The justification statement from the applicant shows that the home was built according to the plans submitted to the building department, however, when the final survey was conducted, the front covered porch is located three feet from the property line instead of the required five feet. The applicant provided two additional surveys for adjacent properties showing the steps and raised landings are also within the setback.

In the town's Land Development Regulations (LDR), there is a review process used to evaluate variance requests which includes no diminution in value of surrounding properties; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of the LDR's. Financial disadvantages or inconveniences to the applicant do not necessarily constitute evidence of unnecessary and undue hardship.

Member Saunders asked how we can avoid this kind of request in the future; this is a new development. Ms. Higgins responded that the town requires site plans, and those plans did not show any encroachment into the setback; it was submitted meeting our code. She is not sure how this error occurred.

Member Galloway said he had the same concern as Member Saunders. This developer has been in business for a long time and should have known better. Sometimes it seems like it is easier to go ahead and build what they want and ask for variance later.

Member Brinson made a motion to forward Resolution 2024-114 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

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

Motion carried 5-0.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

There were no comments.

ADJOURN

The meeting was adjourned at 5:51 p.m.

Nancy Wilson, Town Clerk

Dorilyn Furch, Chairperson



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

AGENDA ITEM TITLE

Ordinance 2024-25 - Rezoning — Amending the zoning designation from Lady Lake Planned Unit Development (PUD) and Lady Lake Heavy Commercial (HC) to Lady Lake Planned Unit Development (PUD) for property owned by Benchmark Development I, LLC, being approximately 67.73 acres; located southwesterly of U.S. Highway 27/441, and north of Oak Street; referenced by Alternate Key Numbers 3872772, 3872774, 3877865, 3878663, 1279445, 1770556, 3872777, 3872778, 3878664, 3948082, 3948083, 3948084, within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

01132025

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-25 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-25 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-25.

On Monday, November 4, 2024, an application was submitted to the Town of Lady Lake by Martin J. DelleBovi, on behalf of property owner Benchmark Development I, LLC, to amend the zoning designation of property consisting of twelve parcels located southwesterly of U.S. Highway 27/441, and north of Oak Street. The application involves from Lady Lake Planned Unit Development (PUD) and Lady Lake Heavy Commercial (HC) to Lady Lake Planned Unit Development (PUD).

On February 22, 2006, the Town of Lady Lake redesignated the zoning classification for the property described on Exhibit A to Planned Unit Development ("PUD") as more particularly set forth in Ordinance 2006-04 recorded in Official Records Book 3090, Page 819, Public Records of Lake County, Florida and the Owner, SRK Lady Lake 43 Associates, LLC. At this time, the property owners would like to add 35.93 acres under a new Planned Unit Development Entitlement, encompassing a total of 67.73 acres. The western portion of the property, which is approximately 31 acres, is already developed. The east 35.93 acres is presently undeveloped.

The PUD amendment and rezoning proposes the following uses:

- Appliance/Electronic Repair Shops
- Banks
- Business Services
- Commercial/Industrial Equipment and Supplies
- Convenience Store with or without fuel operations
- Child Care Center
- Fast Food with or without drive thru facilities
- Financial Services
- Furniture and Appliance Stores
- Grocery Stores
- Health/Exercise Clubs
- Hotels/Motels
- Kennels
- Medical Office/Clinic
- Offices
- Personal Services
- Restaurants
- Retail Home Building Materials
- Retail Sales and Services
- Shopping Center
- Veterinary Clinic

The Memorandum of Agreement states that the property shall be developed substantially in accordance with the Conceptual Site Plan attached as Exhibit C. However, non-substantial deviations in Lot(s) or Building(s) size and location, parking areas, interior road layouts, and other similar improvements may be made by the Developer with approval of the Town development staff, or the Town Manager or its designee, without formal amendment to the Agreement.

The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of water and sewer. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project. Traffic generated from the project will be equivalent to what could be created under a Heavy Commercial (HC) designation, and the Future Land Use Designation of Commercial General-Retail Sales & Services is not being amended.

The subject property is in Sections 8 and 17, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property was included with the submitted application.

Zoning Designation of Adjacent Properties

North	Heavy Commercial (HC)
East	Manufactured Home High-Density (MH-9)
South	Lake County Agriculture (A), Lady Lake Planned Commercial (CP)

West	Planned Unit Development (PUD), Heavy Commercial (HC), Public Facilities District (PFD)
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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 Town Commission. Staff mailed notices to inform the 30 surrounding nine property owners within 150 feet of the property proposed by the rezoning request on Monday, December 30, 2024. The property was posted Monday, January 6, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-25 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The First Reading of Ordinance 2024-25 before the Town Commission is scheduled for Monday, February 3, 2025, at 6:00 p.m. The Second and Final Reading is scheduled for Wednesday, February 19, 2025, at 6:00 p.m.

1 **DRAFT ORDINANCE 2024-25**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN**
4 **PROPERTIES OWNED BY SRK LADY LAKE 43 ASSOCIATES LLC AND LOCATED WITHIN**
5 **THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT**
6 **PROPERTIES DESCRIBED ON EXHIBIT A FROM PLANNED UNIT DEVELOPMENT "PUD"**
7 **AS SET FORTH IN ORDINANCE NO. 2006-04 RECORDED IN OFFICIAL RECORDS BOOK**
8 **3090, PAGE 819, PUBLIC RECORDS OF LAKE COUNTY, AND DESCRIBED ON EXHIBIT A-**
9 **1 FROM "HC" AND DESCRIBED ON EXHIBIT A-2 FROM RIGHT OF WAY; TOGETHER**
10 **BEING APPROXIMATELY 67.73 ACRES TO PLANNED UNIT DEVELOPMENT "PUD";**
11 **REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; PROVIDING FOR**
12 **SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

13 **WHEREAS** on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
14 (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and
15 Chapter 9J-5, Florida Administrative Code; and

16 **WHEREAS** on January 23, 1992, the Florida Department of Community Affairs determined that
17 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
18 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

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

23 **WHEREAS** on February 22, 2006, the Town of Lady Lake redesignated the zoning classification
24 for the property described on Exhibit A to Planned Unit Development ("PUD") as more
25 particularly set forth in Ordinance 2006-04 recorded in Official Records Book 3090, Page 819,
26 Public Records of Lake County, Florida and the Owner, SRK Lady Lake 43 Associates, LLC
27 (hereinafter the "Owner"), desires to redesignate the properties at issue as more particularly set
28 forth herein

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

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

Section 1. Approval of PUD. The Owner's petition concerning the properties at issue which are in the Town limits of the Town of Lady Lake, and more particularly described in (Exhibit "A") and (Exhibit "A-1") and (Exhibit A-2") attached hereto and incorporated herein, is approved. The properties at issue are zoned Planned Unit Development ("PUD") as set forth in the Memorandum of Agreement ("Exhibit C") and as shown on the Conceptual Plan ("Exhibit D") both of which are attached hereto and incorporated herein. 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 Florida Statutes. The property described in Exhibit "A" and Exhibit "A-1" and Exhibit "A-2" hereto is hereby rezoned to Planned Unit Development ("PUD") as set forth herein.

Section 2. Conflicting Provisions Repealed. To the extent this Ordinance conflicts with Ordinance No. 2006-04, recorded in Official Records Book 3090, Page 819, Public Records of Lake County, Florida as it relates to the property described on Exhibit "A", this Ordinance supersedes any conflicting provisions as it relates to the property described on Exhibit "A" and such conflicting provisions as it relates to the property described on Exhibit "A" in Ordinance 2006-04 are hereby repealed.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. This ordinance shall become effective upon passage.

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



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

AGENDA ITEM TITLE

Ordinance 2024-30 — Large Scale Future Land Use Comprehensive Plan Amendment — Sawmill Holdings, LLC — Change the Future Land Use Designation from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD) for one property being approximately 52.2 acres, owned by Sawmill Holdings, LLC, addressed as 3105 Hartsock Sawmill Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250113

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-30 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-30 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-30.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Virginia Brown, EcoVest Capital, Inc
Property Owner: Sawmill Holdings, LLC
Address: 3105 Hartsock Sawmill Road
Parcel Number: 27-18-24-0002-000-0800

On Thursday, December 5, 2024, an application was filed with the Town of Lady Lake by Virginia Brown on behalf of the property owner, Sawmill Holdings, LLC to amend the Future Land Use designation of approximately 52.2 acres from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD). The subject property is located east end of Hartsock Sawmill Road, identified by Alternate Key Number 1771358.

The subject property is located in Section 27, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

BACKGROUND

In 2015, the future land use of the subject property was changed to allow for a proposed RV resort project via Ordinance 2015-05. This project never came to fruition. In 2018, the property owner recorded a conservation easement and declaration of restrictions and covenants, in perpetuity, and outside of the Town's review. This conservation easement only allows for one single family residence to be built within a 2-acre portion of the property. The current future land use does not allow for a single-family residence, making the property unusable.

FUTURE LAND USE

EXISTING FLU.

Lady Lake Commercial Tourist (CT) - Limited to Recreational Vehicle (R.V.) parks and motels/hotels. The intensity standard for this land use category is limited to 12 DUPA for R.V. parks and limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) for motels/hotels and a maximum building height of 35 feet, unless fire protection is adequately provided for both R.V. parks and motels/hotels. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Commercial Tourist Services category.

PROPOSED FLU.

Lady Lake Rural Low Density (RLD) – Permits one dwelling unit per five (5) net buildable acres. This designation encourages rural communities and very low density for the purpose of maximizing open space. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use category.

ADJACENT PROPERTY CHARACTERISTICS

North Lady Lake Single Family Medium Density (SF-MD)

East Lake County Urban Low Density

South Lake County Urban Medium Density

West Lady Lake Commercial General – Retail Sales and Services and Lake County Urban Medium Density

Future Land Use Designations of Adjacent Properties

ADJACENT PROPERTIES

The properties abutting the northern boundary are larger tract single family residences. To the east there are single family homes and vacant land. The western property boundary abuts a sawmill and vacant residential land with multi-family entitlements. To the south, there are residential homes.

IMPACT ON TOWN SERVICES

Potable Water: This property will be serviced by a well and will have no impact to Town utilities.

Sewer: This property will be serviced by a septic and will have no impact to Town utilities.

Schools: The subject property may only have one single family home, having little demand on the public school system.

Parks and Recreation: Impacts on parks and recreation will be minimal.

Transportation: Transportation impacts will not exceed those of a single-family residence.

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

Flood: Portions of subject property lies within Flood Zone A and AE per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding fifteen property owners within 150 feet of the property proposed by the Large-Scale Future Land Use Comprehensive Plan Amendment request on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-30 was ready for consideration by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2024-30 on Monday, February 3, 2025, at 5:30 p.m.

The first reading of Ordinance 2024-30 before the Town Commission is scheduled for Monday, February 3, 2025, at 6 p.m.

The second and final reading will be scheduled pending the Florida State Land Planning Agency review.

1 **DRAFT ORDINANCE 2024-30**
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 NO. 81-8-(83),**
5 **WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING**
6 **FOR A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR**
7 **SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

8 **BE IT ORDAINED AND ENACTED BY** the Town Commission of the Town of Lady Lake, in Lake
9 County, Florida, as follows:

10 **Section 1. Legislative Findings, Purpose, and Intent.**

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

16 The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-8(83),
17 and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and
18 Ordinance No. 94-16, approved on October 12, 1994.

19 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
20 Map Series of the Town of Lady Lake Comprehensive Plan on February 3, 2025, and
21 recommended to the Town Commission that said amendment be adopted by the Town
22 Commission.

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

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

28 **Section 2. Authority.** This Ordinance is adopted in compliance with and pursuant to the
29 Local Government Comprehensive Planning and Land Development Regulation Act, Sections
30 163.3161 – 163.3243, Florida Statutes, as amended.

31 **Section 3. Large Scale Amendment to the Future Land Use Element Map Series.**

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

Amendment Number: 22-01

Applicant/Owner: Sawmill Holdings, LLC

General Location: North of Hartsock Sawmill Road approximately 1,500 feet east of Highway 27/441; South of Hartsock Sawmill Road, approximately 2,000 feet east of Highway 27/441; addressed as 3105 Hartsock Sawmill Road.

Acres: Approximately 52.2 Acres

Future Land Use Change from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD).

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.

PASSED AND ORDAINED this ____ day of _____, 2025 in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the 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



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

AGENDA ITEM TITLE

Ordinance 2024-31— Rezoning — Sawmill Holdings, LLC — An Ordinance Changing The Zoning Designation For Certain Property Being Approximately 52.2 Acres Owned By Sawmill Holdings, LLC Located At The East End Of Hartsock Sawmill Road From Commercial Tourist (CT) To Agriculture Residential (AG-1) Within The Town Limits Of The Town Of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250113

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion To Forward Ordinance 2024-31 To the Town Commission with the Recommendation of Approval.
2. Motion To Forward Ordinance 2024-31 To the Town Commission with the Recommendation of Denial.

Growth Management Staff Are in Support of Motion Number 1.

On Thursday, December 5, 2024, an application was filed with the Town of Lady Lake by Virginia Brown on behalf of property owner, Sawmill Holdings, LLC, to change the zoning of property addressed as 3105 Hartsock Sawmill Road. This application involves approximately 52.2 acres of property. The applicant is seeking to change the zoning of the property from Lady Lake Commercial Tourist (CT) to Lady Lake Agriculture Residential (AG-1). Staff has determined the application is complete and satisfies the requirements of the Land Development Regulations (LDR).

BACKGROUND

In 2015, The Zoning of The Subject Property Was Changed to Commercial Tourist (Ct) To Allow for A Proposed RV Resort Project Via Ordinance 2015-06. This Project Never Came to Fruition. In 2018, The Property Owner Recorded a Conservation Easement and Declaration of Restrictions and Covenants, In Perpetuity, And Outside Of the Town's Review. This Conservation Easement Only Allows for One Single Family Residence to Be Built Within A 2-Acre Portion of the Property. The Current Zoning Does Not Allow for a Single-Family Residence, Making the Property Unusable.

ZONING

Existing Zoning- Commercial Tourist (CT)

The purpose of this district is to implement comprehensive plan policies for managing tourist related facilities.

Proposed Zoning- Agriculture Residential (AG-1)

The purpose of this district is to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one (1) unit per acre.

Zoning of Adjacent Properties:

Direction	Zoning Designation
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North	Lady Lake Agriculture Residential (AG-1)
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East	Lake County Rural Residential (R-1)
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South	Lake County Mobile Home Residential Park (RMRP)/Lake County Agriculture (A)
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West	Lady Lake Planned Commercial (CP)/ Lake County Rural Residential (R-1)
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Staff mailed notices to inform the fifteen surrounding property owners within 150 feet on Monday, December 30, 2024. The property was posted on Monday, December 30, 2024.

FISCAL IMPACT

Not Applicable.

SOURCE OF FUNDING

Not Applicable.

FUNDING ACCOUNT

Not Applicable.

PAST ACTIONS

The Technical Review Committee Found That Ordinance 2024-31 Was Ready for Transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The First Hearing of Ordinance 2024-31 Is Scheduled for Monday, February 3, 2025, At 6 P.M. The Second and Final Reading of Ordinance 2024-31 Before the Town Commission Will Be Scheduled Pending the Florida State Land Planning Agency Review.

1 **DRAFT ORDINANCE 2024-31**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **An Ordinance Establishing the Zoning Designation for Certain Property Being**
4 **Approximately 52.203 Acres Owned By Sawmill Holdings, LLC; Referenced By Alternate**
5 **Key Number 1771358, Within The Town Of Lady Lake, Florida; Rezoning Subject**
6 **Property From Commercial Tourist (Ct) To Agricultural Residential (Ag-1); Providing For**
7 **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
13 Chapter 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 January 13, 2025, 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 2024-31 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, In
27 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 Agriculture Residential” (AG-1). 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 Commercial Tourist” (CT) to “Lady Lake Agriculture Residential” (AG-1).

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 _____ 2025.

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 2024-32 — Small Scale Future Land Use Comprehensive Plan Amendment —T Lovell Alpha, LP — Change the Future Land Use Designation from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR) for three properties being 18.5 acres, owned by T Lovell Alpha, LP, addressed as 38624 and 38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250113

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-32 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-32 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-32.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Craig Brashier, AICP

Property Owner: T Lovell Alpha, LP

Addresses: 38700 Rolling Acres Road and 38624 Rolling Acres Road

PARCEL NUMBERS: 20-18-24-1105-000-02100, 20-18-24-1105-000-02200, AND 20-18-24-1105-000-02101

On Thursday, December 12, 2024, an application was filed with the Town of Lady Lake by Craig Brashier on behalf of the property owner, T Lovell Alpha LP to amend the Future Land Use designation of 18.5 acres from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low-Rise (MF-LR).

The subject properties consist of three parcels located ON THE SOUTH OF LAKE VIEW STREET AND EAST OF ROLLING ACRES ROAD, identified by Alternate Key Numbers 1454735, 3565517, and 2908645.

The subject properties are located in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lady Lake Commercial General – Retail Sales and Services (RET) - 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 store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods.

PROPOSED FLU.

Lady Lake Multi-Family Low-Rise (MF-LR) – Limited to multi-family, detached single family, attached single family and two-family (duplex) dwelling units. Densities cannot exceed 12 units/acre.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lake View Street ROW/ Lady Lake Commercial General – Retail Sales and Services (RET) and Lady Lake Multi-Family Low Rise (MF-LR)
East	Groveview Ave ROW/ Lake County Urban Low Density
South	Lake County Public Service Facility and Infrastructure and Lake County Urban Low Density
West	Rolling Acres Road ROW/ Lake County Urban Low Density

ENVIRONMENTAL

At The Present Time, The Two Subject Parcels Are Undeveloped and One Parcel Has a Vacant Single Family Residence. An Environmental Ecological Site Assessment Was Prepared for The Subject Properties on December 12, 2024, After A Preliminary Field and Wildlife Survey Was Conducted on November 20, 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. Seventeen Potentially Occupied Gopher Tortoise Burrows Were Observed and Documented. 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 1.5 Miles Northwest of The Surveyed Property.

According to the Soil Survey, The Site Includes Mostly Candler and Apopka Sands. The Mapped Soil Types Are Consistent with Upland Communities.

ADJACENT PROPERTIES

The Property Abutting the Northern Boundary, North of Lake View Street, Is Currently Occupied by A Storage Facility. To The East and West There Are Rights-Of-Way and Single-Family Residences to the South, The Abutting Property Is a Single-Family Residence.

IMPACT ON TOWN SERVICES

Potable Water: The proposed maximum of 148 residential units at a rate of one ERU (250 gallons per day) per unit would have an estimated demand of 37,000 gallons per day. This is a reduction of 27, 868 gallons per day from the 222 residential units and 184,850 commercial square feet currently allowed under the existing PUD.

Sewer: The proposed maximum of 148 residential units at a rate of one ERU (250 gallons per day) per unit would have an estimated demand of 37,000 gallons per day. This is a reduction of 27, 868 gallons per day from the 222 residential units and 184,850 commercial square feet currently allowed under the existing PUD.

Schools: The projected public school demand based on the maximum of 148 units would be 39 students (21 elementary, 9 middle school, and 9 high school). This is a reduction of 20 students from the current entitlements.

Parks and Recreation: 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 the land use change.

Transportation: Based on ITE trip generations, the existing FLU would net 7,605 daily trips. The proposed FLU would be a net decrease of 6,607, or 998 total daily trips.

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 December 18, 2012.

Staff mailed notices to inform the surrounding eleven property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-32 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2024-32 on Monday, February 3, 2025, at 5:30 p.m.

The first reading of Ordinance 2024-28 before the Town Commission is scheduled for Monday, February 3, 2025, at 6 p.m. The second and final reading is scheduled for Wednesday, February 19, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2024-32**
2 **TOWN OF LADY LAKE, FLORIDA**

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

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

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

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

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

19 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
20 Map Series of the Town of Lady Lake Comprehensive Plan on February 3, 2025 and
21 recommended to the Town Commission that said amendment be adopted by the Town
22 Commission.

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

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

28 **SECTION 2: Authority.**

29 This ordinance is adopted in compliance with and pursuant to the Local Government
30 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
31 163.3243, 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: T Lovell Alpha Limited Partnership

General Location: 38700 Rolling Acres Road — property located at the southeast corner of the intersection of Rolling Acres Road and Lakeview Street.

Property Size: 18.5 Acres

Future Land Use: Change from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR)

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 19th day of February 2025.

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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



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

AGENDA ITEM TITLE

Ordinance 2024-33 - Rezoning — Amending the Zoning Designation For Properties Owned By T Lovell Alpha, LP, Being Approximately 18.5 Acres Located South Of Lakeview Street And East Of Rolling Acres Road; Amending The Current Entitlements Of The Planned Unit Development (PUD) Memorandum Of Agreement Within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

20250113

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-33 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2024-33 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-33.

On Thursday, December 12, 2024, An Application Was Submitted To The Town Of Lady Lake By Craig Brashier, On Behalf Of Property Owner T Lovell Alpha LP, To Amend The Zoning Entitlements Of Three Properties, Totaling Approximately 18.5 Acres, Located South Of Lake View Street And East Of Rolling Acres Road.

BACKGROUND

On April 19, 2007, the Town Commission approved Ordinance 2006-50, establishing a Planned Unit Development zoning designation allowing both residential and commercial uses. The conceptual plan proposed a development that included ten three-story, multi-use buildings to be constructed in three phases. The first floor of each building would be commercial with two floors of residential dwellings on top. A total building square footage of 554,550 square feet was proposed with 184,850 square feet being commercial/office space and 369,700 square feet for residential dwellings (approximately 222 units). The density of the project was twelve dwelling units per acre.

PROPOSAL

The amended memorandum of agreement proposes the following uses:

- Single-Family Detached Units
- Townhome Units

The total number of units shall not exceed 148.

The proposed memorandum of agreement Ordinance 2022-06 states the following:

- 1) Single Family Detached Units:
 - Minimum Lot Width: 40 feet
 - Minimum Lot Area: 4,000 square feet
 - Maximum ISR: 65%
 - Maximum Building Height: 35 feet
 - Setbacks
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 5 feet
- 2) Townhome Units:
 - Minimum Lot Width: 16 feet
 - Maximum ISR: 90%
 - Maximum Building Height: 35 feet
 - Setbacks
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 0 feet

Transportation Improvements:

- a) Lake View Street will be improved twenty feet past the property's access drive connection. This access drive will be a minimum of 300 feet from Rolling Acres Road.
- b) Approximately 25 feet from the western boundary line will be reserved for future right of way improvements for Rolling Acres Road.

Open Space/Recreation:

- a) All live oak trees located within the property with a DBH of 36" or greater and classified as a Grade 3 or higher will be preserved.
- b) A minimum of 25% open space will be provided, 5% of which will be activity-based recreation.

The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of water and sewer. The developer shall be responsible for 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. All road improvement(s) are required to meet Code standards.

The subject property is in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property was included with the submitted application.

Zoning Designation of Adjacent Properties

North	Lake View Street ROW/ Lady Lake Planned Commercial (CP) and Lady Lake Multi-Family High Density Low Rise (MF-12)
East	Groveview Ave ROW/ Lake County Agriculture (A)
South	Lake County Agriculture (A)
West	Rolling Acres Road ROW/ Lake County Agricultural Residential (AR)

The existing zoning designation is Planned Unit Development. The proposed zoning designation will remain Planned Unit Development (PUD) with amended entitlements. The PUD designation is consistent with properties in this area that are in the Town of Lady Lake's jurisdiction.

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 Town Commission.

Staff mailed notices to inform the surrounding eleven property owners within 150 feet of the subject property on Monday, December 30, 2024. The property was also posted on Monday, December 30, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-33 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2024-33 by the Town Commission is scheduled for Monday, February 3, 2025 at 6 p.m. The second and final reading is scheduled for Wednesday, February 19, 2025 at 6 p.m.

DRAFT ORDINANCE 2024-33

TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING APPROXIMATELY 18.5 ACRES OWNED BY T LOVELL ALPHA LP; LOCATED SOUTH OF LAKEVIEW STREET AND EAST OF ROLLING ACRES ROAD IN LAKE COUNTY, FLORIDA; AMENDING THE CURRENT ENTITLEMENTS OF THE PLANNED UNIT DEVELOPMENT (PUD) MEMORANDUM OF AGREEMENT; 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 II, 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 II, 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 II, 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 “Residential Planned Unit Development” (PUD), 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 “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 **19th** day of **February 2025**.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney