



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Wednesday, January 22, 2025, 6:00 PM

PLACE

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

PROCEDURE

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

CALL TO ORDER

INVOCATION

Dr. Paul Harsh - First Baptist Church of Lady Lake

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PRESENTATIONS

1. Introduction of New Police Officers; Presentation of Service Awards and Certificates of Appreciation. (Chief Hunt)

B. CONSENT

1. January 6, 2025 – Town Commission Minutes

2. Consideration for the Parks and Recreation Department to Work with a Vendor to Serve Alcohol at the Concert Series Events. (Mike Burske)

C. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-27 — Second and Final Reading - 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. (Thad Carroll)
2. Ordinance 2024-28 - Second and Final Reading - 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. (Thad Carroll)
3. Ordinance 2024-29 — Second and Final Reading - 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. (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

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

ADJOURN

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

If a person decides to appeal a decision made with respect to any matter considered at

the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting, but will not be conducting business.

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

January 6, 2025

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding. The meeting convened at 6:00 p.m.

CALL TO ORDER

INVOCATION

Pastor Ellen Pollock – New Covenant United Methodist Church

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Mike Burske, Parks & Recreation Director; C.T. Eagle, Public Works Director; Lieutenant Rob Tempesta and Deputy Chief Brough, Police Department; and Nancy Wilson, Town Clerk
Town Attorney Derek Schroth was also in attendance.

A. **PRESENTATION** – Mayor Freeman read the proclamation recognizing Lady Lake as a Purple Heart Town. He presented it to Parks and Recreation Director Burske.

B. CONSENT

1. **December 10, 2024 – Town Commission Workshop Minutes**

2. **December 11, 2024 – Town Commission Workshop Minutes**

3. December 16, 2024 – Town Commission Workshop Minutes

4. December 16, 2024 – Town Commission Meeting Minutes

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

C. NEW BUSINESS

1. Consideration of Approval of the Lady Lake Strategic Plan for 2025-2027. (Bill Lawrence)

Town Manager Lawrence stated that this is the town's first strategic plan, and it was crafted with valuable input by staff and department managers. Their collaborative spirit and commitment to teamwork were instrumental in shaping this plan. The Commission recently had a workshop and recommended some changes which have been incorporated into the final plan.

Commission Roberts commented that the Town Manager, staff and Mayor did a great job creating the plan.

**Commissioner Roberts made a motion to approve the 2025-2027 Lady Lake Strategic Plan;
Commissioner Gourlie seconded. Motion passed 5-0.**

D. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-27 – First Reading – 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. (Thad Carroll)

Growth Management Director Thad Carroll stated that the Future Land Use Designation is Lake County Urban Medium and the Zoning Designation is Lake County Community Commercial District. Residential homes are currently on the property.

The request to annex two properties from Lake County into Lady Lake (addresses 39425 and 39465 County Road 25) was submitted in November 2024. Upon future development or failure of the existing well and/or septic system, the properties will be required to connect to the Town's Water and Sewer, if available. Mr. Farrell's well is currently failing and when a well fails within 200 feet of the town's utility, they are required to connect to our system; this is also recommended by the St. Johns River Water Management District. The same recommendation is made by the Department of Environmental Protection when septic tanks fail. The subject properties are contiguous with the existing municipal boundary.

Commissioner Regan asked if other adjoining properties would be able to hook into our utility system if they wanted to. Mr. Carroll answered that they would be able to after paying a connection

deposit and impact fees. If someone wanted to voluntarily connect to our system, we would check our capacity first.

Commissioner Sage made a motion to approve Ordinance 2024-27 on first reading;

Commissioner Roberts seconded.

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

Motion passed by a 5-0 vote.

2. Ordinance 2024-28 – First Reading — 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. (Thad Carroll)

Growth Management Director Carroll stated that Mr. Farrell is requesting a Small-Scale Future Land Use amendment. The Future Land Use Designation is Lake County Urban Medium which allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses. 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. New structures may also be developed on the property though Mr. Farrell has no plans to do so at this time. The density is not allowed to exceed four units per acre or twelve units per acre when central sewer is available.

The future land use of adjacent properties is Lake County Urban Medium and Lady Lake Commercial General – Retail Sales and Services.

Commissioner Sage made a motion to approve Ordinance 2024-28 on first reading;

Commissioner Gourlie seconded.

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

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

1 Motion carried by a 5-0 vote.

2 **3. Ordinance 2024-29 – First Reading – Rezoning – Charles Farrell – An ordinance changing the**
3 **zoning designation for certain properties being approximately 0.87 acres owned Charles Farrell,**
4 **located West of Teague Trail and approximately 325 feet south of Oak Street from Lake County**
5 **Community Commercial District (C-2) to Lady Lake Planned Commercial (CP) in Lake County,**
6 **Florida. (Thad Carroll**

7 Growth Management Director Carroll stated that the current zoning of the property is Lake County
8 Community Commercial District and the proposed zoning designation is Lady Lake Planned
9 Commercial with the following permitted uses: Single Family Detached Dwelling Units, Two Family
10 Dwelling Units, Business Offices, Offices, Financial Services and Professional Services.

11 Zoning designations of adjacent properties include Lake County Community Commercial District
12 and Lady Lake Heavy Commercial.

13 Permitted uses include single family homes, two family homes, business offices, offices, financial
14 services and professional services.

15 Commercial Roberts asked if this ordinance is approved, could Mr. Farrell knock down the houses
16 and put up a professional office building without rezoning. Mr. Carroll answered that if the houses
17 were removed, he would be able to build according to the permitted uses. However, he would have
18 to go through the site plan process first followed by the building permit process.

19 **Commissioner Regan made a motion to approve Ordinance 2024-29 on first reading;**
20 **Commissioner Gourlie seconded.**

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

Motion passed by a 5-0 vote.

TOWN MANAGER’S REPORT

Mr. Lawrence mentioned upcoming events and announced an upcoming Parks & Recreation meeting where the centennial celebration will be discussed. Public Works is also going to host a tour of the new wastewater plant at 10am on January 9th. He gave a shout out to Aly Herman who was recognized in Style Weekly as one of the top “40 Under 40” for 2024.

He stated that staff had a lot of accomplishments in 2024 including the completion of the \$16.5 million wastewater plant and the commencement of the \$5 million expansion at the library providing much needed space. We also created our first Strategic Plan and the Police Department has filled or is close to filling all their open positions with quality candidates.

MAYOR AND COMMISSIONER’S REPORT

Mayor Freeman asked the commission if they would approve the use of the Community Building for free to hold a Lake County League of Cities luncheon. He would like to host the group on the second Friday of an upcoming month. The commission consented to his request.

PUBLIC COMMENTS

Representative Nan Cobb introduced herself as the newly elected State Representative for District 26. She was previously a Eustis commissioner, so she is not new to government. She looks forward to serving all of us. She and/or her staff will attend one commission meeting per month. She also introduced her staff members - Tristan Raimondo (386-624-1196) and Lou Buigas (352-205-5992). Ms. Cobb’s personal cell is 352-516-0385 and her office is located at 343 North Bay Street, Suite 204 in Eustis.

ADJOURN

Being no further business to discuss, the meeting adjourned at 6:26 p.m.

Nancy Wilson, Town Clerk

Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the Parks and Recreation Department to Work with a Vendor to Serve Alcohol at the Concert Series Events. (Mike Burske)

AGENDA ITEM ID

20250122

DEPARTMENT

Parks & Recreation

SUMMARY

STAFF RECOMMENDED MOTION

Approval for the Parks and Recreation Department to Work with a Vendor to Serve Alcohol at the Concert Series Events

The Parks and Recreation is seeking permission once again to serve alcohol at the concert series. We have served alcohol at these events before and have had no issues.

FISCAL IMPACT

N/A

SOURCE OF FUNDING

N/A



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-27 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20250122

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Staff recommends approval of Ordinance 2024-27.

On Tuesday, November 19, 2024, an application was filed with the Town of Lady Lake by Charles Farrell to annex two properties located west of Teague Trail approximately 325 feet south of Oak Street, addressed as 39425 and 39465 County Road 25, and referenced by Alternate Keys 1279313 and 1279569. The application requests the annexation of approximately 0.87 acres from unincorporated Lake County into the Town of Lady Lake. The subject property lies in Section 17, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. Upon future development or failure of existing well and septic, whichever comes first, the properties will be required to connect to the Town's Water and Sewer. The subject properties are contiguous with the existing municipal boundary. The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board. Notices to inform the surrounding eight property owners within 150 feet of the properties were mailed on Monday, November 25, 2024. The property was also posted on Monday, November 25, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-27 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the December 9, 2024 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2024-27 to the Town Commission with the recommendation of approval.

At the January 6, 2025 meeting, the Town Commission voted 5-0 to forward Ordinance 2024-27 to the Town Commission with the recommendation of approval.

1 **DRAFT ORDINANCE 2024-27**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**
4 **VOLUNTARILY ANNEXING TWO PROPERTIES BEING APPROXIMATELY 0.87 ACRES**
5 **OWNED BY CHARLES FARRELL; LOCATED ON THE WEST SIDE OF TEAGUE TRAIL**
6 **APPROXIMATELY 300 FEET SOUTH OF OAK STREET; ADDRESSED AS 39425 COUNTY**
7 **ROAD 25 AND 39465 COUNTY ROAD 25; WITHIN LAKE COUNTY, FLORIDA; PROVIDING**
8 **FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE;**
9 **PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN**
10 **CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE**
11 **DATE; AND PROVIDING FOR 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 0.87 acres in the unincorporated area of Lake County, Florida;
19 existing as 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 22nd day of **January 2025**.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-28 - Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20250106

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Staff recommends approval of Ordinance 2024-28.

FLU AMENDMENT PLANNING ANALYSIS

Applicant/ Property Owner	Charles Farrell
Addresses	34925 County Road 25 and 34965 County Road 25
Parcel Number	17-18-24-0004-000-02800 and 17-18-24-0004-000-02700

On Tuesday, November 19, 2024, an application was filed with the Town of Lady Lake by Charles Farrell to amend the Future Land Use designation of 0.87 acres from Lake County Urban Medium Density to Lady Lake Commercial Professional Services. The subject properties consist of two parcels located on the west side of Teague Trail, approximately 325 feet south of Oak Street, identified by Alternate Key Numbers 1279313 and 1279569.

The subject properties are located in Section 17, 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.

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

PROPOSED FLU.

Lady Lake Commercial Professional Services – Limited to professional services where existing residential structures can be utilized for personal and professional services and not

adversely affect adjacent property. Redevelopment or construction of new structures must be consistent with 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 (4) units per acre or twelve (12) units per acre when central sewer is available. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial Professional Services category.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lake County Urban Medium
East	Lady Lake Commercial General – Retail Sales and Services
South	Lady Lake Commercial General – Retail Sales and Services
West	Lake County Urban Medium

ENVIRONMENTAL

Currently, both properties have single family residences and are being utilized as such. Because the site is less than ten acres, an environmental assessment is not required. Any environmental impacts will be reviewed at the time of site plan submittal.

ADJACENT PROPERTIES

The property abutting the northern boundary is an existing single-family residence. To the east is County Road 25 right-of-way and the RaceTrac convenience store with fuel operations. To the south, the abutting property is a small strip center and zoned Lady Lake Heavy Commercial.

IMPACT ON TOWN SERVICES

Potable Water: The subject parcels have single family residences and are being utilized as such. The properties will be required to connect to water at the time of development or failure of the existing wells, whichever should come first. Should the applicant wish to change the use, the impacts to water facilities will be reviewed at the time of the site plan submittal.

Sewer: The subject parcels have single family residences and are being utilized as such. The properties will be required to connect to sewer at the time of development or failure of the existing septic system, whichever should come first. Should the applicant wish to change the use, the impacts to sewer facilities will be reviewed at the time of the site plan submittal.

Transportation: Because the applicant does not intend to change the current uses at this time, there will be no changes to the current trips. Should the applicant wish to change the use, the impacts to transportation will be reviewed at the time of the site plan submittal.

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

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

Staff mailed notices to inform the surrounding eight property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, November 25, 2024. The property was also posted on Monday, November 25, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-28 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the December 9th Planning & Zoning Meeting, the Board voted 5-0 to forward Ordinance 2024-28 to the Town Commission with the recommendation of approval.

At the January 6, 2025 meeting, the Town Commission voted 5-0 to forward Ordinance 2024-28 to the Town Commission with the recommendation of approval.

1 **DRAFT ORDINANCE 2024-28**
2 **TOWN OF LADY LAKE, FLORIDA**

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

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

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

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

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

18 C. .The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land
19 Use Map Series of the Town of Lady Lake Comprehensive Plan on January 6, 2025 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

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

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

27 **SECTION 2: Authority.**

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

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

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

Applicant or Owner: Charles Farrell

General Location: 39425 County Road 25 — Property located on Teague Trail, approximately 400 feet south of Oak Street

Size: 0.693 Acres

General Location: — 39465 County Road 25 — Property located on Teague Trail, approximately 325 feet south of Oak Street

Size: 0.177 Acres

Future Land Use: Change from Lake County Urban Medium Density to Town of Lady Lake Commercial Professional Services (PS).

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 **22nd**
day of **January 2025**.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-29 — Second and Final Reading - 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. (Thad Carroll)

AGENDA ITEM ID

20250106

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Staff recommends approval of Ordinance 2024-29.

On Tuesday, November 19, 2024, an application was filed with the Town of Lady Lake by Charles Farrell to amend the zoning classification for 0.87 acres. The application was filed requesting to rezone the subject properties from Lake County Community Commercial District (C-2) to Lady Lake Planned Commercial (CP).

The proposed memorandum of agreement is included with Ordinance 2024-29.

The property shall connect to the Town of Lady Lake's potable water and central sewer systems, if available, at the time of redevelopment or failure of existing well and/or septic, whichever comes first. All costs associated with design permitting, engineering, materials, construction, and inspections shall be the sole cost of the developer.

The developer shall comply with all Lady Lake and Lake County access management requirements at the time of redevelopment.

The subject property is located in Section 17, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map included with the application.

Zoning Designation of Adjacent Properties

North	Lake County Community Commercial District (C-2)
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East	Teague Trail ROW/ Lady Lake Heavy Commercial
South	Lady Lake Heavy Commercial
West	Lake County Community Commercial District (C-2)

The existing zoning designation is Lake County Community Commercial District (C-2) The proposed zoning designation is Lady Lake Planned Commercial. The CP designation is consistent with adjacent properties.

PROPOSAL

The proposed rezoning consists of two properties totaling approximately 0.87 acres of land. As part of the memorandum of agreement, the owner proposed the following:

1. Permitted Uses:
 - a) Single Family Detached Dwelling Units
 - b) Two Family (Duplex) Dwelling Units
 - c) Business Offices.
 - d) Offices.
 - e) Financial Services.
 - f) Professional Services (excluding laundry and dry cleaning)
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as “permitted uses” shall be expressly prohibited.
3. Design Standards.
 - a) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
 - b) The maximum floor area ratio shall be limited to .5.
 - c) Maximum building height is forty-five feet (45’).
 - d) Setback requirements shall be:
 - 1) Front Yard Setback: Roadway - twenty (20) feet minimum
 - 2) Rear Yard Setback: fifteen (10) feet minimum
 - 3) Side Yard Setback When Adjoining:
 - a) Another lot - fifteen (10) feet minimum
 - b) Local roadway - twenty (20) feet minimum
4. Parking and Accessibility. Upon redevelopment, parking requirements shall be as required pursuant to Chapter 7 of the Town’s Land Development Regulations for the specific use. All regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces shall be twelve by twenty (12x20) feet in size with 5 feet wide minimum accessible access aisle.
5. Landscaping. Upon redevelopment, landscaping requirements shall be Landscape Buffers Class A around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. The owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town. Maintaining all fences in good order includes, but is not limited to, keeping fences clean with no mildew, repairing or replacing any breaks and ensuring fences are not stained, rusted or otherwise unsightly.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted

Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board. Staff mailed notices to inform the surrounding eight property owners within 150 feet of the property on Monday, November 25, 2024. The properties were posted on Monday, November 25, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-29 was ready for transmittal to the Planning and Zoning Board.

At the December 9th meeting, the Planning & Zoning Board voted 5-0 to forward Ordinance 2024-29 to the Town Commission with the recommendation of approval.

At the January 6, 2025 meeting, the Town Commission voted 5-0 to forward Ordinance 2024-27 to the Town Commission with the recommendation of approval.

1 **DRAFT ORDINANCE 2024-29**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES**
4 **BEING APPROXIMATELY 0.87 ACRES OWNED BY CHARLES FARRELL, LOCATED ON THE**
5 **WEST SIDE OF TEAGUE TRAIL, APPROXIMATELY 300 FEET SOUTH OF OAK STREET;**
6 **ADDRESSED AS 39425 COUNTY ROAD 25 AND 39465 COUNTY ROAD 25 IN LAKE**
7 **COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY COMMUNITY**
8 **COMMERCIAL DISTRICT (C-2) TO TOWN OF LADY LAKE PLANNED COMMERCIAL (CP);**
9 **PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

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

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

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

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

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

26 **SECTION 1: Petition**

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

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

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

SECTION 2: Severability

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

SECTION 3: Effective Date

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 22nd day of January 2025.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney