

MINUTES OF THE LOCAL PLANNING AGENCY MEETING TOWN OF LADY LAKE, FLORIDA

June 17, 2024

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

CALL TO ORDER

Chairperson Ed Freeman

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk

A. NEW BUSINESS

1. Ordinance 2024-07 – Small Scale Future Land Use Comprehensive Plan Amendment – Anderson/Long – Change the Future Land Use Designation from Lake County Single Family Medium Density for property being 10.08 acres, Jesse Anderson and Williams Anderson, and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County, Florida (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item. He stated that the applicant is Craig Brashier with CHW, LLC. He explained that the annexation of these properties will create an enclave, and Chief Hunt has verified that this will not compromise any police response.

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

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

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

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

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

Greg Brashier with CHW, LLC.

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

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

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

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

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

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

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

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

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

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

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

Future Land Use Designations of Adjacent Properties:

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENTS

There were no comments.

ADJOURN

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



Carol Osborne, Deputy Town Clerk



Ed Freeman, Chairperson