

MINUTES OF THE COMMISSION MEETING TOWN OF LADY LAKE, FLORIDA

July 1, 2024

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

Rev. Derick Dimry — New song Community Church

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	NO
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Mike Burske, Parks and Recreation Director; Police Chief Steve Hunt, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Aly Herman, Library Director; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

A. CONSENT

- 1. June 17, 2024 – Town Commission Meeting Minutes**
- 2. Interlocal Agreement Between Lake County, Florida and the Town of Lady Lake Relating to the Use of Library Impact Fees. (Aly Herman).**

Library Director Aly Herman explained that this agreement enables her to apply for a \$1 million grant from Lake County that can be used for library renovations. She stated that when approved tonight, it will be forwarded to the Lake County Commission and placed on their August 13, 2024, agenda for consideration.

3. Consideration of Approval for Employees of Curelogics and VIPcare to Host a Food Drive at the Guava Street Athletic Complex on July 26th for Area Residents in Need. (Mike Burske)

Commissioner Roberts made a motion to approve the Consent Agenda as presented; Commissioner Gourlie seconded. Motion carried 4-0.

B. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-12 – First Reading – An Ordinance of the Town Commission of the Town of Lady Lake, Florida; Establishing Election Dates to be Held in Even Numbered Years Only; Approving Referendum Language and Proposing to Amend the Town's Charter to Change the Term of Office of Commissioners in all Wards to Four Year Terms Except for those Elected in 2023 Whose Terms will be Extended to Three Years for one Election Cycle; Repealing Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. (Nancy Wilson)

Town Clerk Nancy Wilson presented the background summary for this agenda item. She stated that approximately 15 years ago, the Supervisors of Elections throughout Florida informed the municipalities in their respective jurisdictions that they will no longer pay for elections that are held in odd numbered years, and that all election related costs would be borne solely by the municipality in those years. She advised that the Town's election in 2021 cost approximately \$23,000.00. She advised that there has been some discussion in recent years to amend the charter to hold elections in even numbered years and to change the commissioners' term from two years to four years. The commission also considered continuing with two-year terms but to conduct them in even numbered years only. However, that posed the potential of having all new commissioners elected in one year. The best alternative is to hold elections every four years and amend term limits from two years to four years. She stated for those who were elected in 2023 their terms would be extended by one year to expire in 2026. This would then have all elected officials on the four-year term cycle.

Ms. Wilson advised that the ballot language in the amendments must contain specific legal language and adhere to the Supervisor of Elections formatting requirements such as limiting the amendment to 75 words. She stated that the ordinance had three amendments but one was over the 75-word limit, so Town Attorney Schroth split it into two, yielding four amendments. This caused a quagmire because if the first amendment was passed by the

voters (extending the terms to four years) and the second amendment was not passed by the voters (extending the terms of those elected in 2023 by one year) the town would not accomplish its intended goal of holding elections in in even years only. This will be word smithed before the second reading.

Ms. Wilson stated that the residents of Lady Lake are educated voters and our commissioners do a good job informing their constituents on election issues.

Town Attorney Schroth advised that if it is the pleasure of the board to hold elections in even-numbered years and have four-year terms, the amendments will be modified to accommodate the 75-word limit and eliminate the risk of having two conflicting amendments.

Ms. Wilson advised that the ballot language is included in the ordinance.

Commissioner Roberts stated that she believes this amendment makes good fiscal sense.

Commissioner Sage asked if the Mayor/Commissioner term of office will be amended from one year to two years. Ms. Wilson answered that the mayor's term is the sole discretion of the commission. She stated if this ordinance passes, it makes more sense to align the mayor's term with our election years.

Mayor Freeman verified with Ms. Wilson that if this referendum passes, the people who are elected this November would have their terms extended by one year to end in 2026.

Commissioner Roberts made a motion to approve Ordinance 2024-12 on first reading; Commissioner Gourlie seconded.

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

Motion carried 4-0.

2. Ordinance 2024-06 – Second and Final Reading – Annexation — Anderson/Long — an Ordinance Voluntarily Annexing Property being 10.08 Acres, Owned by Jesse Anderson and William Anderson and Devin and Angela Long, on the North Side of Anderson Lane, within Lake County, Florida. (Thad Carroll)

Growth Management Director Thad Carroll presented a map of the subject property and noted that it connects properties that are currently within the town on the north side and the south side. On Monday, April 1, 2024, applications were filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owners Jesse Anderson, William Anderson, and Devin and Angela Long.

Mr. Carroll advised that upon future development, the properties will be served by the Town's water, sewer, and reuse facilities. The subject properties are contiguous with the existing municipal boundary. He stated that notices were mailed to the adjacent property owners and to date no correspondence regarding this application has been received.

Mr. Carroll noted that at the June 17, 2024, commission meeting, Richard Masso went on record opposing annexations in general.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Sage made a motion to approve Ordinance 2024-06 on second and final reading; Commissioner Gourlie seconded.

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

Motion carried 4-0.

3. Ordinance 2024-07 – Second and Final Reading – Small Scale Future land Use Comprehensive Plan Amendment — Anderson/Long — Change the Future Land Use Designation from Lake County Urban Low Density to Lady Lake Single Family Medium Density for Property Being 10.08 Acres, Owned by Jesse Anderson and William 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 advised that this ordinance would assign a land use designation for these properties. On Monday, April 1, 2024, an application was filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owner Jesse Anderson and William Anderson and Devin and Angela Long to amend the Future Land Use designation of 10.08 acres which presently has a designation in accordance with the Lake County Comprehensive Plan. The request is to change the property from Lake County Urban

Low Density to Lady Lake Single Family Medium Density, which permits up to six dwelling units per acre.

Mr. Carroll advised the Future Land Use Designations of Adjacent Properties: 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. He stated that all Live Oak trees located within the Property with a diameter at breast height (DBH) of 36" or greater and a Grade of 3 or higher consistent with the Tree and Native Vegetation Report dated February 22, 2024, shall be preserved. He stated that the subject property does not contain any wetlands per the flood map and the project will have to adhere to the St. Johns River Water Management District guidelines, drainage, and engineering best management practices.

Mr. Carroll stated that the project will be served by town services. There will be a net increase of water and sewer of 5,000 gallons each per day. He stated that the development is providing amenities through the Hammock Oaks and Reserve at Hammock Oaks developments. The impact on the schools is minimal. The proposed entire development at project buildout is projected to generate 3,630 new daily trips, of which 261 trips occur during the AM peak hour, and 349 trips occur during the PM peak hour.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Gourlie made a motion to approve Ordinance 2024-07 on second and final reading; Commissioner Sage seconded.

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

Motion carried 4-0.

4. Ordinance 2024-08 – Second and Final Reading —Rezoning — Highland at Hammock Oaks — Change the Zoning Designation from Certain Properties Being Approximately 92.12 Acre Owned by Jesse Anderson and William Long, Devin and Angela Long, Carl A. Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC located south of Sunshower Lane, North of Abele Road, and East of Rolling Acres Road in Lake County,

Florida, from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). (Thad Carroll)

Growth Management Director Thad Carroll indicated the location of the 10.08 acres on a map noting that it is connecting two properties that were already located in the Town. He stated that this ordinance ties the properties together under one document and the entitlements will be for the combined parcel.

Mr. Carroll advised that on Monday, April 1, 2024, the applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property owners Jesse Anderson and William Anderson, Devin and Angela Long, Burgland Investments, LLC, and Lugano Development, LLC to amend the zoning classification for 92.12 acres. The PUD designation is consistent with adjacent properties to the north and south that are presently in the Town of Lady Lake's jurisdiction. This project encompasses two projects previously granted PUD entitlements. The maximum number of residential units within the development will not exceed 450 units consisting of 215 single-family detached units and 235 townhomes/villas.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Gourlie made a motion to approve Ordinance 2024-08 on second and final reading; Commissioner Roberts seconded.

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

Motion carried 4-0.

5. Ordinance 2024-09 – Second and Final Reading — Annexation — WGB Leasing, LLC — An Ordinance Voluntarily Annexing Property Being 1.8 Acres, owned by WGB Leasing, LLC, on the West Side of Teague Trail, North of Smitty Road, Addressed as 41015 County Road 25, within Lake County, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that on Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban & Regional Planners, LLC, on behalf of property owner, WGB Leasing, LLC, to annex one property. He stated that the property is currently vacant. Upon future development, the properties will be served by the Town's water and sewer facilities. He advised that it is

currently uncertain if the Town's reuse facility will service this project. He advised that the subject properties are contiguous with the existing municipal boundary.

Commissioner Roberts asked for clarification regarding the reuse facility.

Mr. Carroll stated that the Town's reuse lines are not in this area currently and further studies need to be conducted to determine if the Town has the capacity to serve this area because we do not want to run a line that is not looped.

Mayor Freeman asked if there were any further questions. Hearing none, he asked for a motion.

Commissioner Roberts made a motion to approve Ordinance 2024-09 on second and final reading; Commissioner Gurlie seconded.

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

Motion carried 4-0.

6. Ordinance 2024-10 – Second and Final Reading — 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, owned by WGB Leasing, LLC, addressed as 41015 County Road 25, within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that this ordinance pertains to 2.8 acres with the future land use designation of Lake County Urban Medium Density and Lady Lake Commercial Wholesale. He stated the property is currently vacant.

On Thursday, April 4, 2024, an application was filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owner WGB Leasing, LLC. The proposed future land use will permit the developer to construct a proposed restaurant, along with services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services, and sporting goods.

Mr. Carroll advised the future land use designations of the adjacent properties: North - Lady Lake Commercial Wholesale; East - Lake County Rural Transition; South - Lady Lake Commercial General – Retail Sales and Services and Lake County Urban Medium Density; West - Lady Lake Commercial Wholesale.

Mr. Carroll advised that an environmental study will be conducted at time of construction. If evidence of gopher tortoises is discovered, the developer must obtain the appropriate relocation permits with Florida Wildlife Commission.

Mr. Carroll advised that a portion of this property is located in a flood zone and that area will be incorporated into the area of the retention pond. The project will be required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices. He stated that the projected water and sewer consumption is 2,000 gallons each per day. The proposed development is projected to generate 2,134 new daily trips, of which 258 trips occur during the PM peak hour.

Mayor Freeman asked if there were any questions. Hearing none, he asked for a motion.

Commissioner Gourlie made a motion to approve Ordinance 2024-10 on second and final reading; Commissioner Sage seconded.

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

Motion carried 4-0.

7. Ordinance 2024-11 – Second and Final Reading — Rezoning — WGB Leasing, LLC — An Ordinance Changing the Zoning Designation for Certain Properties Being Approximately 2.8 Acres Owned by WGB Leasing, LLC, Located West of Teague Trail and North of Smitty Road from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD), to Lady Lake Planned Commercial (CP), within Lake County and the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll stated that this ordinance will grant zoning entitlements to the subject property and is located east of Lighthouse Storage. The Planned Commercial designation is consistent with adjacent properties presently in the Town of Lady Lake's jurisdiction.

Mr. Carroll advised that the planned commercial designation is limited to a restaurant, a bar, retail sales and services, and an area for stormwater retention. He stated that if the developer wishes to construct anything outside of those three uses, the proposal will be presented to the commission. He stated that the front yard setback requirement is a 20-foot minimum from the roadway; the rear yard setback requirement is a 15-foot minimum from the roadway; the side yard setback when adjoining another lot is a minimum of fifteen feet, otherwise, the setback is a 20-foot minimum from the local roadway. The project requires planting landscaping buffers.

Mr. Carroll advised that the conceptual plan will be reviewed during the site plan review process, along with traffic and engineering studies.

Commissioner Sage asked for clarification regarding landscape buffers.

Mr. Carroll explained that our regulations require the project to have a Class A buffer to be on the north, west, and south. Those are two canopy trees, three understory trees, and a continuous hedge, and Class B buffers along the east property line.

Mayor Freeman expressed his desire that the developer keep as many of the existing trees as possible.

Mr. Carroll advised that it is to the developers benefit to retain as many trees as possible because they are given a credit for that, and it helps preserve some growth.

Mayor Freeman asked if there were any further questions. Hearing none, he asked for a motion.

Commissioner Sage made a motion to approve Ordinance 2024-11 on second and final reading; Commissioner Roberts seconded.

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

Motion carried 4-0.

TOWN MANAGER'S REPORT

Town Manager Lawrence acknowledged Parks and Recreation Director Mike Burske and his staff for the Big Bang fireworks event held on June 29th, along with the staff from Public Works and our police officers. He stated a lot of positive feedback has been received.

Mr. Lawrence stated that the commissioners will be receiving their budget books for review. The budget workshop is July 31st at 2pm. At the August 5th commission meeting, the commission will announce the date, time, and place to vote on the millage and the budget. At the September 4th commission meeting the tentative vote on the millage and budget will take place, and the September 16th meeting is the final vote on the millage and budget.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Roberts stated that she enjoyed the fireworks display and congratulated all involved for a good job.

Mayor Freeman stated that he enjoyed the fireworks display as well.

PUBLIC COMMENTS

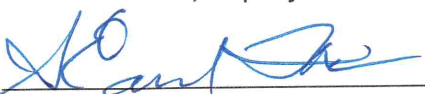
None.

ADJOURN

There being no further business to discuss, the meeting was adjourned at 6:37 p.m.



Carol Osborne, Deputy Town Clerk



Ed Freeman, Mayor