

PLANNING AND ZONING BOARD MEETING MINUTES TOWN OF LADY LAKE, FLORIDA

May 13, 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

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; Police Chief Steve Hunt, Lady Lake Police Department; Canine Officer Josh Higgins, Lady Lake Police Department; Carol Osborne, Deputy Town Clerk.

Attorney Taylor Tremel, Mayor/Commissioner Ed Freeman, and Commissioner Roberts were also present.

NEW BUSINESS

A. Approval of Minutes

Planning and Zoning meeting minutes – March 11, 2024

Member Auger made a motion to approve the March 11, 2024, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 5-0.

B. Reserve at Hammock Oaks Subdivision Phases 1-6 — Revised Preliminary Plan — approximately 1.2ng a total of 1032 units spread amongst nine phases, including 769 Market Rate single Family Residences, and 158 Market Rate Townhomes, on multiple parcels consisting of approximately 296.26 acres, zoned Planned Unit Development (PUD), owned by David Caudill, David Caudill Life Estate, and SK Hammock Oaks, LLC, located approximately 1.2 miles south of Hwy 466, west of Cherry Lake Road and East of Rolling Acres Road, within

the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Becky Higgins stated that the future land use for this revised preliminary plat plan is single family medium density. She advised that there is a policy specific amendment that was approved by the town commission to allow four dwelling units per acre versus the standard six dwelling units per acre.

Ms. Higgins stated that the Phases 1-6 Preliminary Plat was approved by the Town Commission on August 7, 2023. At the time, the proposal included the construction of 687 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single-Family Residences, and 158 Market Rate Townhomes located on approximately 271.87 acres located approximately 1.2 miles south of Hwy 466, west of Cherry Lake Road and east of Rolling Acres Road. Phases 1 through 6 contains 950 units. There are eight phases in total: Phase 1, Phase 1A, Phase 2, Phase 2A, Phase 3, Phase 4, Phase 5, and Phase 6. On May 6, 2024, the Town Commission approved the annexation, small scale future land use amendment, and rezoning of 24.02 acres of land on Lake Ella Road. The rezoning incorporated the additional land into the Reserve at Hammock Oaks project. The applicant has revised the previously approved preliminary plat plan to include the additional 82 lots and connecting this project to Lake Ella Road. A Water, Sewer, and Reuse Agreement will be created between the Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Reserve at Hammock Oaks Subdivision Phases 1 through 6.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake.

Ms. Higgins advised that a letter from the Lake County School Board was received regarding school capacity. The letter indicates that the school board has approved the additional units in this revised plat plan.

Hearing no comments from the Board or the public, Chairperson Furch asked for a motion.

Member Galloway made a motion to forward the Reserve at Hammock Oaks Subdivision Phases 1-6 Revised Preliminary Plat Plan to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES

Member	Vote
Auger	YES
Furch	YES

Motion carried 5-0 for approval.

C. Resolution 2024-103 - A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign to be within 100 Feet of Another Freestanding Sign in Accordance with the Provisions of Chapter 17, section 17-3. E). 1). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, a Property being approximately 1.69 Acres of Land, Located North of the Intersection of County Road 25/Teague and North Highway 27/441, within the Town Limits of the Town of Lady Lake, Florida, (Becky Higgins)

Senior Planner Becky Higgins advised that the town code requires signs that are taller than eight feet to be set back ten feet from the property line. This variance request is to allow a 20-foot-tall monument sign to be constructed at the property line or zero-foot setback.

On January 23, 2019, the Town Commission approved the site plan for Lady Lake Commons and a Development Order was subsequently issued on January 28, 2019. The site plan is for a multi-tenant development proposing 85,600 square-foot retail building with four outparcels. The Development Order for the final outparcel (D) was issued on May 19, 2021. This 1.69 acre outparcel is currently occupied by TD Bank and Eyeglass World. The applicant opted to delay installing the monument sign until the road work was completed on County Road 25/Teague Trail.

She advised that even though the proposed sign will be located on the property line is because it is still over 75-feet from the sidewalk. She added that due to the elevations in that area the of the sign location would not affect the line of sight. She stated that the applicant's justification statement expresses that location of the proposed monument sign will need to be modified based on the location of the utility easements and existing sanitary line. The applicant believes that the proposed sign located at the corner of the new intersection at County Road 25/Teague Trail and North Highway 27/441 will help to direct traffic to the south entrance of the development, helping to alleviate some congestion on Fennell Boulevard.

Hearing no comments from the Board or the public, Chairperson Furch asked for a motion.

Member Saunders made a motion to forward Resolution 2024-103 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES

Member	Vote
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

Motion carried 5-0 for approval.

D. Resolution 2024-104 – a Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign Taller than Eight Feet to be Erected Less than Ten Feet from the Property Line in Accordance with the Provisions of Chapter 17, Section 17-4. B). 2). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, A Property Being Approximately 1.69 Acres of Land, Located North of the Intersection of County Road 25/Teague Trail and North Highway 27/441, Within the Town Limits of the Town of Lady Lake. (Becky Higgins)

Senior Planner Higgins stated that this variance is to allow the sign to be placed within 100 feet of the existing sign. She stated that the applicant's justification statement expresses that location of the proposed monument sign will need to be modified based on the location utility easements and existing sanitary line. The applicant believes that the proposed sign located at the corner of the new intersection at County Road 25/Teague Trail and North Highway 27/441 will help to direct traffic to the south entrance of the development, helping to alleviate some congestion on Fennell Boulevard.

Ms. Higgins advised that at the time of permitting, a Covenant of Removal must be signed by the owner which states that it is the owner's responsibility to make necessary repairs or if the sign needs to be removed, it will be the owner's responsibility to replace the sign.

Hearing no comments from the Board or the public, Chairperson Furch asked for a motion.

Member Saunders made a motion to forward Resolution 2024-104 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

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

Motion carried 5-0 for approval.

E. Resolution 2024-105 – Variance – Paradise Recreation Center – Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). C). 3). A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees. (Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater). The variance request is to allow for the removal of two viable historic located at 1403 Paradise Drive, owned by Village Center Community Development District, within the Town Limits of the Town of Lady Lake (Becky Higgins)

Senior Planner Higgins stated that the variance request is to allow the removal of one historic Laurel Oak tree and one historic Live Oak tree located at the Paradise Recreation Center, owned by Villages Center Community Development District. A certified arborist evaluated all trees 119 trees on the site. The 5.25-acre property contains a total of nine historic trees, nine of which are trees with a diameter at breast height (4.5-feet from grade) of 36-inches or higher. Of the nine historic trees, seven are proposed to be preserved and two are proposed to be removed.

Ms. Higgins reported that on Tuesday, November 14, 2023, a major modification application was submitted for the Paradise Recreation Center site plan. As part of this modification, some of the existing landscaping and trees will need to be removed to accommodate the new building and amenities. The applicant states that the removal of the historic trees is necessary because the trees are located within areas that will cause building foundation and structural column issues during the construction process, potentially hindering the longevity of the structural integrity of the new building. Ms. Higgins advised that the 36-inch Live Oak tree is located in the area of the proposed pool and the 52-inch Laurel Oak tree is very close to the proposed building foundation. Per the submitted tree removal plan, the historic trees count for 379 tree caliper inches. Of the 379 tree caliper inches, the applicant proposes to remove 88 tree caliper inches, or 23.22% of the total historic tree inches. The landscaping plan also proposes 148.8% of the required tree caliper inches between the preserved and provided trees. She stated that the Town code requires 160 caliper inches per acre.

Ms. Higgins stated should the Town Commission approve the applicant's request for tree removal, the applicant shall pay \$8,800.00 to the Town Tree Bank.

Ms. Higgins advised that staff is in favor of this variance request because the applicant is retaining seven of the nine historic trees and the larger of the two trees proposed to be removed is a Laurel Oak. She advised that Laurel Oak trees tend to decline as they get larger, thus increasing the probability of future removal due to the health of the tree and/or safety concerns. Without the removal of these trees, the applicant would be limited on the development of this site based on the location and critical protection zone of the trees.

Member Galloway asked what is the probability that the Laurel Oak tree will hinder the foundation of the new building.

Ms. Higgins advised that based on the submitted site plan the tree is too close to the proposed building and future root growth will affect the structure.

Member Saunders asked if the developer indicated that the trees will be replaced.

Ms. Higgins replied affirmatively adding that the developer is providing approximately 150% of the required trees once the site is developed.

Margo Brewer, 1401 W. Schwartz Blvd.

Ms. Brewer stated that at times these changes are a convenience to the developer. She asked how much it will compromise the building, or how much will it be in the way of the bulldozers that they are concerned about in the building process. She stated that she appreciates the insight regarding Laurel Oak trees, and that she has strong feelings regarding the Live Oak trees. She stated that the rationale to remove a tree is because it will impact the structure and that we need to accommodate the tree that is already there, instead of the tree accommodating us. She stated that she appreciates the developer saving the many historical trees.

Suzanne Stancil, Project Landscape Architect with Michael Pape and Associates

Ms. Stancil stated that the Laurel Oak tree is located within 5-8 ft of the structure, and not only would it compromise the integrity of the proposed structure, by constructing a building this close to the tree, the roots would need to be cut thus compromising the health, safety, and welfare of those enjoying the site because it makes the tree a liability for falling down. She advised that this is a very old Laurel Oak tree.

Ms. Stancil indicated on the photograph that there are at least three cavities in the tree, mistletoe in the tree, and limb loss. She stated that even though it looks like a beautiful tree from afar, the signs of decay are obvious and constructing a structure close to this tree will accelerate the tree's decline.

In response to an inaudible question from the audience, Ms. Stancil stated that the Live Oak tree is a healthy, viable tree located in the middle of the proposed pool area and are proposing to remove it. She reiterated that the majority of the historic trees on this site are being preserved, and the developer is proposing to plant 150% more caliper inches in new trees.

Ed Freeman, 120 Evergreen Lane

Mr. Freeman stated that he reviewed an overhead view of the existing property and does not understand the reason to relocate the building rather than renovate the existing building. He stated that if the proposed building had been designed differently, the trees would not be an issue.

James Wronka, 1034 Aloha Way and 1313 Paradise Dr.

Mr. Wronka acknowledged that Florida is growing and housing is needed. He stated that green space needs to be preserved, especially existing properties. He stated that there have been several requests to remove historic trees and asked if the existing footprint could be renovated. He stated that there are many trees slated to be removed for this project.

Growth Management Director Thad Carroll stated that the town's standard for a historic tree at 36-inches is not a large tree in comparison to other jurisdictions. He stated there have been a lot of variance requests which is a testament to the large number of historic trees in Lady Lake. He stated that he respects trees and nature, yet these trees are not unique because there are many variance requests. He stated that he sees how developers have to work with these sites and explained that in this instance, the staff's recommendation is based on their review of this site and that the developer is preserving seven historic trees. He stated that it is staff's job to view the plan from the perspective of preservation as well as development rights. In this scenario, the developer is doing a good job balancing this requirement. He stated that The Villages has upgraded a lot of the amenity centers throughout, and this is an upgrade of one of the oldest amenity centers in the community.

James Wronka - 1034 Aloha Way

Mr. Wronka stated that on the Florida Department of Agriculture website it states that nearly all mature oak trees in the state is diseased in some form, and the best thing to do with the historic trees is to trim the bad branches and allow the remaining tree to grow. He stated these trees were planted many years ago and is in favor of renovating the existing building.

Margo Brewer - 1401 W Schwartz Blvd

Ms. Brewer stated that she is watching the current trend in architecture to fill a parcel with a large house. She stated this is the first time she has seen this proposal. As a concerned homeowner she is in support of denying this variance until it is reviewed in more detail and to give the residents more time to be informed about this project.

Suzanne Stancil – Project Landscape Architect

Ms. Stancil clarified that 35 existing trees on this site equate to over 700 inches. These include 76-inch trees, 72-inch trees, 41-in trees, etc. She stressed that the design made a concerted effort for tree preservation. She advised prior the project commencement, the first thing they did was conduct a site visit and evaluated every tree by grade, classification, viability, health, and those factors drove the design for this site. She stated that an organized effort was made to preserve the historic trees, especially those at the back of the site that create the park around the lake.

James Wronko – 1034 Aloha Way

Mr. Wronko stated that according to the drawing he received, the trees within the golf cart path to the building is being removed.

Member Galloway asked the health rating of the trees slated to be removed.

Suzanne Stancil – Project Landscape Architect

Ms. Stancil advised that the 36-inch Live Oak tree is a healthy, viable tree; the 52-inch Laurel Oak tree is showing signs of decline with cavities, limb loss and an infestation of mistletoe. She reiterated that constructing a building close to this tree would accelerate its decline resulting in a liability concern.

Member Galloway asked if trimming the limbs is an option,

Ms. Stancil stressed that there are cavities in the main trunk which get moisture and insects making the trunk of the tree rot and compromising the integrity of the structure of the tree leading to further limb loss and dangerous conditions.

Ms. Stancil clarified that all of the trees between the multi-model path and the building are not being removed, and there are historic trees being preserved in that area.

James Wronka – 1034 Aloha Way

Mr. Wronka stated that according to the plan he has there is one historic tree that is adjacent to the swimming pool that is being preserved.

Randy Wilkerson – Construction Manager for the District

Mr. Wilkerson advised that the current building is 40 years old and is beyond renovation. He stated that if the building was renovated at the same or more cost, the building would have a 20-year lifespan. He stated that there are issues with the slopes in the parking lot area. He stated that there are actually two buildings currently, one of which is five feet high than the other building and is difficult for the residents to navigate.

Mr. Wilkerson stated that the District is very respectful of the landscaping of The Villages. He stated that in his eleven years with the District, he has removed one historic tree. He stressed that they are not in the business of murdering trees and did everything possible to site this building to give the residents a modern facility with some historic value.

James Wronka – 1034 Aloha Way

Mr. Wronka expressed his opinion regarding renovating the current building.

Member Brinson advised that he would recuse himself from voting due to his employment with the applicant.

Member Saunders made a motion to forward Resolution 2023-105 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

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

Motion carried 3-1 for approval.

F. Ordinance 2024-06 – Annexation – Anderson/Long - An ordinance voluntarily annexing property being 10.08 acres, owned by Jesse Anderson and William Anderson and Devin ad Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within in Lake County, Florida. (Becky Higgins)

Senior Planner Higgins advised that Ordinance 2024-06, Ordinance 2024-07, and Ordinance 2024-08 are all for the Highlands at Hammock Oaks project. She advised that the applicant has requested to make their presentation prior to staff's presentation.

Craig Brashier with CHW, LLC, on behalf of the property owners and Kolter Development, explained that this project combines two existing, approved PUDs, which will enhance transportation connectivity as well as functionality of the sites. He explained that that the Rolling Acres PUD, also known as Lady Lake Reserve, was approved for 130 units at a density of 5.5 units per acre. The Reserve at Hammock Oaks that was approved was also part of another PUD in 2007. He stated that this area has always been indented for residential development.

Mr. Brashier stated that if the annexation is approved and, in combination with the proposed projects to the west of Rolling Acres Road, the project maintains a density of four units per acre, which has always been the goal. He explained another benefit of this project is the expansion of the roadway network connectivity.

Ms. Higgins presented maps and aerial photographs of the subject properties. She stated 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 boundaries. She advised that this property has been vacant for many years and, with our agreement with Lake County regarding enclaves, the Town must provide services to the enclave area. She verified with the Lady Lake Police Department that they will provide services, and Lake County provides fire, rescue, and EMS services.

Member Saunders asked if the property owners between these properties want to annex into the town.

Ms. Higgins replied that they do not want to annex their property into the town at this time.

Growth Management Director Thad Carroll stated that as part of our service boundary agreement, it is discouraged to create enclaves. In this scenario, the County was notified that in the event an enclave is created our police confirmed that they will respond to this one property. He stated that the developer offered to purchase the property, and the property owners declined to sell it.

Richard Masso, 373 Carriage Lane

Mr. Masso expressed his concerns regarding the number of annexations the Town has approved.

Marybeth Smith, 1031 Urico Golf Road

Ms. Smith expressed her concerns regarding the annexation, the density of the proposed homes, the impact on the roads, traffic, and school capacity.

Mr. Carroll advised that apartment complexes are not a component of this project. He stated that the majority of the property in this development already has zoning entitlements of four dwelling units per acre. He stated that in regard to a petition or stopping this development, what could be stopped is this additional ten acres of property. As far as the density, the number of units has decreased with this proposal. He advised that this board is an advisory board and will forward their recommendation to the town commission. If the town commission denies this annexation, the units that have already been granted under the previous entitlement can still be built. Ultimately, the development is still coming to these properties.

Dennis Wiley, 1630 Anderson Lane

Mr. Wiley asked for clarification regarding a road that may go by his property.

Mr. Carroll stated that the school board may grant permission for the proposed road to be constructed on their property. He stressed that this is a conceptual plan and that there are no plans for this road currently.

Mr. Wiley asked if the Town would use eminent domain to take portions of his property.

Mr. Carroll stated that is not the intent. He stressed that there is no acquisition plan at this time as the property is from Mr. Tyler so the road can be constructed toward the north, and the two proposed roads with this plan that will make a connection to Arlington will be internal to the school board property.

Corey Gold, 1030 Urico Golf Road

Mr. Gold stated that they moved here because they wanted a quiet place to live. He stated that it is growing quickly and expressed his concerns with the amount of traffic on Rolling Acres Rd. He cautioned the board against fast growth. He stated that he appreciates that the developer reduced the number of homes to four units per acre.

Dennis Wiley, 1630 Anderson Lane

Mr. Wiley requested that a street sign be installed at Clay Ave. going to the water treatment plant and Sunshower Lane.

Andre Nana, 2202 Marion County Road

Mr. Nana expressed his concerns regarding the growth of Lady Lake.

Chairperson Furch reminded everyone that the Planning and Zoning Board members are volunteers, and it is their role to listen to the information presented and make recommendations to the town commission who will make the final decision.

Hearing no further comments from the Board or the public, Chairperson Furch asked for a motion.

Member Brinson made a motion to forward Ordinance 2024-06 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 for approval.

G. Ordinance 2024-07 – 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, 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. (Becky Higgins)

Senior Planner Higgins stated that the application was with the applications for Ord. 2024-06 and Ord. 2024-08, by Greg Brashier with CHW, LLC. The proposal is to change the land use for these two properties from Lake County Urban Low Density, which allows a maximum density of four dwelling units per acre, to Lady Lake Single Family Medium Density, which allows for six

dwelling units per acre. Multi-Family, Industrial, Commercial uses are permitted, except for excused PUDs. She advised that the applicant has no intention of commercial or non-residential development as part of this project.

Ms. Higgins advised that the Future Land Use designation of the adjacent property are:

Lady Lake Reserve Subdivision Single Family Medium Density – North

Lake County Urban Low Density – East

Lady Lake Single Family Medium Density – South

Lake County Urban Low Density – West

Ms. Higgins stated that the existing future land use designation is Lake County Urban Low Density, which allows a maximum density of four dwelling units per acre. She stated that the proposed future land use designation is Lady Lake Single Family Medium Density. Development in the Single Family - Medium Density Residential category shall be limited to detached single family dwelling units.

An Environmental Ecological Site Assessment was prepared for the entire 92.12-acre project, which includes the subject properties, after a preliminary field and wildlife survey was conducted on January 11, 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. Thirty-six occupied gopher tortoise burrows were observed and documented with a GPS device. 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 two miles northwest of the surveyed property.

The mapped soil types are consistent with upland pastureland communities.

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.

Project will be required to adhere to St. Johns River Water Management District (SJRWMD) 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 12/18/12.

The property will be serviced by Town utilities. The applicant will need to work with the Lake County School Board regarding the student generation, concurrency issues, and mitigation. 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.

Member Saunders asked why the Local Planning Agency must review this ordinance.

Mr. Carroll advised that it is a state statute to have an LPA established for each jurisdiction for comprehensive plan amendments. He stated that our commissioners serve as LPA members, and comprehensive plan amendments are all they review.

Hearing no further comments from the Board or the public, Chairperson Furch asked for a motion.

Member Saunders made a motion to forward Ordinance 2024-07 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

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

Motion carried 5-0 for approval.

H. Ordinance 2024-08 – Rezoning – Highland at Hammock Oaks — Change the zoning designation for certain properties being approximately 92.12 acres owned by Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC, located south 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). (Becky Higgins)

Senior Planner Higgins stated that this is the final application for this project and the rezoning is for the entire project. She stated that This project encompasses two projects previously granted PUD entitlements. The rezoning Ordinance 2022-06 was approved by the Town Commission on July 18, 2022, for 129 homes (49 single family lots and 80 townhomes) on 24.75 acres. The future land use of Single-Family Medium Density (six dwelling units per acre) was approved via Ordinance 2022-05. This project, formerly known as Lady Lake Reserve, received preliminary plat approval from the Town Commission on November 6, 2023. Ordinance 2022-13 was approved by the Town Commission on November 21, 2022, to rezone 330.40 acres to Planned Unit Development. At the time of the rezoning, the portion of the Reserve at Hammock Oaks on the east side of Rolling Acres Road was included in the ordinance. As part of this rezoning

ordinance, a maximum of 1,320 units was permitted. Though this property has a future land use of Single-Family Medium Density, a policy specific amendment was approved allowing a maximum of four dwelling units per acre.

Ms. Higgins stated that the permitted uses for this property include Single-family detached units (platted and non-platted), age-restricted single-family detached units, townhomes, and single-family attached / villas. 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. Residential types can be exchanged as long as the maximum number of vehicle trips do not exceed 3,630 AADT. Open Space uses permitted throughout the Property may consist of buffers, stormwater management facilities, amenity area and center (including buildings, hardscape, and landscape) recreational amenities, and trails. No commercial or non-residential uses are proposed for the Highlands PUD.

This rezoning application proposes incorporating the above-mentioned projects, as well as an additional 10.08 acres connecting them. The revised Reserve PUD permits 3.7 dwelling units per acre on approximately 296.26 acres, yielding 1,105 dwelling units, and with the addition of 450 dwelling units for the Highlands PUD, a total of 1,555 dwelling units will be permitted on approximately 388.38 acres, equivalent to an overall density of approximately four dwelling units per acre. This results in a proposed net decrease in gross density from what is allowed by the underlying Single Family Medium Density Future Land Use at six dwelling units per acre. Additionally, the previously approved version of the Reserve PUD anticipated 350 townhomes on the 57.92 acres east of Rolling Acres Road. This application will result in less units located on this portion of the site. The proposed Highlands PUD requests an overall gross density of approximately 4.89 dwelling units per acre, yielding 450 dwelling units and results in a proposed net increase of 29 dwelling units from what is currently permitted and allowed by right on the subject property. However, when calculated with the revised Reserve PUD the overall density is maintained at four dwelling units per acre.

Member Auger asked for clarification regarding widening Rolling Acres Road.

Mr. Carroll stated that currently there is a Project Development & Environment study (PD&E) for the north side of Rolling Acre Road, from CR 466 to Hwy 27/441. He advised that the developers are providing their own improvements by constructing roundabouts. However, at this time there are no plans to widen Rolling Acres Road to four lanes.

John Curtis – Kolter Land Development

Mr. Curtis stated that they have been working with Lake County and the Town and the PD&E study that will be conducted will include Sunshower, where a roundabout will be constructed at

the entrance of the Reserve and at Highlands and continue north to Griffin Road. He stated that study is anticipated to begin within the next months.

Member Auger asked if Cherry Lake Road will be improved.

Mr. Curtis advised that two roundabouts will be constructed on Cherry Lake Road. He stated that when the roundabouts are constructed, they will also be installing lighting systems in those areas.

Member Auger commented that the roundabouts do not have a dedicated lane for emergency vehicles.

Mr. Curtis stated that a temporary bypass road will be constructed for the roundabout at Sunshower and will be removed and landscaped once the roundabout becomes active. He advised that the road design are at the direction of Lake County.

Member Galloway asked what effect the roundabout has regarding slowing traffic and lessening traffic congestion.

Mr. Curtis stated that roundabouts are not only traffic calming, but they are also traffic moving. The alternative would be to install a traffic signal, a three-way stop, or a four-way stop system at that area. The roundabout at Sunshower, which will be constructed within the existing right-of-way area, will allow traffic to continue to flow similarly to the roundabouts within The Villages.

Mr. Curtis stated that the entrance and exit for Reserve at Hammock Oaks from Lake Ella Road, it is still being designed with Lake County. He stressed that these are seven-to-ten-year projects and because they are so large in scope, they must be designed and approved in advance to understand the total focus of what the work will entail, bonds, etc. He stated that a 33% growth in a community this size over ten years is not that grand.

Marybeth Smith, 1031 Urico Golf Road

Ms. Smith asked if this project will have single-family homes.

John Curtis, Kolter Land Development

Mr. Curtis advised that the northern portion of this property will include townhomes and villas. The southern portion will include a golf course and single-family homes, with a landscape buffer.

Hearing no further comments from the Board or the public, Chairperson Furch asked for a motion.

Member Saunders made a motion to forward Ordinance 2024-08 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 for approval.

At 7:30 p.m., Chairperson Furch called for a brief recess.

The meeting reconvened at 7:37 p.m.

1. Ordinance 2024-09 — 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. (Becky Higgins)

Senior Planner Higgins stated that the applicant is Michael Rankin of LPG Urban & Regional Planners, LLC, on behalf of the property owner, WGB Leasing, LLC. She stated that the current future land use designation is Lake County Urban Medium Density, and the zoning is Lake County Agricultural. Staff's recommendation is for approval of this ordinance.

Ms. Higgins advised that the property is currently vacant, although there is a dilapidated mobile home on the property.

Ms. Higgins stated that the property is located south of the Lighthouse Storage project.

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.

Hearing no comments from the Board or the public, Chairperson Furch asked for a motion.

Member Galloway made a motion to forward Ordinance 2024-09 to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES

Member	Vote
Furch	YES

Motion carried 5-0 for approval.

J. 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, 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 (Becky Higgins)

Senior Planner Higgins stated that the applicant is Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owner WGB Leasing, LLC to amend the Future Land Use designation of 2.8 acres, of which 1.8 acres presently has a designation in accordance with the Lake County Comprehensive Plan. The other approximately one acre has a future land use of Lady Lake Commercial Wholesale (CW). This portion was previously included in the land use applications in 2018 as part of the Lighthouse Storage project. The request is to change the property from Lake County Urban Medium Density and Lady Lake Commercial Wholesale to Lady Lake Commercial General - Retail Sales and Services. The subject parcel consists of two lots located on the west side of Teague Trail, north of Smitty Road.

Ms. Higgins stated that the current future land use is Lake County Urban Medium Density which allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses. Lady Lake Commercial Wholesale is limited to establishments engaged in the storage, wholesale and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

Ms. Higgins stated that the proposed future land use is Lady Lake Commercial General – Retail Sales and Services, which is 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, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services, and sporting goods.

Future Land Use Designations of Adjacent Properties:

North — Lady Lake Commercial Wholesale (CW); 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.

Ms. Higgins stated that the properties are currently vacant, except for a dilapidated mobile home. 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 (SJRWMD) guidelines, drainage, and engineering best management practices. Flood: A portion of this property is located in Flood Zone A as per FEMA FIRM Map 12060C0160E effective 12/18/12.

Ms. Higgins stated that the projected demand on the Town's water system and sewer system for the proposed project will be 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.

Member Saunders asked if the site plan review will address access to CR 25, and how much right-of-way is remaining.

Ms. Higgins replied affirmatively adding that it will be reviewed by Lake County Public Works as it is a county road.

Mr. Carroll stated that all the developers who have developed along that corridor have worked with Lake County and have been able to construct turn lanes and deceleration lanes as necessary.

Hearing no further comments from the Board or the public, Chairperson Furch asked for a motion.

Member Saunders made a motion to forward Ordinance 2024-10 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES

Member	Vote
Auger	YES
Furch	YES

Motion carried 5-0 for approval.

K.Ordinance 2024-11 — 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 (Becky Higgins)

Senior Planner Higgins stated that On Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owners WGB Leasing, LLC to amend the zoning classification for 2.8 acres. The application was filed requesting to rezone the subject properties from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Commercial (CP). The CP designation is consistent with adjacent properties presently in the Town of Lady Lake's jurisdiction.

Ms. Higgins stated that the proposed the following uses: restaurant, bar, retail sales & services, and water retention. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent, maximum floor area ratio shall be limited to .5, and the maximum building height is forty-five feet in their proposed MOA.

Ms. Higgins stated that the front yard setback to the roadway is twenty feet minimum; rear yard setback is fifteen feet minimum; side yard setback when adjoining another lot is fifteen feet minimum and adjoining a local roadway is twenty feet minimum. The landscaping buffers will be landscape Class A to the north, west and south, and Class B buffers to the east.

Hearing no comments from the Board or the public, Chairperson Furch asked for a motion.

Member Brinson made a motion to forward Ordinance 2024-11 to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES

Member	Vote
Furch	YES

Motion carried 5-0 for approval.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

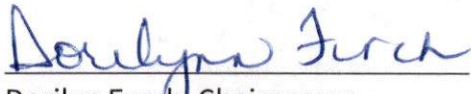
There were no comments.

ADJOURN

The meeting was adjourned at 7:55 p.m.



Carol Osborne, Deputy Town Clerk



Dorilyn Furch, Chairperson