



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, February 3, 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

Pastor Tony Omerzu - Crossroad Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. CONSENT

1. January 22, 2025 – Town Commission Minutes
2. Consideration of Three Reappointments to the Parks, Recreation, and Tree Advisory Board. (Town Clerk)

B. TOWN ATTORNEY'S REPORT

1. Ordinance 2024-25 - First Reading - Rezoning — Amending the zoning designation from Lady Lake Planned Unit Development (PUD) and Lady Lake Heavy Commercial (HC) to Lady Lake Planned Unit Development (PUD) for property owned by Benchmark Development I, LLC, being approximately 67.73 acres; located southwesterly of U.S. Highway 27/441, and north of Oak Street; referenced by Alternate Key Numbers 3872772, 3872774, 3877865, 3878663, 1279445, 1770556, 3872777, 3872778, 3878664, 3948082, 3948083, 3948084, within Lake County, Florida. (Thad Carroll)
2. Ordinance 2024-30 - First Reading — Large Scale Future Land Use Comprehensive Plan Amendment — Sawmill Holdings, LLC — Change the Future Land Use Designation from Lady Lake Commercial Tourist (CT) to Lady Lake Rural Low Density (RLD) for one property being approximately 52.2 acres, owned by Sawmill Holdings, LLC, addressed as 3105 Hartsock Sawmill Road, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
3. Ordinance 2024-31 - First Reading — Rezoning — Sawmill Holdings, LLC — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 52.2 Acres Owned by Sawmill Holdings, LLC Located at the east end of Hartsock Sawmill Road from Commercial Tourist (CT) To Agriculture Residential (AG-1) Within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
4. Ordinance 2024-32 - First Reading — Small Scale Future Land Use Comprehensive Plan Amendment — T Lovell Alpha, LP — Change the Future Land Use Designation from Lady Lake Commercial General – Retail Sales and Services (RET) to Lady Lake Multi-Family Low Rise (MF-LR) for three properties being 18.5 acres, owned by T Lovell Alpha, LP, addressed as 38624 and 38700 Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)
5. Ordinance 2024-33 - First Reading - Rezoning — Amending the zoning designation for properties owned by T Lovell Alpha, LP, being approximately 18.5 Acres located south of Lakeview Street and east of Rolling Acres Road; amending the current entitlements of the Planned Unit Development (PUD) Memorandum of Agreement Within Lake County, Florida. (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 22, 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

Dr. Reverend Paul Harsch – First Baptist Church of Lady Lake

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; C.T. Eagle, Public Works Director; Aly Herman, Library Director; Mike Burske, Parks and Recreation Director; Elisha Pappacoda, Communications Director; Police Chief Steve Hunt; Lieutenant Rob Tempesta, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Police Officers Robert Chausse, Quartermaster and Training Officer; Sgt. Heather Couch; K9 Officer Sgt. Josh Higgins; Sgt. Dennis Pranouskes, Sgt. Charles Gehrsitz, Cpl. Lidia Maya, Officer Mark, Austin, Officer Jean Cintron-Caraballo, Officer Ryan O’Neal; Officer Kyle Lawrence; Officer Jim Dunagan; Officer Amanda Hayes; Officer Brian Campbell; Officer Hasheem Choudri; Officer Jeffrey Burns; Officer Gustavo Eloy; Officer Ronnie Williams; Lady Lake Police Department Staff, Scott Kolb, Evidence Technician; Mary Mullen, Records; Elvira Ruiz, Records;

Elaine Kuligowski, Police Administration; Nancy Wilson, Town Clerk; and Carol Osborne, Deputy Town Clerk

Town Attorney Derek Schroth was also in attendance.

A. PRESENTATION – Introduction of New Police Officers; Presentation of Service Awards and Certificates of Appreciation.

Chief Hunt began his presentation by acknowledging the commissioners for their commitment and support of the Lady Lake Police department by approving a significant increase in wages and improvements in equipment; both were instrumental in ensuring that highly qualified and committed officers were selected.

Chief Hunt introduced the police officers who joined the force in 2024: Kyle Lawrence, Jim Dunagan, Amanda Hayes, Brian Campbell, Hasheem Choudri, Jeffrey Burns, Gustavo Eloy, and Ronnie Williams. He stated these eight officers represent over 130 years of law enforcement experience and will significantly ensure the positive direction of the Lady Lake police department.

Certificates of Appreciation:

Scott Kolb, Evidence Technician, was awarded the Certificate of Appreciation for significant contributions to the evidence management system; and

Robert Chausse, Training Officer/Quartermaster, was awarded the Certificate of Appreciation for significant contributions to the implementation of various new programs while performing his regular job responsibilities.

Meritorious Service Award: Officer Joshua Higgins and Sgt. Heather Couch for actions that saved the life of another.

2024 Chief's Award:

Deputy Chief Jason Brough was awarded the 2024 Chief's Award for significant contributions to the police department.

Chief Hunt thanked the commission, town staff and the community for their support. He stated that it is the goal of the police department to serve as ambassadors for the town, to set the standard for a model police department, embody integrity, respect, and dedication in all that they do.

B. CONSENT

1. January 6, 2025 – Town Commission Minutes

Commissioner Gourlie made a motion to approve the Consent Agenda Item 1 as presented; Commissioner Roberts seconded. Motion carried 5-0.

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

Mr. Burske stated that he is seeking permission to work with a vendor to serve alcohol at the concert series events this year. He stated this has been done in the past with no issues.

Commissioner Regan asked Mr. Burske if he is currently working with a vendor.

Mr. Burske replied affirmatively, adding that this vendor has been at our events in the past.

Commissioner Sage asked Mr. Burske if the town receives revenue from the sales.

Mr. Burske replied that the vendor is charged a nominal fee; they have a mobile permit and provide their own liability insurance.

Commissioner Regan made a motion to approve the Consent Agenda Item 2 as presented; Commissioner Gourlie seconded. Motion carried 5-0.

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.

Growth Management Director Thad Carroll stated that the present use of the property is residential homes. The application was received on November 19, 2024 and was brought about by the requirement in our Code that if a septic tank or a well is failing and the property is contiguous with the town's service lines, the property owner must abandon the septic tank or well and connect to central services. That is also the preference of the Florida Department of Environmental Protection and St. John's River Water Management District. Mr. Farrell will first be served by water because his septic system is still operational.

Commissioner Sage made a motion to approve Ordinance 2024-27 on second and final 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 – Second and 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.

Growth Management Director Carroll stated that this application was also received November 19, 2024. The existing land use is Lake County Urban Medium Density, and the proposed future land use is Lady Lake Commercial Professional Services.

The proposed future land use is in character with the adjacent properties that includes Lake County Urban Medium and Lady Lake Commercial General – Retail Sales and Services.

Commissioner Sage made a motion to approve Ordinance 2024-28 on second and final reading; Commissioner Roberts seconded.

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

Motion carried by a 5-0 vote.

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) in Lake County, Florida.

Growth Management Director Carroll stated that the proposed zoning designation is Lady Lake Planned Commercial, and the present zoning designation is Lake County Community Commercial District. The application was received on November 19, 2024.

Mr. Carroll stated that this is a special designation with limited uses. The purpose of this district is to provide full-scale retail and professional services to serve several small communities. He stated the present use of the property is residential. He stated that should the applicant desire to utilize

one of the other permitted uses such as single-family detached homes, duplex dwelling units, business offices, offices, financial services and professional services, the applicant will not need to come to the commission for approval.

Commissioner Sage asked Mr. Carroll why laundry and dry-cleaning services are excluded. Mr. Carroll answered that the applicant simply did not add them. When building a planned commercial zoning designation, the applicant can choose up to seven amenities from the light commercial zoning and the heavy commercial zoning. He stated laundry and dry-cleaning amenities generate more traffic and he wanted to limit the hours of operations.

Commissioner Sage made a motion to approve Ordinance 2024-29 on second and final reading; 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 stated that he received an email from the City of Auburndale commending Lt. Robert Tempesta who was an assessor for their accreditation program. He stated that Lt. Tempesta was praised for his professionalism and evaluation of their police department.

Mr. Lawrence stated that the Mock Commission meeting with The Villages Charter School is Thursday, January 30 at 9 a.m. He stated that it is a very rewarding experience.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Gourlie commended Chief Hunt, Deputy Chief Brough, and the entire Lady Lake police department. He stated that the residents should be pleased with the excellent staff who are dedicated to their protection. Commissioner Regan agreed.

Commissioner Sage stated that he attended the Lady Lake Chamber of Commerce annual meeting and presided over the installation of the new officers for 2025-2026. He stated he was disappointed that the Town did not get enough recognition by the Chamber, adding that not only is the town a

1 platinum member, but it also provides the Chamber its building at no cost. He suggested that the
2 Town should have a representative on the board.

3 Mayor Freeman stated that he attended the Lake County League of Cities luncheon. He stated that
4 the Lake County officials are proposing that it become a partially chartered county. County
5 Commissioner Leslie Campione stated that she would prefer the county to review annexations prior
6 to the local commissioners voting on them. He feels that this would remove Home Rule from local
7 governments and asked the commissioners to listen to the meeting online.

8 Mayor Freeman stated that he will be meeting with Mount Dora councilman, Cal Rolfson; Eustis
9 commissioner, Michael Holland; and Clermont Mayor, Tim Murray to discuss this issue. Also, he
10 stated that Lake County League of Cities has adopted a strategic plan.

11 **PUBLIC COMMENTS**

12 No comments.

13 **ADJOURN**

14 Being no further business to discuss, the meeting adjourned at 6:39 p.m.

15 _____
16 Carol Osborne, Deputy Town Clerk

17 _____
18 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Three Reappointments to the Parks, Recreation, and Tree Advisory Board.
(Town Clerk)

AGENDA ITEM ID

20250203

DEPARTMENT

Town Clerk

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends the reappointments of three Committee members

Richard Jones, Doris Turlo and Chryle Lowery have expressed their desire to continue to be a member of the Parks, Recreation, and Tree Advisory Committee. They have all been a great asset to the Town.



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-25.

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

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

The PUD amendment and rezoning proposes the following uses:

- Appliance/Electronic Repair Shops
- Banks

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

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

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

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

Zoning Designation of Adjacent Properties

North	Heavy Commercial (HC)
East	Manufactured Home High-Density (MH-9)
South	Lake County Agriculture (A), Lady Lake Planned Commercial (CP)
West	Planned Unit Development (PUD), Heavy Commercial (HC), Public Facilities District (PFD)

The rezoning application has been reviewed and determined to be complete satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Town Commission. Staff mailed notices to inform the 30 surrounding nine property owners within 150 feet of the property proposed by the rezoning request on Monday, December 30, 2024. The property was posted Monday, January 6, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

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

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-25 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Second and Final Reading of Ordinance 2024-25 is scheduled for Wednesday, February 19, 2025, at 6:00 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this ____ day of _____, 2024.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-30.

FLU AMENDMENT PLANNING ANALYSIS

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

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

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

BACKGROUND

In 2015, the future land use of the subject property was changed to allow for a proposed RV resort project via Ordinance 2015-05. This project never came to fruition. In 2018, the property owner recorded a conservation easement and declaration of restrictions and covenants, in perpetuity, and outside of the Town's review. This conservation easement only allows for one single family residence to be built within a 2-acre portion of the property. The

current future land use does not allow for a single-family residence, making the property unusable.

FUTURE LAND USE

EXISTING FLU.

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

PROPOSED FLU.

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

ADJACENT PROPERTY CHARACTERISTICS

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

East Lake County Urban Low Density

South Lake County Urban Medium Density

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

Future Land Use Designations of Adjacent Properties

ADJACENT PROPERTIES

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

IMPACT ON TOWN SERVICES

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

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

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

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

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

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

Flood: Portions of subject property lies within Flood Zone A and AE per FEMA FIRM Map

12060C0170E effective December 18, 2012.

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

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

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

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-30 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

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

The second and final reading of Ordinance 2024-30 will be scheduled pending the Florida State Land Planning Agency review.

1 **DRAFT ORDINANCE 2024-30**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-8-(83),**
5 **WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING**
6 **FOR A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR**
7 **SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

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

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

Amendment Number: 22-01

Applicant/Owner: Sawmill Holdings, LLC

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

Acres: Approximately 52.2 Acres

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

Graphic representation of this Large-Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability.

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

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

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

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-31 - First Reading — Rezoning — Sawmill Holdings, LLC — An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 52.2 Acres Owned by Sawmill Holdings, LLC Located at the east end of Hartsock Sawmill Road from Commercial Tourist (CT) To Agriculture Residential (AG-1) Within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management Staff Recommend Approval of Ordinance 2024-31.

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

BACKGROUND

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

ZONING

Existing Zoning- Commercial Tourist (CT)

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

Proposed Zoning- Agriculture Residential (AG-1)

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

Zoning of Adjacent Properties:

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

FISCAL IMPACT

Not Applicable.

SOURCE OF FUNDING

Not Applicable.

FUNDING ACCOUNT

Not Applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-31 was ready for transmittal to the Planning and Zoning Board.

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-31 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-31 before the Town Commission will be scheduled pending the Florida State Land Planning Agency Review of Ordinance 2024-30.

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

3 **An Ordinance Establishing the Zoning Designation for Certain Property Being**
4 **Approximately 52.203 Acres Owned By Sawmill Holdings, LLC; Referenced By Alternate**
5 **Key Number 1771358, Within The Town Of Lady Lake, Florida; Rezoning Subject**
6 **Property From Commercial Tourist (Ct) To Agricultural Residential (Ag-1); Providing For**
7 **Severability; Establishing An Effective Date.**

8 **Whereas,** On December 2, 1991, The Town of Lady Lake Adopted A Comprehensive Plan
9 (Ordinance 91-21) Pursuant To The Requirements Of Chapter 163, Part Ii, Florida Statutes And
10 Chapter 9j-5, Florida Administrative Code; And

11 **Whereas,** On January 23, 1992, The Florida Department of Community Affairs Determined That
12 The Town Of Lady Lake Comprehensive Plan Was In Compliance With The Requirements Of
13 Chapter 163, Part 2, Florida Statutes And Chapter 9j-5, Florida Administrative Code; And

14 **Whereas,** On August 15, 1994, The Town of Lady Lake Adopted the Land Development
15 Regulations Of The Town Of Lady Lake, Florida, And Official Zoning Map In Accordance With The
16 Town Of Lady Lake Comprehensive Plan And The Requirements Of Chapter 163, Part 2, Florida
17 Statutes; And

18 **Whereas,** On January 13, 2025, Pursuant to The Provisions Of The Town Of Lady Lake Land
19 Development Regulations, The Planning And Zoning Board Of The Town Of Lady Lake Reviewed
20 The Proposed Ordinance 2024-31 And Recommended Approval To The Town Commission Of The
21 Town Of Lady Lake; And

22 **Whereas,** The Town Commission Of The Town Of Lady Lake Held A Public Hearing To Consider A
23 Proposed Amendment To The Official Zoning Map And Determined That Said Amendment As
24 Proposed Is Consistent With The Town Of Lady Lake Comprehensive Plan And Meets The
25 Requirements Of The Town Of Lady Lake Land Development Regulations.

26 **Therefore, Be It Ordained,** And Enacted by The Town Commission of The Town Of Lady Lake, In
27 Lake County, Florida:

28 **SECTION 1: Petition**

29 Based upon the petition of certain landowners of property, which is located in Lady Lake,
30 Florida, and described in Exhibit “A” hereto, a request has been made that the property be
31 zoned “Lady Lake Agriculture Residential” (AG-1). Said petition has been approved by the Town
32 Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive
33 Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of

Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby rezoned from “Lady Lake Commercial Tourist” (CT) to “Lady Lake Agriculture Residential” (AG-1).

SECTION 2: Severability

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

SECTION 3: Effective Date

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

PASSED AND ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, THIS __ DAY OF _____ 2025.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-32.

FLU AMENDMENT PLANNING ANALYSIS

Applicant: Craig Brashier, AICP

Property Owner: T Lovell Alpha, LP

Addresses: 38700 Rolling Acres Road and 38624 Rolling Acres Road

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

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

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

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

FUTURE LAND USE

EXISTING FLU.

Lady Lake Commercial General – Retail Sales and Services (RET) - limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry-cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods.

PROPOSED FLU.

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

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

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

ENVIRONMENTAL

At The Present Time, The Two Subject Parcels Are Undeveloped and One Parcel Has a Vacant Single Family Residence. An Environmental Ecological Site Assessment Was Prepared for The Subject Properties on December 12, 2024, After A Preliminary Field and Wildlife Survey Was Conducted on November 20, 2024, For the Occurrence of Protected Flora and Fauna. Pedestrian Transects Were Established Throughout the Site to Assess the Occurrence, Or Potential for Species of Special Concern, Threatened or Endangered Species by State and Federal Agency Guidelines. Seventeen Potentially Occupied Gopher Tortoise Burrows Were Observed and Documented. Any Potentially Occupied Burrows Within 25' Of Areas to Be Impacted by Development Will Require Review for Adequacy of Protective Measures or Relocation Permitting With FWC. No Other Endangered Species Were Found Within the Site. The Closest Bald Eagle Nest Is Located Approximately 1.5 Miles Northwest of The Surveyed Property.

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

ADJACENT PROPERTIES

The Property Abutting the Northern Boundary, North of Lake View Street, Is Currently

Occupied by A Storage Facility. To The East and West There Are Rights-Of-Way and Single-Family Residences to the South, The Abutting Property Is a Single-Family Residence.

IMPACT ON TOWN SERVICES

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

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

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

Parks and Recreation: Activity-based recreational areas will be provided internally by the development. The parks and recreation level of service will NOT BE affected by the approval of the land use change.

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

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

Flood: The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective December 18, 2012.

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

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

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

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-32 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

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

The second and final reading of Ordinance 2024-32 is scheduled for Wednesday, February 19, 2025, at 6 p.m.

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

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

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

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

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

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

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

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

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

28 **SECTION 2: Authority.**

29 This ordinance is adopted in compliance with and pursuant to the Local Government
30 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
31 163.3243, Florida Statutes, as amended.

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

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

Applicant or Owner: T Lovell Alpha Limited Partnership

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

Property Size: 18.5 Acres

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

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability.

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

SECTION 5: Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 19th day of February 2025.

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Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-33 - First Reading - Rezoning — Amending the zoning designation for properties owned by T Lovell Alpha, LP, being approximately 18.5 Acres located south of Lakeview Street and east of Rolling Acres Road; amending the current entitlements of the Planned Unit Development (PUD) Memorandum of Agreement Within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2024-33.

On Thursday, December 12, 2024, An Application Was Submitted to the Town of Lady Lake by Craig Brashier, on behalf of Property Owner T Lovell Alpha LP, to amend the zoning entitlements of three properties, totaling approximately 18.5 Acres, Located south of Lake View Street and east of Rolling Acres Road.

BACKGROUND

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

PROPOSAL

The amended memorandum of agreement proposes the following uses:

- Single-Family Detached Units
- Townhome Units

The total number of units shall not exceed 148.

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

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

Transportation Improvements:

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

Open Space/Recreation:

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

The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of water and sewer. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project.

The developer shall comply with all Lady Lake and Lake County access management requirements. All road improvement(s) are required to meet Code standards.

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

Zoning Designation of Adjacent Properties

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

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

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

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

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

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

At the January 13, 2025, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-33 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-33 is scheduled for Wednesday, February 19, 2025, at 6 p.m.

DRAFT ORDINANCE 2024-33 TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING APPROXIMATELY 18.5 ACRES OWNED BY T LOVELL ALPHA LP; LOCATED SOUTH OF LAKEVIEW STREET AND EAST OF ROLLING ACRES ROAD IN LAKE COUNTY, FLORIDA; AMENDING THE CURRENT ENTITLEMENTS OF THE PLANNED UNIT DEVELOPMENT (PUD) MEMORANDUM OF AGREEMENT; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

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

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

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit “A” hereto, a request has been made that the property be zoned “Residential Planned Unit Development” (PUD), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit “B” to be developed in substantial accordance with the Conceptual Plan, attached hereto as Exhibit “C”.

Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida

Statutes. The property described in Exhibit “A” hereto is hereby zoned “Residential Planned Unit Development” (PUD).

SECTION 2: Severability

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

SECTION 3: Effective Date

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this **19th** day of **February 2025**.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney