



LOCAL PLANNING AGENCY 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, 5:30 PM

PLACE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Approval of Minutes — January 6, 2025
- B. **Please reference Commission Packet Item B-2 for Supplemental Materials**
Ordinance 2024-30 — 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. (Becky Higgins)
- C. **Please reference Commission Packet Item B-4 for Supplemental Materials**
Ordinance 2024-32 — 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)

CHAIRPERSON AND MEMBERS' REPORTS

PUBLIC COMMENT

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or 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). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

1 **being .0.87 acres, owned by Charles Farrell, addressed as 34925 and 34965 County Road**
2 **25, within Lake County Florida. (Thad Carroll)**

3 Senior Planner Becky Higgins presented the background summary for this agenda item. She
4 stated that the applicant and owner is Charles Farrell and the addresses for which he is wishing
5 to change the future land use are 39425 & 39465 County Road 25. These properties are located
6 behind the Racetrack station on 441. The current future land use designation is Lake County
7 Urban Medium, and the proposed future land use is Lady Lake Commercial Professional
8 Services. There are currently single-family homes on the two properties and the intent is to
9 keep those homes. The owner is looking to annex to connect to town utilities.

10 The existing future land use allows for a maximum of seven dwelling units per acre and the
11 conversion of existing residential units into professional office uses.

12 Land uses adjacent to the subject property are Lake County Urban Medium and Lady Lake
13 Commercial General. The properties to the north and west also belong to Mr. Farrell.

14 Commission Roberts commented that Chuck Farrell’s Heating and A/C company is a great
15 business in Lady Lake.

16 **Member Sage made a motion to forward Ordinance 2024-28 to the Town Commission with**
17 **the recommendation of approval; Member Gourlie seconded the motion.**

18 **The motion passed by a vote of 5-0.**

19 **PUBLIC COMMENTS**

20 There were no comments.

21 **ADJOURN**

22 There being no further business, the meeting was adjourned at 5:38 p.m.

23 _____
24 Nancy Wilson, Town Clerk

25 _____
26 Ed Freeman, Chairperson



LOCAL PLANNING AGENCY MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Please reference Commission Packet Item B-2 for Supplemental Materials

Ordinance 2024-30 — 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. (Becky Higgins)

AGENDA ITEM ID

20250203

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

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

Future Land Use Designations of Adjacent Properties

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

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 vote 4-0 to forward Ordinance 2024-30 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider the First Reading of Ordinance 2024-30 on Monday, February 3, 2025, at 6:00 p.m.

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

1 Amendment Number: 22-01

2 Applicant/Owner: Sawmill Holdings, LLC

3 General Location: North of Hartsock Sawmill Road approximately 1,500 feet east of Highway
4 27/441; South of Hartsock Sawmill Road, approximately 2,000 feet east of Highway 27/441;
5 addressed as 3105 Hartsock Sawmill Road.

6 Acres: Approximately 52.2 Acres

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

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

11 **Section 4. Severability.**

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

17 **Section 5. Effective Date.**

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

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

22 Town of Lady Lake, Florida

23 _____
24 Ed Freeman, Mayor

25 Attest:

26 _____
27 Nancy Wilson, Town Clerk

28 Approved as to form:

29 _____
30 Derek Schroth, Town Attorney



LOCAL PLANNING AGENCY MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Please reference Commission Packet Item B-4 for Supplemental Materials

Ordinance 2024-32 — 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 MOTIONS

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 Town Commission is scheduled to consider the First Reading of Ordinance 2024-32 on Monday, February 3, 2025, at 6:00 p.m.

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

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

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

4 Applicant or Owner: T Lovell Alpha Limited Partnership

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

7 Property Size: 18.5 Acres

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

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

12 **SECTION 4: Severability.**

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

18 **SECTION 5: Effective Date.**

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

20 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
21 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