

**MINUTES OF THE COMMISSION MEETING
TOWN OF LADY LAKE, FLORIDA**

October 17, 2022

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 Rietz presiding. The meeting convened at 6:00 p.m.

CALL TO ORDER

INVOCATION

Pastor Ellen Pollock – New Covenant U.M.C.

PLEDGE OF ALLEGIANCE

Led by Mayor Rietz

ROLL CALL

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Holden (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Pam Winegardner, Finance Director; Tamika DeLee, Human Resources Director; Robert Chausse, Police Department; Wendy Then, Senior Planner; Carol Osborne, Deputy Town Clerk; Derek Schroth, Town Attorney was also present.

A. CONSENT

- 1. October 3, 2022 – Town Commission Workshop Minutes**
- 2. October 3, 2022 - Town Commission Meeting Minutes**
- 3. Approval of 2-year lease agreement with the Chamber of Commerce (Mike Burske)**

4. Approval of New Song Church to Host their Annual Holiday Concert on November 27th at the Log Cabin (Mike Burske)

Commissioner Freeman made a motion to approve the Consent Agenda as presented; Commissioner Hannan seconded. Motion carried 5-0.

B. NEW BUSINESS

5. Consideration of approval for the Water Oak Country Club Estates Hilltop Amenity Area - Major Modification to Site Plan MJM 07/22-001 – Proposing a Resort-style Pool with Beach Entry and In-pool Benches, Hot Tub Area, a 840-square-foot Restroom Facility, a 8,500-square-foot Dog Park, a 3,900-square-foot Event Lawn, Beer Garden/Eating Area featuring eight tables and 32 chairs, Outdoor Kitchen, Mail Kiosk Building, Pool Equipment Room, Dumpster, and Landscaping Areas, located on the Northwest quadrant of the Hilltop Expansion Phases 2-4, just south of home sites 281 and 287, and just east of the Satellite Recreation Building along Norman Street, owned by Sun Water Oak Expansion LLC, identified by Alternate Key 1770483.

Growth Management Director Carroll summarized the site plan modification.

Mayor Rietz asked if there are any questions or comments from the commissioners.

Commissioner Freeman, referring to the topography map, noted that there is a proposed storm drain toward the original property line. He stated that there is a 14-foot drop from that parking lot to the lower parking area. He stated that historically Water Oak has poor water management, and he does not believe that the catch basin will adequately accommodate a lot of water runoff and would like to see more mitigation regarding the excess water.

Commissioner Freeman also noted that the plan proposes six golf cart parking spaces, which he stated is not enough for a golf cart community. He stated that he fears that the golf cart drivers will utilize an entire standard parking space leaving no spaces for a car.

Commissioner Freeman also noted that the plans do not indicate a ramp from the lower parking area to the pool level. He acknowledged that these are proposed plans yet once the plans are approved by the commission, the contractors do not follow the approved plans. He stated that this company has a reputation of asking for forgiveness when the plans are not followed. He stated that he would like to see more detail on the plans.

Mr. Carroll stated that the site plan calculations are signed and certified by the engineer. He explained that he cannot deny the plans based on speculations that things may fail. He stressed that the town's code enforcement officer will assess the job site and enact a stop-

work order if necessary. He stated that if the infrastructure is not working as designed, he can require a major modification to the site plan to increase volumes to the storm water.

Mr. Carroll stated that this proposed design meets our code specifications. He explained that the town codes do not include a requirement for golf cart spaces. He stated golf cart parking is unique to our area mainly because The Villages has golf cart accessible shopping centers and the drivers who live in The Villages have learned that two golf carts can utilize a regular parking space.

Jose Manent with Sun Communities reviewed the parking design. He stated that the main access to the amenity area was always the eastern parking lot, and that the typography was manipulated to create an ADA accessible entrance at the top because there is not much land available at the bottom parking lot. He stated that creating an eight- or ten-foot concrete ramp from the lower parking area to the top would add a significant cost to the project. They decided to increase the amenity offerings at the top.

Commissioner Freeman stated that he feels this design is segregating the two halves of the community and the current residents are not going to like that. He stated that this is a multi-million-dollar project and that an additional \$100K to construct a ramp is not that much. He suggested moving the parking area toward Norman Street.

Commissioner Freeman stated that because the entrance to the eastern parking lot is uphill that means water will flow downhill into the storm drains. He stated that he does not believe the proposed storm drains will be adequate.

Mr. Manent stated that the civil engineer of record has been onsite recently because of the impending rain to assess those potential conditions and to review his design. He stated that some of the grading may be modified by adding more retaining walls where the inlets are located.

Mayor Rietz asked who proposed just six golf cart parking spaces in a golf cart community.

Mr. Manent stated that the Sun Communities Operations Division discussed this project with the residents and the HOA, who suggested golf cart parking. He stated if everyone believes there is a deficiency with what is proposed in terms of lack of golf cart parking, he is open to reviewing the design.

Mayor Rietz stated that he lives in a golf cart community and that there is golf cart parking everywhere. He stated that he is curious if anything else has been underestimated.

Mr. Manent reiterated that the design can be modified and will discuss the golf cart parking issue with the Operations Division. He stated that the eastern parking lot is a full lot and clarified with Mayor Rietz that he is suggesting two separate parking lots, one for golf carts and one for regular vehicles. He stated that this project was discussed with the HOA and the residents, and their suggestions were considered in this design, including the parking.

Commissioner Freeman verified with Mr. Manent that the HOA has been involved in this project.

Mr. Manent clarified that he is on the construction side of this project, and that the operations side has discussed it with the HOA.

Commissioner Freeman stated that he talks with the HOA every day, and no one has mentioned this proposed design.

Mr. Manent stated that he will have the engineers review the design to see where additional parking spaces can be added.

Mayor Rietz asked if there are any further questions or comments; hearing none he asked for a motion.

Commissioner Freeman made a motion to table the site plan modification for the Water Oak Country Club Estates Hilltop Amenity Area as presented; Commissioner Holden seconded. Motion carried 5-0.

C. TOWN ATTORNEY'S REPORT

6. Ordinance 2022-15 — Second and Final Reading - SK Hammock Oaks LLC, Douglas A. Hill, Sr. Life Estate, and Levon and Sarah Mears — Amending Zoning Entitlements for Property being Approximately 421 Acres Located South of County Road 466 and East of Cherry Lake Road in Lake County, Florida, zoned Town of Lady Lake Planned Unit Development - Mixed Use PUD; Referenced by Alternate Key Numbers 1279810, 3325451, 1279801, 1770700, 1279828, 1279780, 1279763, 1770670, 1770661, 1771498, and 1770653 (Thad Carroll)

Town Attorney Derek Schroth introduced Ord. 2022-15, read by title only.

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk's Office). He stated that this is the corrective action on part of staff to memorialize some of the discussions that were made to the ordinance prior to it being recorded. He stressed that the entitlements have not changed.

Mayor Rietz asked if there were any questions or comments from the commissioners.

Mr. Carroll responded that he will present that to the commissioners at a November meeting. Mayor Rietz asked if there are any further questions or comments; hearing none he asked for a motion.

Commissioner Holden made a motion to adopt Ordinance 2022-15 on second and final reading as presented; Commissioner Hannan seconded.

Commissioner (Ward)	Vote
Hannan (Four)	YES
Kussard (One)	YES
Holden (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

Motion carried 5-0

TOWN MANAGER’S REPORT

Mr. Lawrence acknowledged Julia Harris for coordinating a job fair at the library. He stated the Town received six applications. He also acknowledged Parks and Recreation Director Mike Burske, Library Director Aly Herman, Streets and Maintenance Supervisor, Ted Williams, Police Administrative Assistant, Jan Miller, Human Resources Director, Tamika DeLee and, Training Officer Bob Chausse, Lady Lake Police Department for their assistance.

He stated the annual Parks and Recreation Department Father-Daughter Dance was held last Saturday, also coordinated by Julia, along with Dawn Woods. He stated that it is a popular event.

Mr. Lawrence noted that Saturday, October 22, 2022, is the annual Parks and Recreation Department, Not Too Scary Halloween event held at the Lady Lake Library. For this event, the Town partners with the Lady Lake Chamber of Commerce.

Mr. Lawrence stated that there are vacancies on the Planning and Zoning Board and the Library Board. Please contact the clerk’s office for an application.

Mr. Lawrence stated that he and Thad Carroll have been contacted regarding purchasing a vacant parcel owned by the Town. He stated that it is currently valued at \$6,800.

Mr. Carroll stated that the potential buyer has purchased a lot on Skyline Drive, which is adjacent to this lot. He stated that this lot is separate from the commercial area. The Town

has sold property to private individuals and Habitat for Humanity in the past so a precedent has been set. Mr. Carroll discussed this parcel's potential use by the Town with Public Works Director, C.T. Eagle but the size of the property is not conducive to public improvement.

There was further discussion held regarding the lot size, appraised value, water, sewer or septic and, code requirements relating to buildable lots.

C.T. Eagle stated that there is water only to this property. He stated that there is potential for a sewer connection. He clarified that the Town did not acquire this property; this lot was foreclosed on many years ago.

Commissioner Kussard stated that Habitat for Humanity has been looking at properties in this area and they might be able to utilize the parcel.

Commissioner Holden stated that the same size lot sold in his subdivision for \$50,000, and he feels this lot is undervalued. He stated he is not in favor of selling the property for \$6,800.

Mr. Lawrence stated that if the Commission is serious about selling the parcel, it should be appraised brought back before them.

Mr. Eagle stated that most of the homes in that area have septic systems. The buyer can connect to the Town's sewer system at their expense.

Commissioner Kussard asked if it would help the marketability of the parcel for the town to connect it to our sewer system.

Mr. Eagle stated that it could; this was never contemplated in the past.

Mr. Carroll will research that area and see what properties in that area are selling for and come back with updated information.

MAYOR AND COMMISSIONER'S REPORT

Commissioner Kussard stated that she attended the job fair at the library, and she is looking forward to attending the Not Too Scary Halloween Party this Saturday.

Commissioner Holden stated that the commissioners recently approved the maximum height of buildings to 45 feet. A developer wants to construct a four-story apartment building but the maximum allowed is three stories. Mayor Rietz stated that the developer has put that project on hold.

Commissioner Holden acknowledged that and reiterated that he would like to reduce the height of apartment buildings to three stories.

Mr. Carroll clarified that the ordinance states new construction is limited to three stories or 45 feet.

Mayor Rietz expressed his appreciation to the Lady Lake Lions Club, the Kiwanis Club, the American Legion, the Chamber of Commerce, who all help our town and encouraged everyone to support these organizations. He noted that a representative of T-Mobile informed him that his company has a Hometown Grant.

Mayor Rietz read the list of upcoming events:

Christmas Parade – December 3rd

Chamber of Commerce breakfast at Bob Evans Restaurant – November 1st

Lady Lake Expo and Classic Car Show – November 16th

Mac & Cheese Cookoff – March 2023

PUBLIC COMMENTS

John Gourlie — 350 Ivanhoe Circle

Mr. Gourlie stated that at a past meeting the commissioners discussed acquiring an old jail. He suggested placing a plaque on the building recognizing the donor if it is donated to the Town.

Mike Burske, Parks, and Recreation Director clarified that the cost involved is for relocation of the jail. It was discussed that a plaque be placed on the structure honoring the person who is donating it. He stated that he has attempted to contact the owner and has not heard back from him.

Mayor Rietz suggested, if the Town qualifies and receives the grant from T-Mobile, he would like Mr. Burske to utilize it.

Vickie Curlie — 1963 Harding Path, The Villages.

Ms. Curlie stated that she is the president of the Lady Lake Chamber of Commerce. She thanked the commissioners for all they do for the Town, thanked the commissioners for approving the lease agreement, and stated that the Lady Lake Chamber of Commerce is dedicated to the town.

Tami Demson — 326 W Lady Lake Blvd

Ms. Demson thanked the commissioners for the construction of the new park in her area and said she is looking forward to utilizing it. She stated that because Lady Lake Blvd has been extended to Rolling Acres Road, there is an increase in the speeding vehicles, even with the 25

mph speed limit signs and “Children at Play” signs. She asked if a speed bump could be installed as a speed deterrent.

C.T. Eagle explained that staff opened W. Lady Lake Blvd. to relieve traffic during the ongoing construction of Hwy 27/441. He stated that there is one way onto W. Lady Lake Blvd via Old Dixie Hwy. He explained that speed bumps are not permitted on public rights-of-way but added that he will discuss the matter with the Police Chief and request increased monitoring. He explained that it was not planned to extend the road. It was included in the resurfacing project and the contractor extended it on his own and the town did not pay for it. He stated that he has received many positive comments regarding the connection.

Commissioner Holden stated that he had suggested opening this road ten years ago at a budget hearing. At that time, he was told it would cost \$1 million.

Mr. Eagle stated he remembered that discussion and clarified that the road is open without sidewalks or drainage.

ADJOURN

There being no further business, the meeting was adjourned at 6:54 p.m.

s/ Carol Osborne, Deputy Town Clerk

s/ Jim Rietz, Mayor