



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-10 - First Reading - An Ordinance of the Town of Lady Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 8, Section 8-4, "Compliance Required: Exemptions"; Chapter 8, Section 8-6, "Submitting and Processing Subdivision Applications"; and, Chapter 8, Section 8-7, "Procedure and Requirements for Recording the Final Plat"; Providing for Severability; Providing for Codification; and Providing an Effective Date. (Thad Carroll)

AGENDA ITEM ID

20250721

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommend approval of the first reading of Ordinance 2025-10.

On June 20, 2025, Senate Bill 784 (SB 784) was signed into law by Governor Ron DeSantis. This piece of legislation fundamentally alters the process of how plats and replats are reviewed and approved by local governments. All plat and replat applications are now subject only to administrative review and approval by designated staff of the local government. Senate Bill 784 eliminates the requirement for public hearings or votes by elected or appointed boards for plat approval.

As a result of the legislation, text amendments to three sections to Chapter 8 of the Land Development Regulations must be made for consistency with the new law; Chapter 8, Section 8-4, "Compliance Required: Exemptions"; Chapter 8, Section 8-6, "Submitting and Processing Subdivision Applications"; and, Chapter 8, Section 8-7, "Procedure and Requirements for Recording the Final Plat.

Exhibit "A" of the attached Ordinance 2025-10 reflects the necessary changes to Chapter 8 as they will be codified upon adoption. The changes have also been provided in separate strikethrough and underline format so that the amendments can be more easily identified. Senate Bill 784 (SB 784) went into effect on July 1, 2025. The amendments proposed by Ordinance 2025-10 will effectually modify the Town of Lady Lake Land Development Regulations, Chapter 8 to comply with the new law, limiting plat review and approval to an administrative process.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-10 was ready for transmittal to the Town Commission.

The Planning and Zoning Board did not consider, nor make a recommendation regarding Ordinance 2025-10. Local governments are obligated to comply with the new law, thus passage of an ordinance implementing the changes is required.

PUBLIC HEARINGS

The second and final reading of Ordinance 2025-10 is scheduled for Monday, August 4, 2025, at 6 p.m.

1 **ORDINANCE 2025-10**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING**
4 **FOR A TEXT AMENDMENT TO THE TOWN OF LADY LAKE LAND DEVELOPMENT**
5 **REGULATIONS (ORDINANCE NO. 94-08) CHAPTER 8, SECTION 8-4, “COMPLIANCE**
6 **REQUIRED: EXEMPTIONS”; CHAPTER 8, SECTION 8-6, “SUBMITTING AND**
7 **PROCESSING SUBDIVISION APPLICATIONS”; AND, CHAPTER 8, SECTION 8-7,**
8 **“PROCEDURE AND REQUIREMENTS FOR RECORDING THE FINAL PLAT”; PROVIDING**
9 **FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE**
10 **DATE.**

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

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

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

22 **WHEREAS**, the Town of Lady Lake has elected to amend Chapter 8, Section 8-4,
23 “Compliance Required: Exemptions”; Chapter 8, Section 8-6, “Submitting and
24 Processing Subdivision Applications”; and, Chapter 8, Section 8-7, “Procedure and
25 Requirements For Recording the Final Plat”, of the Land Development Regulations, to
26 comply with the requirements of Senate Bill 784, recently adopted by the Florida
27 Legislature, and signed into law on June 20, 2025, with an effective date of July 1,
28 2025.

29 **BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
30 **FLORIDA:**

SECTION 1 Amendment.

“The Land Development Code of the Town of Lady Lake, Florida,” dated August 15, 1994 (the “Land Development Code”) is hereby amended, providing changes to the sections below, as attached in Exhibit “A”:

Chapter 8, Section 8-4, “Compliance Required: Exemptions”; Chapter 8, Section 8-6, “Submitting and Processing Subdivision Applications”; and, Chapter 8, Section 8-7, “Procedure and Requirements for Recording the Final Plat”

SECTION 2 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 3 Conflicts.

All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4 Codification.

The provisions of this Ordinance shall be codified as and become part of the Codes of Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section", "Article", or other appropriate word.

SECTION 5 Effective Date.

This ordinance shall become effective upon adoption.

PASSED AND ORDAINED this 4th day of **August 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:

Carol Osborne, Deputy Town Clerk

Approved as to form:

Taylor Tremel, Town Attorney