



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
JUNE 15, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
6:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION** - Led by Pastor Ellen Pollock – New Covenant United Methodist Church
- 4. PLEDGE OF ALLEGIANCE**
- 5. CONSENT - (PUBLIC COMMENT TAKEN)**

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one Motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda and considered separately.

- a. Town Clerk's Office** — Approval of the Town Commission Meeting Minutes — June 1, 2026 (Kathleen Rosado)
- 6. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)**
 - a. Growth Management** — Ordinance 2026-07 on Second Reading — Rezoning —

The Pond — An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

7. MAYOR AND COMMISSIONER’S REPORTS

- a. Discussion - Requested by Commissioner McLea

8. TOWN MANAGER’S REPORT

9. TOWN ATTORNEY’S REPORT

10. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town’s approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

11. ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, 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.

In accordance with the Americans with Disabilities Act (ADA), persons with disabilities who need accommodation to participate in this meeting should contact the Town Clerk’s Office, 409 Fennell Boulevard, Lady Lake, FL 32159, telephone (352) 751-1501, or email clerk@ladylake.org no later than 4 days before the meeting. If you are using a TDD/TTY, you may contact us through the free Florida Relay Service at 711. This meeting is being held in a handicapped accessible location. If you require assistive listening, the Chamber is equipped to stream live audio using your own device (a personal smartphone connected to your own headset, earbuds, hearing aid or cochlear implant, or a Town loaner headset).”

Please contact the Town Clerk’s Office with any questions at 352-751-1501. This meeting 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.

1 **DRAFT MINUTES OF THE TOWN COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **June 1, 2026**

4 The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers
5 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding.
6 The meeting convened at 6:00 p.m.

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Lady Lake Police Chief Steve Hunt; Deputy Chief Jason Brough, Lady Lake Police
12 Department; Lt. Robert Tempesta, Lady Lake Police Department; Lt. Allen Greene, Lady Lake
13 Police Department; Lt. James Dunagan, Lady Lake Police Department; Cpl. Adam Cronk, Lady
14 Lake Police Department; Detective Ronnie Williams, Lady Lake Police Department; Sgt. Heather
15 Couch, Lady Lake Police Department; Sgt. Steven Johnson, Lady Lake Police Department; Cpl.
16 Amanda Hays, Lady Lake Police Department; Officer Mark Austin, Lady Lake Police Department;
17 Officer Michael Godigkeit, Lady Lake Police Department; Joella LeDonne, Finance Director; John
18 Pearl, IT Director; Elisha Pappacoda, Communications Director; C.T. Eagle, Public Works
19 Director; and Carol Osborne, Deputy Town Clerk.

20 Town Attorney Derek Schroth was also in attendance.

21 **3. INVOCATION**

22 Led by Reverend Susan Moody – The Congregational Church in Summerfield

23 **4. PLEDGE OF ALLEGIANCE**

24 **5. PRESENTATIONS**

1 **a. Police Department Retirement Recognition**— Cpl. Adam Cronk

2 **b. Proclamation** — Pride Month June 2026

3 Commissioner McLea made a motion to table the Pride Month proclamation to a future date to
4 obtain a consensus from the commission to amend the verbiage in the town charter regarding
5 proclamations. Commissioner Regan seconded. Motion passed by a vote of 3-2. (Roberts,
6 Freeman)

7 Mayor Freeman stated that this is not appropriate.

8 Town Attorney Derek Schroth advised that historically, the mayor decides if proclamations will
9 be read. He stated that the majority of the commission has requested that this proclamation not
10 be read. The majority govern until a policy is in place that states otherwise.

11 Attorney Schroth outlined three options regarding proclamations:

- 12 • No proclamations are to be read.
- 13 • All proclamations are to be read.
- 14 • Keep the status quo where the mayor decides.
- 15 • The commission decides on a proclamation-by-proclamation basis which proclamations
16 are to be read.

17 Attorney Schroth stated that the mayor sought consensus from the commission at the May 18,
18 2026, commission meeting, and none was obtained. Therefore, the mayor was within his rights
19 to read the Pride Month proclamation tonight.

20 Mayor Freeman stated that it was his mistake to ask the commission for a consensus at the last
21 meeting because it has never been a tradition for the mayor to ask the commission for a
22 consensus regarding proclamations.

23 Mayor Freeman reviewed a list of proclamations read annually for Black History Month,
24 Women's History Month, Irish American Heritage Month, etc., whose groups fought for equality
25 in this country. He acknowledged that many people do not like the Pride Month proclamation.

26 Commissioner Roberts stated that a change to the town charter requires a vote from the
27 commission to be on the ballot at the next general election. It is too late to have a charter
28 amendment presented to the commission.

29 Commissioner Regan stated that many comments he received were regarding the fact that the
30 proclamation was not on the agenda, and he did not have a chance to speak on it.

31 Attorney Schroth advised that the deadline for a referendum has passed for the November
32 election. The next general election is in 2028.

1 Commissioner Sage stated that the Town Charter states that, in part, “The mayor is the head of
2 town government for purposes of issuance of proclamations, declarations, and other formal
3 ceremonies as may be required.” He stated that this is the mayor’s meeting and he should be
4 able to read the Pride Month proclamation as stipulated in the Town Charter.

5 Commissioner Sage stated that he wanted to change the vote.

6 **Upon a motion by Commissioner Sage and seconded by Commissioner Roberts, the**
7 **commission approved the presentation of the Pride Month proclamation by a vote of 3-2.**
8 **(McLea, Regan)**

9 **Mayor Freeman read the proclamation, followed by a prepared statement:**

10 Pride Month is more than a celebration. It is a recognition of history, resilience, and the ongoing
11 pursuit of dignity, equality, and opportunity for all people. It honors those who stood up, often
12 at great personal risk, so others could live openly and authentically. The values reflected in Pride
13 Month – respect, inclusion, courage, and compassion – strengthen every community. When
14 people are welcomed for who they are, communities become more connected and more
15 vibrant.

16 These ideals also reflect the spirit of the Beatitudes, including the call to be peacemakers and to
17 show mercy toward one another. They remind us that treating our neighbors with dignity and
18 compassion helps build a stronger and more respectful society.

19 Recognizing Pride Month does not require everyone to share the same beliefs or experiences. It
20 does require a shared commitment to fairness, humanity, and equal treatment for all.

21 Tonight, we recognize the LGBTQ+ individuals whose contributions help shape our schools,
22 businesses, faith communities, neighborhoods, and families. Their stories are part of the story of
23 our community. It is, therefore, both appropriate and meaningful that we pause to acknowledge
24 Pride Month publicly and officially.

25 **6. CONSENT — (Public Comment Taken)**

26 **a. Growth Management** — Consideration of the Acceptance and Conveyance of Sewer,
27 Water, and Reuse Infrastructure Constructed within Green Key Village Phase 6, as
28 recorded in Plat Book 89, Pages 46-48, of the Public Records of Lake County, Florida, from
29 Green Key Village, LLC to the Town of Lady Lake, Florida. (Thad Carroll)

30 **b. Public Works** — Consideration of Award of Bid Number 2026-003 for Community
31 Development Block Grant (CDBG) Skyline Drive Drainage Improvements Phase 2. (C.T.
32 Eagle)

1 Growth Management Director Thad Carroll stated that the remaining portion of the property not
2 included in this application (approximately 8.31 acres) will retain an AG-1 zoning designation to
3 ensure that the existing platted lots on the north end of Dowling Circle remain compliant with
4 AG-1 density requirements (1 DU/acre).

5 Staff recommends approval of Ordinance 2026-07 based on consistency with the comprehensive
6 plan, which allows three dwelling units per acre.

7 A similar application was received on October 6, 2025, and subsequently withdrawn by the
8 applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land
9 Development Regulations, applications which were withdrawn by the applicant after notice of
10 the planning and zoning hearing was given or which were denied by the Town Commission at
11 the final hearing, shall not again be accepted by the Town until twelve months have passed from
12 the date said application was withdrawn or denied. The Town Commission opted to waive this
13 prohibition at the March 2, 2026, meeting, allowing for a new application to be submitted.

14 The Lakes of Lady Lake Phase 1 was annexed and zoned RS-3 on October 3, 1994. The plat was
15 recorded on September 15, 1995. At the time of annexation, a special exception use was granted,
16 allowing for a nine-hole golf course open to the public. The Phase 1 golf course was opened in
17 1995.

18 Phase 2 was annexed and zoned AG-1 on June 3, 1996. The plat was recorded on January 8,
19 2001. Per Town records, no special exception uses for the golf course were established.

20 The former golf course, which is no longer in operation, functioned as a nonconforming use
21 within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a
22 district that permits such use, such as a Planned Unit Development (PUD) or RS-3 with a Special
23 Exception Use.

24 Any future development of the subject property will be required to connect to Town water and
25 sewer services.

26 **Zoning Designations of Adjacent Properties: North** — Public Facilities District (PFD); **East** —
27 Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density
28 Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density (MX-
29 8).

30 **Past Actions** — The Technical Review Committee found that Ordinance 2026-07 was ready for
31 transmittal to the Planning and Zoning Board.

32 At the May 11, 2026, meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance
33 2026-07 to the Town Commission with the recommendation of approval.

1 Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the subject
2 property on Monday, April 27, 2026. The notification signs were posted on the property on
3 Monday, April 27, 2026.

4 To date, staff has not received any correspondence in support or opposition of this application.

5 Commissioner Sage stated that several lots in this area have remained undeveloped for many
6 years. He stated that he is not in favor of redeveloping a golf course to build homes, and inquired
7 if there was a tax exemption to have the property zoned AG-1.

8 Mr. Carroll stated that he is unaware whether the property had an agriculture exemption. He
9 stated the property was a golf course and had not been reassigned to the RS-3 designation with
10 a special exception. He stated that because the golf course has been closed for more than six
11 months, the commission would need to approve a special exception designation to reopen.

12 Commissioner Roberts inquired if the homes that are developed on this property would require
13 town utilities.

14 Mr. Carroll advised that properties are required to connect to central water and sewer if
15 available. In the event that the capacity is unavailable, the Public Works Director could request a
16 waiver from the commission for the developer to construct their own system. He stated that
17 there is a utility along County Road 25 that they must connect to.

18 Commissioner Roberts confirmed with Mr. Carroll that the adjacent development is not
19 connected to town utilities.

20 Commissioner Regan inquired if that property would be required to connect once this proposed
21 development is completed.

22 Mr. Carroll stated that the adjacent development would not be required to connect unless the
23 well fails or they wish to connect to town utilities, provided the town has the capacity to
24 accommodate that area.

25 MacGregor Love, 215 North Eola Dr., Orlando

26 Mr. Love commended Mr. Carroll for his thorough presentation. Referring to Commissioner
27 Sage's inquiry regarding the development to the south, Mr. Love stated that he confirmed with
28 the applicant, Chuk Hiott, that it is not the same developer or ownership group, and cannot
29 comment on the empty lots. He stated that the property owner believes the proposed project
30 and density will work for this area.

31 Mr. Love stated that this project is at the planning stage. A preliminary subdivision plan has not
32 been created.

1 Mayor Freeman confirmed with Mr. Love that this project is not affiliated with the existing Lakes
2 of Lady Lake.

3 Mr. Love replied affirmatively.

4 **Upon a motion by Commissioner Roberts and seconded by Commissioner McLea the**
5 **Commission approved the first reading of Ordinance 2026-07 by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	NO
Freeman (Three)	Yes

6 **Motion passed by a vote of 4-1.**

7 **9. MAYOR AND COMMISSIONER’S REPORT**

8 Commissioner McLea stated that she will be attending the Institute for Elected Municipal
9 Officials 1 (IEMO) presented by the Florida League of Cities, on Friday and Saturday.

10 Commissioner Roberts expressed her appreciation for all the residents who are in attendance
11 tonight to support the mayor and his decision to read the Pride proclamation. She stated that
12 she respects the First Amendment and everyone’s right to freedom of speech.

13 Mayor Freeman stated that he will be attending the Florida League of Cities Nominating
14 Committee on Friday, June 5.

15 **10. TOWN MANAGER’S REPORT**

16 Town Manager Bill Lawrence congratulated Sgt. Steven Johnson on his recent promotion.

17 Mr. Lawrence stated details regarding upcoming events are listed in the town's monthly
18 newsletter, The Lady Lake Link. June’s newsletter has information regarding the proper
19 procedure for tree removal, the Public Works Rodeo at the library on June 3, and the Big Bang
20 Event is June 27 at the Guava Street Athletic Complex.

21 Mr. Lawrence advised that Parks and Recreation Director, Mike Burske, and Police Chief Steve
22 Hunt applied for and were awarded \$175,000 in appropriations from the State for barricades.

23 **11. TOWN ATTORNEY’S REPORT**

24 Attorney Schroth advised that should the referendum for Ordinance 2026-08 be approved, the
25 commission will be asked how to handle a two-two deadlocked tie vote on the appointment.

1 There is a Florida statute on general elections and special elections where the tie votes for an
2 appointment reverts to a law in the 1900s, where the governing body would draw straws, flip a
3 coin, or draw names from a hat. Another option is to have the mayor break the tie.

4 **12. PUBLIC COMMENTS**

5 Reverend Dr. Paul Harsh, First Baptist Church of Lady Lake, 432 CR 466

6 Dr. Harsh expressed his disappointment in the mayor's stance by reading the Pride Month
7 proclamation.

8 Marcie Novak, 436 Loma Paseo Dr.

9 Ms. Novak expressed her appreciation to the mayor for reading the Pride Month proclamation.

10 Pam Healy, 460 Loma Paseo Dr.

11 Ms. Healy expressed her support for the Pride Month proclamation.

12 Joy Reynolds, 556 Loma Paseo Dr.

13 Ms. Reynolds expressed her support for the Pride Month proclamation.

14 Dr. Tom Doll, 417 Loma Paseo Dr.

15 Dr. Doll acknowledged Commissioner Roberts' good work and expressed his support.

16 Wendy O'Donnell, 1195 Bethune Way

17 Ms. O'Donnell expressed her support for proclamations for minorities and preventing hate
18 crimes.

19 Ralph Schaffer, 609 Hwy 466

20 Mr. Schaefer read the definitions for, LGBTQ+.

21 Herman Healy, 460 Loma Paseo Dr.

22 Mr. Healy expressed his appreciation for diversity, not to judge other humans, the dignity and
23 worth of every individual.

24 Debbie Hobbs, 540 Loma Paseo Dr.

25 Ms. Hoff expressed her support for the Pride Month proclamations.

26 Theresa Peters, Carrillo St.

27 Ms. Peters expressed her support for the Pride Month proclamation.

28 Rose Fitzpatrick, 136 Azalea Trail

29 Ms. Fitzpatrick expressed her support for the Pride Month proclamation.

1 Van Reynolds, 556 Loma Paseo Dr.

2 Mr. Reynolds expressed his appreciation for those who spoke in support of loving and accepting
3 everyone.

4 Mitzi Maxwell, 803 Camino Real Blvd., Howey in the Hills

5 Ms. Maxwell expressed her appreciation of the reading of the Pride Month proclamation.

6 Allison Firth, 616 Santiago Ct.

7 Ms. Furth expressed her appreciation for the reading of the Pride Month proclamation.

8 Mary Jane Klocke, 817 Bolivar St.

9 Ms. Klocke expressed her support for the Pride Month proclamation.

10 Ronnie Murchinson-Rivera, Lake County

11 Mr. Rivera stated that he is a candidate for Congress to represent Lady Lake. He expressed his
12 support for the Pride Month proclamation.

13 Sandy Baker, 117 Costa Mesa Dr.

14 Ms. Baker expressed her support for the Pride Month proclamation and accepting all people.

15 Danielle Olivani, 3688 Lake Eleanor Dr., Mount Dora

16 Ms. Olivani expressed her support for the Pride Month proclamation.

17 Ruth Kussard, 424 Loma Paseo Dr.

18 Ms. Kussard expressed her support for the Pride Month proclamation.

19 Trisha Nicholson, 1606 Lindale Ave.

20 Ms. Nickelson expressed her appreciation for the Pride Month proclamation.

21 **13. ADJOURN**

22 There being no further business to discuss, the meeting adjourned at 7:39 p.m.

23 _____
24 Kathleen Rosado, Town Clerk

25 _____
26 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-07 on Second Reading — Rezoning — The Pond — An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-172

DEPARTMENT

Growth Management

SUMMARY

SUMMARY

On April 21, 2026, an application was submitted to the Town of Lady Lake by Charles Hiott of Half Associates, Inc., on behalf of the property owner, JNJ Ventures 2, LLC, requesting a zoning map amendment for approximately 24.34 acres located at the southwest corner of County Road 25 and Marion County Road, identified by Alternate Key 3806283. The request proposes rezoning a portion of the 32.65 acre property from Agriculture Residential (AG-1) to Single-Family Low Density Residential (RS-3).

BACKGROUND

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the planning and zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied. The Town Commission opted to waive this prohibition at the March 2, 2026, meeting, allowing for a new application to be submitted.

Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development, resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion of the property not included in this application will retain an AG-1 zoning designation to ensure that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1 density requirements. The former golf course, which is no longer in operation, functioned as a nonconforming use within the AG-1 zoning district.

Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD).

Any future development of the subject property will be required to connect to Town water and sewer services.

ZONING

The subject property is located in Section 5, Township 18 South, Range 24 East, Lake County, Florida. The application includes the required legal description and location map.

ZONING DESIGNATION OF ADJACENT PROPERTIES

NORTH Lady Lake Mixed Residential Medium Density (MX-8) and Lady Lake Public Facilities District (PFD)

EAST Lady Lake Planned Unit Development (PUD)

SOUTH Lady Lake Agriculture Residential (AG-1) and Lady Lake Single Family Low Density Residential (RS-3)

WEST Lady Lake Mixed Residential Medium Density (MX-8)

The existing zoning designation is Lady Lake Agriculture Residential (AG-1). The proposed zoning designation is Lady Lake Single Family Low Density Residential (RS-3). The RS-3 designation is consistent with adjacent properties.

ZONING

The proposed rezoning consists of one property totaling approximately 24.34 acres of land. The applicant has opted not to rezone the entire 32.65 acres.

EXISTING ZONING

Lady Lake Agriculture Residential (AG-1) — This district was established to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one unit per acre.

PROPOSED ZONING

Lady Lake Single Family Low Density Residential (RS-3) – Established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed three single-family dwelling units per acre. The RS-3 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to ensure that future densities are compatible with existing developments and natural features of the land, as well as existing and projected public services and facilities within the area. 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 Planning and Zoning Board.

Staff mailed the initial notices to inform the surrounding 34 property owners within 150 feet of the property proposed by the PUD amendment request on Monday, April 27, 2026. The notification signs were posted on the property on Monday, April 27, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2026-07 was ready for transmittal to the Planning and Zoning Board.

At the May 11, 2026, the Planning and Zoning Board voted 3-0 to forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.

On Monday, June 1, 2026, the Town Commission voted 4-1 to approve Ordinance 2026-07 upon First Reading.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-07.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-07**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 24.34 ACRES OWNED BY JNJ VENTURES 2, LLC; WITHIN THE**
5 **TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE**
6 **AGRICULTURAL RESIDENTIAL (AG-1) TO LADY LAKE SINGLE-FAMILY LOW DENSITY**
7 **RESIDENTIAL (RS-3); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE**
8 **DATE.**

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

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
13 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
14 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the
17 Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida
18 Statutes; and

19 **WHEREAS**, on May 11, 2026, pursuant to the provisions of the Town of Lady Lake Land
20 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
21 the proposed Ordinance 2026-07 and recommended approval to the Town Commission of the
22 Town of Lady Lake; and

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

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

29 **SECTION 1: Petition**

30 Based upon the petition of the landowner of the subject property, which is located in Lady Lake,
31 Florida, and described in Exhibit “A” hereto, a request has been made that the property be
32 zoned “Single-Family Low Density Residential” (RS-3). Said petition has been approved by the

1 Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake
2 Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter
3 of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto
4 is hereby rezoned from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low-
5 Density Residential (RS-3).

6 **SECTION 2: Severability**

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

12 **SECTION 3: Effective Date**

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

17 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this
18 **15th** day of **June** 2026.

19 Town of Lady Lake, Florida

20 _____
21 Ed Freeman, Mayor

22 Attest:

23 _____
24 Kathleen Rosado, Town Clerk

25

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney

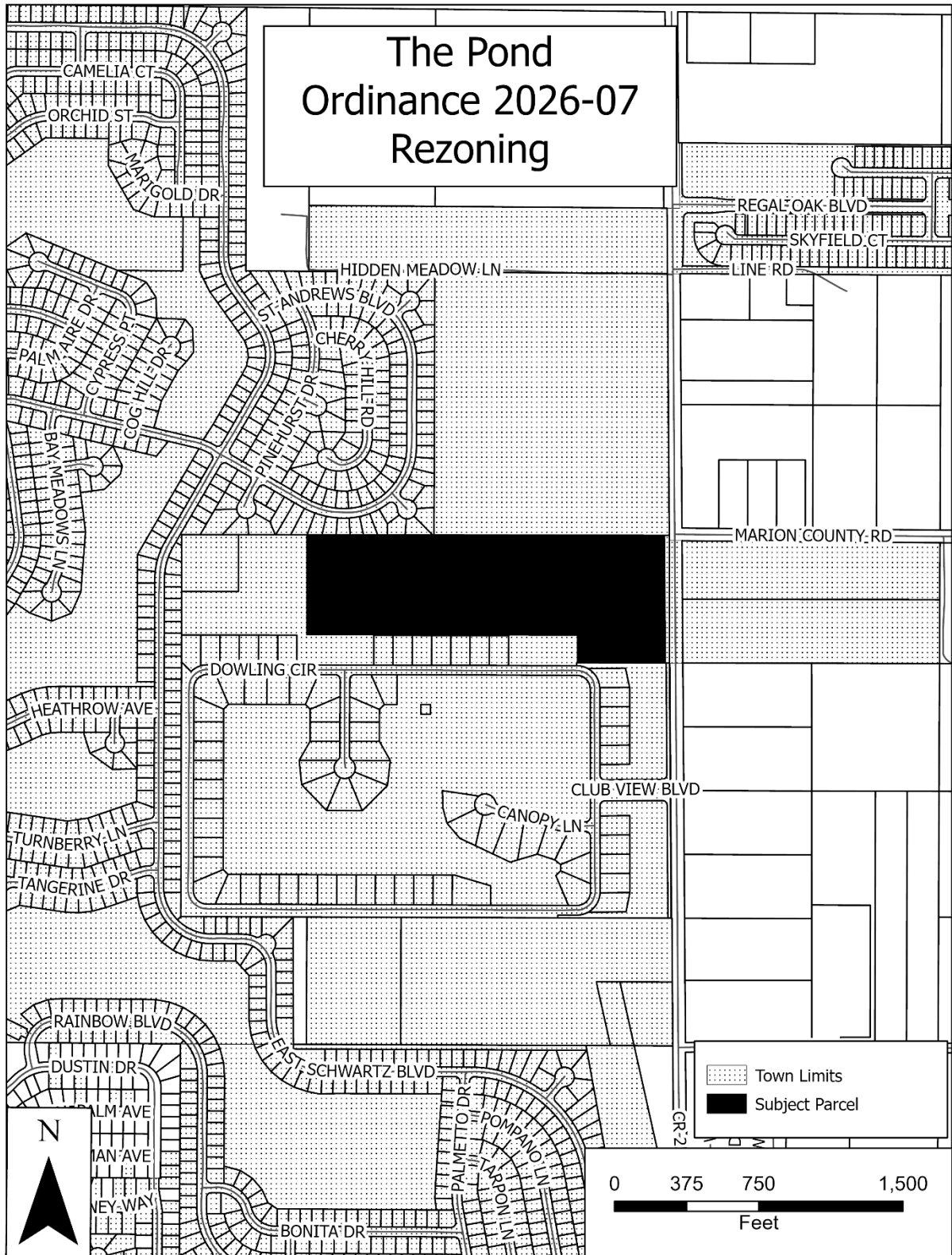
EXHIBIT A—Legal Description and Map

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A parcel of land being a portion of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida; thence the following two (2) courses and distances along the boundary of said Golf Course Tract: thence N89°52'04"W, a distance of 465.10 feet; thence N00°07'56"E, a distance of 140.00 feet; thence departing said boundary, run N89°52'04"W, along a line being an East and West extension of the North line of Blocks A and portion of Block B of said LAKES PHASE 2, a distance of 1,444.03 feet; thence the following four (4) courses and distances along the boundary of said Golf Course Tract: thence N00°08'12"W, a distance of 521.60 feet; thence S89°50'24"E, a distance of 699.77 feet; thence S89°58'20"E, a distance of 1,205.37 feet; thence S00°25'25"E, a distance of 663.48 feet to the Point of Beginning.

Containing 24.34 acres, more or less.



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

May 11, 2026

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairman Bob Galloway

PLEDGE OF ALLEGIANCE: Led by Chairman Galloway

ROLL CALL:

Member	Present
Brinson	YES
Saunders	Excused
Galloway	YES
Auger	YES
Masse	Excused

STAFF PRESENT:

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Kathleen Rosado, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Attorney Taylor Tremel was also present.

NEW BUSINESS

A. Town Clerk— Approval of Minutes— Planning and Zoning meeting minutes, March 9, 2026.

Upon a motion by Member Auger and seconded by Member Brinson, the Planning and Zoning Board approved the minutes of the March 9, 2026, Planning and Zoning Board meeting as presented.

B. Ordinance 2026-07 – Rezoning – The Pond – An Ordinance Changing the Zoning Designation for Certain Property Being Approximately 24.34 acres, owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the West Side of County Road 25, Approximately 600 Feet North of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Rebecca Higgins)

Senior Planner Rebecca Higgins stated that applicant is Charles Hiott, of Halff, on behalf of the owner JNJ Ventures 2, LLC. The property was previously used as a golf course but is currently vacant.

Growth Management staff recommends approval of Ordinance 2026-07.

Ms. Higgins stated that this property is the golf course tract in the Lakes of Lady Lake Phase 2. She stated that there are currently 13 residential lots within Lakes of Lady Lake Phase 2.

Ms. Higgins stated that a similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the Planning and Zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied. The Town Commission opted to waive this prohibition at the March 2, 2026 meeting, allowing for a new application to be submitted.

Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development, resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion of the property not included in this application will retain an AG-1 zoning designation to ensure that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1 density requirements. The former golf course, which is no longer in operation, functioned as a nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD). Any future development of the subject property will be required to connect to Town water and sewer services.

Ms. Higgins stated that the existing golf course is a nonconforming use in the RS-3 zoning district. Because it has been vacated for more than 180 days, the golf course property requires rezoning or a Special Exception Use designation to reopen.

Zoning Designation of Adjacent Properties: **North** — Public Facilities District (PFD); **East** — Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density (MX-8).

Past Actions: The Technical Review Committee found that Ordinance 2026-07 was ready for transmittal to the Planning and Zoning Board.

Public Hearings: The Town Commission's first reading of Ordinance 2026-07 is scheduled for Monday, June 1, 2026, at 6:00 p.m. The second and final reading is scheduled for Monday, June

15, 2026, at 6:00 p.m.

Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the subject property on Monday, April 27, 2026. The notification signs were posted on the property on Monday, April 27, 2026.

To date, staff has not received any correspondence in support or opposition of this application.

McGregor Love, 215 North Eola Dr., Orlando

Mr. Love stated the rezoning request was resubmitted due to the peculiar way the density is calculated in the proposed development and the existing AG-1 zoning. He stated that the original rezoning request encompassed the entire area. The difficulty with that was it would impact the remaining AG-1 properties and bring them below minimum density allowed under their zoning. He stated that this is not a request to develop a single family development, just to establish zoning. The subdivision phase will come later.

Public Comment

Chris Mangino, 557 Dowling Circle, Lakes of Lady Lake

Mr. Mangino expressed his opposition to this project due to increased traffic.

Mr. Carroll stated that this area was rezoned in the 1990s and the comprehensive plan granted entitlements for three dwelling units per acre. He explained that when discussing land use and zoning, if an applicant submits a rezoning application for their property that is consistent with the future land use designation, the town is obligated to recommend approval based on the consistency with the comprehensive plan.

Mr. Carroll explained that at the platting stage for this property, the applicant coordinates with Lake County to specify how to modify the county road for traffic flow.

Connie Hommerding, 521 Dowling Circle

Ms. Hommerding expressed her opposition to the proposed project and her desire for the golf course to remain.

Member Auger stated that it is currently a nine-hole course.

Mr. Carroll stated that the town does not have the authority to force the property owner to operate a golf course. He stated that there may have been an understanding with the residents who purchased property in this development years ago that the golf course would always be there. He stated that because the golf course closed, the property would not be assessed as a

golf course lot.

Phil Mathias, 1404 Meadow View Way

Mr. Mathias stated that he has been in contact with Lake County to install a traffic light at Marion County Road and County Road 25, and the entrance to the new development should align with Marion County Road.

Member Auger surmised that the entrance to the property could be relocated.

Mr. Carroll advised that the Planning and Zoning Board is an advisory board. Their role is to review projects to ensure they follow the town's codes. It is then forwarded to the Town Commission with their recommendation of approval or denial.

Monica Woodside, 572 Dowling Circle

Ms. Woodside inquired how the residents of this community formally express their feelings regarding this proposed project.

Mr. Carroll explained questions and comments can be submitted in writing until June 15, which is the second reading of this ordinance before the Town Commission.

McGregor Love

Mr. Love stated that the questions regarding site access, circulation, and traffic improvements, including off-site traffic improvements, will be addressed at the time the site plan is presented. Per the State process, any municipality must show that the impact of development would not cause a public facility, i.e. roadways, to fall below an acceptable level of service. This would result in a turn lane or traffic light being required as part of the project.

Chuck Hiott, 902 N Sinclair Ave, Tavares

Mr. Hiott advised that currently the conceptual plan shows access on the south because that is where they legally have access to the property. He stated that they are in discussion with the property owner to the north. An access on the north side would be included to the plan if an agreement is reached, access on the north side would be part of the design. If signalization is required, it will align with this access point.

Chairman Galloway asked if there were questions or comments from the board and from the public. Hearing none, Chairman Galloway asked for a motion.

Upon a motion by Member Brinson and seconded by Member Auger, the Board voted to forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.

Member	Vote
Auger	YES
Brinson	YES
Galloway	YES

Motion carried 3-0.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

There were no comments.

ADJOURN

With nothing further to discuss, the meeting adjourned at 6:00 p.m.

Kathleen Rosado, Town Clerk

Robert Galloway, Chairperson

1 ~~c. Town Clerk’s Office — Approval of the Town Commission Meeting Minutes — May 18,~~
2 ~~2026 (Kathy Rosado)~~

3 ~~Upon a motion by Commissioner Sage and seconded by Commissioner Roberts, the~~
4 ~~Commission approved the Consent Agenda as presented. Motion carried 5-0.~~

5 ~~7. PUBLIC HEARINGS AND QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)~~

6 ~~a. Town Clerk’s Office — Second Reading and Adoption of Ordinance 2026-08; An~~
7 ~~Ordinance of the Town of Lady Lake, Providing for Amendment of the Town Charter —~~
8 ~~Amending Article IV — Legislative, Section 4.04 — Vacancies, Forfeiture of Office; Filling~~
9 ~~of Vacancies Qualifications; Amending Article I, In General Section 2.5 — Appointment~~
10 ~~of Canvassing Board when Necessary. (Kathleen Rosado)~~

11 ~~Town Clerk Kathleen Rosado reviewed the town charter amendments addressed in this~~
12 ~~ordinance. She stated that the commission voted 4-1 to approve Ord. 2026-08 on first reading at~~
13 ~~the May 18 commission meeting.~~

14 ~~Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the~~
15 ~~Commission approved the second and final reading of Ordinance 2026-08, Amending the~~
16 ~~Town Charter, Vacancies, Forfeiture of Office, Filling of Vacancies Qualifications;~~
17 ~~Appointment of Canvassing Board, when Necessary, by the following roll call vote:~~

Commissioner (Ward)	Vote
Regan (Four)	NO
McLea (Two)	NO
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

18 ~~Motion passed by a vote of 3-2.~~

19 ~~8. NEW BUSINESS (PUBLIC COMMENT TAKEN)~~

20 ~~a. Growth Management — Introduction of Ordinance 2026-07 — Rezoning — The Pond —~~
21 ~~An Ordinance Changing the Zoning Designation for Certain Property Being~~
22 ~~Approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes of Lady~~
23 ~~Lake Phase 2, Golf Course Tract, on the West Side of County Road 25, approximately~~
24 ~~600 feet North of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady~~
25 ~~Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Thad~~
26 ~~Carroll)~~

1 Growth Management Director Thad Carroll stated that the remaining portion of the property not
2 included in this application (approximately 8.31 acres) will retain an AG-1 zoning designation to
3 ensure that the existing platted lots on the north end of Dowling Circle remain compliant with
4 AG-1 density requirements (1 DU/acre).

5 Staff recommends approval of Ordinance 2026-07 based on consistency with the comprehensive
6 plan, which allows three dwelling units per acre.

7 A similar application was received on October 6, 2025, and subsequently withdrawn by the
8 applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land
9 Development Regulations, applications which were withdrawn by the applicant after notice of
10 the planning and zoning hearing was given or which were denied by the Town Commission at
11 the final hearing, shall not again be accepted by the Town until twelve months have passed from
12 the date said application was withdrawn or denied. The Town Commission opted to waive this
13 prohibition at the March 2, 2026, meeting, allowing for a new application to be submitted.

14 The Lakes of Lady Lake Phase 1 was annexed and zoned RS-3 on October 3, 1994. The plat was
15 recorded on September 15, 1995. At the time of annexation, a special exception use was granted,
16 allowing for a nine-hole golf course open to the public. The Phase 1 golf course was opened in
17 1995.

18 Phase 2 was annexed and zoned AG-1 on June 3, 1996. The plat was recorded on January 8,
19 2001. Per Town records, no special exception uses for the golf course were established.

20 The former golf course, which is no longer in operation, functioned as a nonconforming use
21 within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a
22 district that permits such use, such as a Planned Unit Development (PUD) or RS-3 with a Special
23 Exception Use.

24 Any future development of the subject property will be required to connect to Town water and
25 sewer services.

26 **Zoning Designations of Adjacent Properties: North** — Public Facilities District (PFD); **East** —
27 Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density
28 Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density (MX-
29 8).

30 **Past Actions** — The Technical Review Committee found that Ordinance 2026-07 was ready for
31 transmittal to the Planning and Zoning Board.

32 At the May 11, 2026, meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance
33 2026-07 to the Town Commission with the recommendation of approval.

1 Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the subject
2 property on Monday, April 27, 2026. The notification signs were posted on the property on
3 Monday, April 27, 2026.

4 To date, staff has not received any correspondence in support or opposition of this application.
5 Commissioner Sage stated that several lots in this area have remained undeveloped for many
6 years. He stated that he is not in favor of redeveloping a golf course to build homes, and inquired
7 if there was a tax exemption to have the property zoned AG-1.

8 Mr. Carroll stated that he is unaware whether the property had an agriculture exemption. He
9 stated the property was a golf course and had not been reassigned to the RS-3 designation with
10 a special exception. He stated that because the golf course has been closed for more than six
11 months, the commission would need to approve a special exception designation to reopen.

12 Commissioner Roberts inquired if the homes that are developed on this property would require
13 town utilities.

14 Mr. Carroll advised that properties are required to connect to central water and sewer if
15 available. In the event that the capacity is unavailable, the Public Works Director could request a
16 waiver from the commission for the developer to construct their own system. He stated that
17 there is a utility along County Road 25 that they must connect to.

18 Commissioner Roberts confirmed with Mr. Carroll that the adjacent development is not
19 connected to town utilities.

20 Commissioner Regan inquired if that property would be required to connect once this proposed
21 development is completed.

22 Mr. Carroll stated that the adjacent development would not be required to connect unless the
23 well fails or they wish to connect to town utilities, provided the town has the capacity to
24 accommodate that area.

25 MacGregor Love, 215 North Eola Dr., Orlando

26 Mr. Love commended Mr. Carroll for his thorough presentation. Referring to Commissioner
27 Sage's inquiry regarding the development to the south, Mr. Love stated that he confirmed with
28 the applicant, Chuk Hiott, that it is not the same developer or ownership group, and cannot
29 comment on the empty lots. He stated that the property owner believes the proposed project
30 and density will work for this area.

31 Mr. Love stated that this project is at the planning stage. A preliminary subdivision plan has not
32 been created.

1 Mayor Freeman confirmed with Mr. Love that this project is not affiliated with the existing Lakes
2 of Lady Lake.

3 Mr. Love replied affirmatively.

4 **Upon a motion by Commissioner Roberts and seconded by Commissioner McLea the**
5 **Commission approved the first reading of Ordinance 2026-07 by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	NO
Freeman (Three)	Yes

6 **Motion passed by a vote of 4-1.**

7 ~~9. MAYOR AND COMMISSIONER'S REPORT~~

8 Commissioner McLea stated that she will be attending the Institute for Elected Municipal
9 Officials 1 (IEMO) presented by the Florida League of Cities, on Friday and Saturday.

10 Commissioner Roberts expressed her appreciation for all the residents who are in attendance
11 tonight to support the mayor and his decision to read the Pride proclamation. She stated that
12 she respects the First Amendment and everyone's right to freedom of speech.

13 Mayor Freeman stated that he will be attending the Florida League of Cities Nominating
14 Committee on Friday, June 5.

15 ~~10. TOWN MANAGER'S REPORT~~

16 Town Manager Bill Lawrence congratulated Sgt. Steven Johnson on his recent promotion.

17 Mr. Lawrence stated details regarding upcoming events are listed in the town's monthly
18 newsletter, The Lady Lake Link. June's newsletter has information regarding the proper
19 procedure for tree removal, the Public Works Rodeo at the library on June 3, and the Big Bang
20 Event is June 27 at the Guava Street Athletic Complex.

21 Mr. Lawrence advised that Parks and Recreation Director, Mike Burske, and Police Chief Steve
22 Hunt applied for and were awarded \$175,000 in appropriations from the State for barricades.

23 ~~11. TOWN ATTORNEY'S REPORT~~

24 Attorney Schroth advised that should the referendum for Ordinance 2026-08 be approved, the
25 commission will be asked how to handle a two-two deadlocked tie vote on the appointment.