



PLANNING & ZONING BOARD MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, June 9, 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. Appointment of new member Richard Masso to the Planning & Zoning Board. (Taylor Tremel)
- B. Appointment of new chairman and vice chairman. (Taylor Tremel)
- C. Approval of Minutes — Monday, March 10, 2025— Planning & Zoning
- D. Ordinance 2025-07 — Annexation — Barny Weldin — An ordinance voluntarily annexing one property being approximately 2.29 acres, owned by Barny Weldin, located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)
- E. Ordinance 2025-08 — Small Scale Future Land Use Comprehensive Plan Amendment —Barny Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barny Weldin, 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)
- F. Ordinance 2025-09 — Rezoning — Barny Weldin — An ordinance changing

the zoning Designation for certain property being approximately 2.29 acres owned by Barny Weldin, located north of East Hermosa Street approximately 105 feet east of Massachusetts Street from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Becky Higgins)

- G. Boulevard Oaks Subdivision - Final Plat Proposing 160 Non-Age-Restricted Single-Family Residential Lots on 41.22 Acres Zoned PUD, located on the East of County Road 25 and North of Line Road, approximately 680 Linear Feet South of the Marion County Line, Owned by Bo Development, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

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.



PLANNING & ZONING BOARD MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Appointment of new member Richard Masso to the Planning & Zoning Board. (Taylor Tremel)

AGENDA ITEM ID

20250609

DEPARTMENT

Town Clerk

SUMMARY

On April 1, 2025, Dorilyn Furch submitted her resignation as chairwoman of the Planning & Zoning Board. She has moved from the area and no longer qualifies to serve on a town board. Richard Masso has submitted his application for consideration to sit on that Board. The Commission appointed Mr. Masso on Monday, April 21, 2025. His term will be for a two-year period. (Taylor Tremel)

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

3 **March 10, 2025**

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

6 **CALL TO ORDER:** Chairwoman Dorilyn Furch

7 **PLEDGE OF ALLEGIANCE:** Led by Chairwoman Furch

8 **ROLL CALL:**

Member	Present
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

9 **STAFF PRESENT:**

10 Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Jackie Schilling,
11 Administrative Assistant in the Clerk’s Office; Nancy Wilson, Town Clerk.

12 Attorney Taylor Tremel was also present.

13 **NEW BUSINESS**

14 **A. Approval of Minutes**

15 Planning and Zoning meeting minutes – February 10, 2025

16 **Member Galloway made a motion to approve the February 10, 2025, Planning and Zoning**
17 **Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried**
18 **5-0.**

19 **B. Ordinance 2025-02 – Small-Scale Future Land Use Comprehensive Plan Amendment –**
20 **Anita F. Valdez Family Trust - Change the Future Land Use Designation from Lady Lake**
21 **Single Family Low Density (SF-LD) to Lady Lake Commercial Professional Services (PS) for**
22 **one property being approximately 1.63 acres, owned by Anita F. Valdez Family Trust,**
23 **Addressed as 229 West McClendon Street, within the Town Limits of the Town of Lady Lake,**
24 **Florida.**

1 Senior Planner Higgins presented this item, advising that the application was received on
2 Tuesday, February 18, 2025. She stated that the property is located at 229 West McClendon
3 Street and is 1.63 acres in size. The applicant, Michael Rankin of LPG Urban and Regional
4 Planners LLC who is representing property owner Anita F. Valdez Family Trust. The current
5 Future Land Use is Single Family Low Density, and the current zoning is Single Family Low
6 Density Residential. There is a single-family residence located on the property
7
8 The applicant is seeking to change the Future Land Use of the property from Lady Lake Single
9 Family Low Density to Lady Lake Commercial Professional Services. The applicant is proposing a
10 policy-specific amendment to limit the commercial square footage to 5,000 square feet. The
11 owner's intent is to convert the existing single-family home into an appointment-only day spa.
12
13 Currently, the existing Future Land Use is limited to detached single-family dwelling units with
14 densities that cannot exceed three units per acre. The proposal is limited to Professional
15 Services, where existing residential structures can be utilized for personal/professional services
16 without adversely affecting adjacent properties. As stated earlier, the applicant will limit the
17 maximum size of commercial buildings to 5,000 sq. feet. Any future proposed development
18 exceeding 5,000 square feet would require another Future Land Use amendment.
19
20 The impact on town services will be minimal. Commercial development does not affect schools
21 or parks and recreation, and the proposal is not going to increase the demand on town utilities.
22 As proposed, the transportation impact could increase the trips per day to 15.
23
24 Notices to inform the surrounding fifteen property owners of this Small-Scale Future Land use
25 map amendment were mailed out and the property was posted on February 24, 2025. No
26 correspondence for or against this application has been received.

Member Brinson made a motion to forward Ordinance 2025-02 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Brinson	Yes
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 5-0.

1 **C. Ordinance 2025-03 – Rezoning – Anita F. Valdez Family Trust - An ordinance changing the**
2 **zoning designation for certain property being approximately 1.63 acres owned by Anita F.**
3 **Valdez Family Trust; addressed as 229 West McClendon Street and referenced by Alternate**
4 **Key Number 1280061 within the Town of Lady Lake, Florida.**

5 Senior Planner Higgins presented this item, advising that the application was received on
6 Tuesday, February 18, 2025. She stated that the applicant, Michael Rankin of LPG Urban and
7 Regional Planners LLC, on behalf of property owner Anita F. Valdez Family Trust, is requesting to
8 rezone the property from Single Family Low Density Residential to Residential Professional. This
9 change is compatible with their proposal to convert the existing single-family home into an
10 appointment-only day spa.

11 The existing zoning does allow for single family development not to exceed three dwelling units
12 per acre. The purpose of the proposed zoning is to implement comprehensive plan policies for
13 managing transitional areas where residential structures can be utilized for professional
14 services.

15 Notices were sent to inform the surrounding fifteen property owners of this requested
16 amendment and the property was posted on February 24, 2025. No correspondence for or
17 against this application has been received.

18 Michael Rankin of LPG Urban and Regional Planners, LLC

19 Mr. Rankin, on behalf of the property owners and the Anita Valdez family, thanked the board for
20 their service and their support of the project.

21 **Member Galloway made a motion to forward Ordinance 2025-03 to the Town Commission**
22 **with the recommendation of approval; Member Saunders seconded the motion.**

Member	Vote
Brinson	Yes
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

23 **Motion carried 5-0.**

24 **CHAIRPERSON AND MEMBERS REPORT**

25 There were no comments.

1 **PUBLIC COMMENT**

2 There were no comments.

3 **ADJOURN**

4 The meeting was adjourned at 5:41 p.m.

5

6

7 _____
8 Jackie Schilling, Administrative Assistant
9 to Town Clerk

9

10

11 _____
12 Dorilyn Furch, Chairperson

12

13



PLANNING & ZONING BOARD MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-07 — Annexation — Barny Weldin — An ordinance voluntarily annexing one property being approximately 2.29 acres, owned by Barny Weldin, located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

20250609

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2025-07 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2025-07 to the Town Commission with the recommendation of denial.
Staff recommends approval of Ordinance 2025-07.

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin to annex one property located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, addressed as 129 East Hermosa Street, and referenced by Alternate Key 1260990. The application requests the annexation of approximately 2.29 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 19, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. Upon failure of existing well and septic, the property will be required to connect to the Town's Water and Sewer, if available. The subject property is contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding twelve property owners within 150 feet of the properties

were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-07 was ready for consideration of recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2025-07 before the Town Commission is scheduled for Monday, June 16, 2025, at 6 p.m. The second and final reading is scheduled for Monday, July 7, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2025-07**

2 **TOWN OF LADY LAKE, FLORIDA**

3 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;
4 VOLUNTARILY ANNEXING PROPERTY BEING APPROXIMATELY 2.29 ACRES OWNED BY
5 BARNY S. WELDIN; LOCATED ON THE NORTH SIDE OF EAST HERMOSA STREET
6 APPROXIMATELY 105 FEET EAST OF MASSACHUSETTS STREET; ADDRESSED AS 129
7 EAST HERMOSA STREET; WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR
8 REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING
9 FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT
10 HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND
11 PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

12 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County,
13 Florida, as follows:

14 **SECTION 1**

15 Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the
16 Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,
17 Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex
18 property being approximately 2.29 acres in the unincorporated area of Lake County, Florida;
19 existing as a contiguous parcel to the Town, more particularly described in Exhibit "A".

20 **SECTION 2**

21 Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk
22 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall
23 also be filed with the Department of State of the State of Florida.

24 **SECTION 3**

25 Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by
26 any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not
27 affect the validity of the Ordinance as a whole, or any part thereof, other than the part so
28 declared to be unconstitutional or invalid.

29 **SECTION 4**

30 That all property, real and personal, within said annexed property described herein, as
31 provided by this Ordinance, and the inhabitants thereof, shall be subject to the government,
32 jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,

1 and the said rezoned property shall be liable proportionately, for all of the present outstanding
2 and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws
3 heretofore passed by the Legislature of the State of Florida, relating to and which now and
4 hereafter constitute its Charter, shall apply to and have the same force and effect on such
5 annexed territory as if all such annexed territory had been a part of the Town of Lady Lake,
6 Florida at the time of the passage and approval of said laws and ordinances.

7 **SECTION 5**

8 This Ordinance shall become effective upon its adoption.

9 **SECTION 6**

10 In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in
11 this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and
12 County zoning regulations until the Town adopts a Comprehensive Plan Amendment to
13 include this annexed parcel on the Future Land Use Map Series of the Town’s Comprehensive
14 Plan.

15 **PASSED AND ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
16 **FLORIDA, THIS 7TH DAY OF JULY 2025.**

17 Town of Lady Lake, Florida

18 _____
19 Ed Freeman, Mayor

20 Attest:

21 _____
22 Carol Osborne, Deputy Town Clerk

23
24 Approved as to form:

25 _____
26 Derek Schroth, Town Attorney

27



PLANNING & ZONING BOARD MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-08 — Small Scale Future Land Use Comprehensive Plan Amendment — Barney Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barney Weldin, 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

20250609

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2025-08 to the Town Commission with the recommendation of approval.
 2. Motion to forward Ordinance 2025-08 to the Town Commission with the recommendation of denial.
- Growth Management staff recommends approval of Ordinance 2025-08.

FLU AMENDMENT PLANNING ANALYSIS

Applicant/ Property Owner Barney Weldin

Address 129 East Hermosa Street

Parcel Number 16-18-24-0900-000-00800

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barney Weldin to amend the Future Land Use designation of 2.29 acres from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD). The subject property is located on the north side of East Hermosa Street, approximately 105 feet east of Massachusetts Street, identified by Alternate Key Number 1260990.

The subject properties are located in Section 16, 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.

Lake County Urban Medium Density - Allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

PROPOSED FLU.

Lady Lake Single Family Low-Density (SF-LD) – Limited to detached single-family dwelling units. Densities cannot exceed 3 units/acre.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North	Lake County Urban Medium
East	Lake County Urban Medium
South	Lady Lake Mixed Residential Low-Density
West	Lady Lake Mixed Residential Low-Density

ADJACENT PROPERTIES

All adjacent properties are residential in nature.

IMPACT ON TOWN SERVICES

POTABLE WATER: The property will be required to connect to water at the time the existing well fails.

SEWER: The property will be required to connect to sewer, if available, at the time the existing septic fails.

TRANSPORTATION: No additional impact on transportation will occur. This property is located on the unpaved portion of East Hermosa Street.

FLOOD: The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective 12/18/12.

PUBLIC NOTIFICATION

Staff mailed notices to inform the surrounding twelve property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Thursday, May 22, 2025. The property was also posted on Tuesday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-08 was ready for consideration

of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2025-08 on Monday, June 16, 2025, at 5:30 p.m.

The first reading of Ordinance 2025-08 before the Town Commission is scheduled for Monday, June 16, 2025, at 6 p.m. The second and final reading is scheduled for Monday, July 7, 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: Barny S Weldin

5 General Location: 129 East Hermosa Street — Property located on the north side of East
6 Hermosa Street, approximately 105 linear feet east of Massachusetts Street.

7 Property Size: 2.29 Acres

8 Future Land Use: Change from Lake County Urban Medium Density to Lady Lake Single
9 Family-Low Density (SF-LD)

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.



PLANNING & ZONING BOARD MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2025-09 — Rezoning — Barny Weldin — An ordinance changing the zoning Designation for certain property being approximately 2.29 acres owned by Barny Weldin, located north of East Hermosa Street approximately 105 feet east of Massachusetts Street from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

2025-0609

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2025-09 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2025-09 to the Town Commission with the recommendation of denial.
Staff recommends approval of Ordinance 2025-09.

On Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by Barny Weldin to amend the zoning classification for 2.29 acres located at 129 East Hermosa Street, referenced by Alternate Key 1260990. The application was filed requesting to rezone the subject property from Lake County Rural Residential (R-1) to Lady Lake Single. Family Low Density Residential (RS-3).

The property shall connect to the Town of Lady Lake's potable water and central sewer systems, if available, at the time the existing well and/or septic fail.

The subject property is located in Section 16, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map included with the application.

NORTH Lake County Rural Residential (R-1)
EAST Lake County Rural Residential (R-1)
SOUTH Lady Lake Single Family Medium Density (RS-6)
WEST Lady Lake Single Family Medium Density (RS-6)

The existing zoning designation is Lake County Rural Residential (R-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 2.29 acres of land.

EXISTING ZONING

Lake County Rural Residential (R-1) - The purpose of this district is to provide a transition between agricultural and Conservation Areas and the more urban residential communities. It is intended to permit the Development of single-family homes in an environment that is compatible with the surrounding natural resources.

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 (3) 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 notices to inform the surrounding twelve property owners within 150 feet of the property on Thursday, May 22, 2025. The properties were also posted on Thursday, May 22, 2025.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-09 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2025-09 before the Town Commission is scheduled for Monday, June 16, 2025, at 6 p.m. The second and final reading is scheduled for Monday,

July 7, 2025, at 6 p.m.

1 **DRAFT ORDINANCE 2025-09**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 2.29 ACRES OWNED BY BARNY S WELDIN; REFERENCED BY**
5 **ALTERNATE KEY NUMBER 1260990, WITHIN THE TOWN OF LADY LAKE, FLORIDA;**
6 **REZONING SUBJECT PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) TO LADY**
7 **LAKE SINGLE-FAMILY LOW DENSITY RESIDENTIAL (RS-3); PROVIDING FOR SEVERABILITY;**
8 **ESTABLISHING AN EFFECTIVE 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 June 9, 2025, 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 2025-09 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 Lake County “Rural Residential” (R-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 **7th** day of **July** 2025.

19 Town of Lady Lake, Florida

20 _____
21 Ed Freeman, Mayor

22 Attest:

23 _____
24 Carol Osborne, Deputy Town Clerk

25

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney



PLANNING & ZONING BOARD MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Boulevard Oaks Subdivision - Final Plat Proposing 160 Non-Age-Restricted Single-Family Residential Lots on 41.22 Acres Zoned PUD, located on the East of County Road 25 and North of Line Road, approximately 680 Linear Feet South of the Marion County Line, Owned by Bo Development, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250609

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Boulevard Oaks Subdivision - Final Plat Plan Application to the Town Commission with the Recommendation of Approval.
 2. Motion to forward Boulevard Oaks Subdivision - Final Plat Plan Application to the Town Commission with the Recommendation of Denial.
- Growth Management staff is in support of Motion Number 1.

On Monday, April 7, 2025, applicant Charles Hiott, PE, of Halff, applied for the final plat of the Boulevard Oaks Subdivision. The Town Commission approved the preliminary plat of the Boulevard Oaks Subdivision on April 4, 2023. Development Order was subsequently issued on June 4, 2024.

Boulevard Oaks Subdivision will consist of 160 non-age-restricted single-family residential lots constructed in one phase on 41.22 acres.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. The following items are included in the packet:

Review of the final plat completed by Town Attorney, dated April 8, 2025.

Final Plat Review completed by Town Surveyor, dated April 23, 2025.

Declaration of Covenants, Conditions, and Restrictions for Boulevard Oaks of Lady Lake.

Title Examination dated March 27, 2025.

Revised Final Subdivision Plat Plans submitted on May 12, 2025.

BACKGROUND

The Town Commission approved Resolution 2023-111 on November 6, 2023, allowing for the removal of two historic trees.

The Town Commission approved the preliminary plat of Boulevard Oaks Subdivision and a Development Order was issued on June 4, 2024.

The Sewer & Water Agreement between Town of Lady Lake and the Property Owner/Developer was paid on June 19, 2024.

COMMENTS

Satisfied/Revised Items:

Applicant has addressed all outstanding Town Attorney comments.

Applicant has addressed all outstanding surveyor comments.

The Lake County School Board proportional share mitigation agreement will need to be paid prior to recording the final plat.

A performance bond will be required prior to the final approval of the plat. This bond will be for 115% of the remaining construction, as estimated by the project engineer.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application, finding the application complete and ready to move forward to the Planning & Zoning Board.

PUBLIC HEARINGS

The Town Commission's first and final reading of the Final Plat is scheduled for Monday, July 7, 2025, at 6:00 p.m.