



## **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, September 8, 2025, 5:30 PM

### **PLACE**

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

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **NEW BUSINESS**

- A. **Approval of Minutes — June 09, 2025 — Planning & Zoning Meeting**
- B. **Resolution 2025-108 – Variance - A Resolution Granting a Variance from the Provisions of Chapter 5). Chart 5-2, of the Town of Lady Lake Land Development Regulations Which Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 Feet Within the MX-8 "Mixed Residential Medium Density" Zoning District. The Variance Request is to Allow a Minimum of 12.5 Foot West Side Yard Setback on Property Owned by Dennis and Patricia Farrington Trustees, Located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida. (Rebecca Higgins)**
- C. **Ordinance 2025-12 — Deannexation — Taylor Long et al — An ordinance voluntarily deannexing nine properties totaling approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, \*\*\*\*\* (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra Francis, and Scott Doree, located on the east and west of Carolina Avenue and north of Lake Griffin Road, within Lake County Florida. (Rebecca Higgins)**
- D. **Ordinance 2025-13 — Rezoning — Lake Ella PUD — An ordinance modifying the existing zoning entitlements and boundary under the Lady Lake Planned**

**Development (PUD) designation for five properties totaling approximately 50.9 acres; Referenced by Alternate Key Numbers 3922235, 3374916, 1282608, 3793911, and 1282594 within Lake County, Florida. (Rebecca 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.

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

3                                   **June 9, 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; Malina Wright,  
11   Development Coordinator; and Jackie Schilling, Administrative Assistant to the Town Clerk  
12   Attorney Taylor Tremel was also present.

13   Dorilynn Furch advised the board that she had moved out of the town limits and has resigned  
14   from the Planning and Zoning Board effective April 1, 2025. She stated that it has been an  
15   honor and a pleasure to have worked with the fellow board members.

16   **NEW BUSINESS**

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

19   Richard Masso submitted his application and was appointed by the Town Commission on  
20   Monday, April 21, 2025. Attorney Tremel asked member Masso to join the board at the dais.

21   **B. Appointment of New Chairman. (Taylor Tremel)**

22   Attorney Tremel asked for a nomination for Chairman. Member Auger made a motion to  
23   nominate Tim Sauders as Planning and Zoning Board chairman. Motion was seconded by  
24   Member Brinson.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

1 **Motion carried 5-0**

2 **Appointment of new Vice Chairman. (Taylor Tremel)**

3 Attorney Tremel asked for a nomination for a Vice Chairman. Chairman Saunders nominated  
4 Robert Galloway as Vice Chairman of the Planning and Zoning Board. Member Auger  
5 seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

6 **Motion carried 5-0**

7 **C. Approval of Minutes - Planning and Zoning meeting minutes – March 10, 2025**

8 **Member Galloway made a motion to approve the March 10, 2025, Planning and Zoning**  
9 **Board meeting minutes as presented; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

10 **Motion carried 5-0**

1 **D. Ordinance 2025-07 — Annexation — Barny Weldin — An Ordinance Voluntarily Annexing**  
2 **One Property being approximately 2.29 acres, owned by Barny Weldin, located on the**  
3 **North Side of East Hermosa Street, approximately 105 feet East of Massachusetts Street,**  
4 **addressed as 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)**

5 Senior Planner Becky Higgins stated that the first agenda item is for an annexation. The  
6 property owner is Barny Weldin and the application was received on May 1, 2025. The  
7 property owner is requesting annexation due to the failure of their existing well so they may  
8 connect to the Town's water. The subject property is contiguous to the existing municipal  
9 boundary. Notices were sent to adjacent properties and no correspondence regarding the  
10 annexation has been received.

11 The annexation application has been reviewed by the Technical Review Committee and  
12 determined to be complete. The Land Development Regulations require properties to  
13 connect to available Town utilities if lines are located within 200 feet of the property. The  
14 application meets the requirements of the Land Development Regulations (LDRs) as well as  
15 the adopted Comprehensive Plan and is ready for a recommendation by the Planning and  
16 Zoning Board.

17 Ms. Higgins stated this ordinance will be presented to the town commission for first reading  
18 on Monday, June 16, 2025. The final reading will be on Monday, July 7, 2025. This will enable  
19 the applicant to move forward to connect to the Town's water service.

20 Member Masso confirmed with Ms. Higgins that the property owner has no plans to develop  
21 the property and asked if they own additional properties.

22 Ms. Higgins stated that the property owner does not have other plans for the property and  
23 they do not own any additional properties in this area. She reiterated that the purpose of the  
24 annexation request is to connect to town utilities.

25 Growth Management Director Thad Carroll explained that if the annexation request is denied,  
26 the property owner would need to pay for the connection of water with a 25% surcharge. He  
27 stated that the Water Management District and Department of Environmental Protection  
28 encourage connection in this manner and it is promoted through our Code.

29 Mr. Carroll advised that the applicant voluntarily amended the application from R-6 to RS-3. A  
30 lot split, or the creation of two parcels, would be the maximum allowed.

31 **Member Galloway made a motion to forward Ordinance 2025-07 to the Town Commission**  
32 **with the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

1 **Motion carried 5-0.**

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

7 Senior Planner Higgins stated that this ordinance is for a small-scale future land use  
8 amendment. The property owner is Barny Weldin and their application was submitted on May  
9 1, 2025. The applicant is requesting to change the land use from Lake County Urban Medium  
10 Density to Lady Lake Single Family Low Density (SF-LD). She advised that there is an occupied  
11 home on the property.

12 Ms. Higgins advised that the applicant opted to apply for a lower density than what they  
13 could have requested, and the proposed density is compatible with nearby properties.

14 Notices to inform the surrounding twelve property owners within 150 feet of the subject  
15 property were mailed on Thursday, May 22, 2025. The property was also posted on Thursday,  
16 May 22, 2025. To date, staff has not received any correspondence in support or opposition of  
17 this application.

18 The Technical Review Committee found that Ordinance 2025-08 was ready for consideration  
19 by the Planning and Zoning Board. Town staff recommends approval of this ordinance.

20 The first scheduled hearing is set for our Local Planning Agency on Monday, June 16, 2025, at  
21 5:30 p.m. The first reading of Ordinance 2025-08 will be presented to the Town Commission  
22 on Monday, June 16, 2025, at 6:00 p.m., and the final reading before the Town Commission is  
23 scheduled for Monday, July 7, 2025, at 6:00 p.m.

24 **Member Brinson made a motion to forward Ordinance 2025-08 to the Town Commission**  
25 **with the recommendation of approval; Member Galloway seconded the motion.**

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

1 **Motion carried 5-0.**

2 **F. Ordinance 2025-09 — Rezoning — Barny Weldin — An Ordinance Changing the Zoning**  
 3 **Designation for Certain Property Being approximately 2.29 acres owned by Barny Weldin,**  
 4 **located North of East Hermosa Street approximately 105 feet East of Massachusetts Street,**  
 5 **from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density**  
 6 **Residential (RS-3) within Lake County, Florida. (Becky Higgins)**

7 Senior Planner Higgins stated that the final Ordinance for this property is for rezoning. She  
 8 advised that the current zoning for this property allows for one dwelling unit per acre and the  
 9 proposed zoning designation would allow for three dwelling units per acre.

10 Ms. Higgins stated that the property is bordered by Lake County on two sides and the other  
 11 two sides are within the Town’s limits as seen on the maps

12 Notices to inform the surrounding twelve property owners within 150 feet of the subject  
 13 property were mailed on Thursday, May 22, 2025. The property was also posted on Monday,  
 14 May 22, 2025. To date, staff has not received any correspondence in support or opposition of  
 15 this application.

16 **Member Auger made a motion to forward Ordinance 2025-09 to the Town Commission with**  
 17 **the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

18 **Motion carried 5-0.**

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

6 Senior Planner Higgins stated that this is the final plat for Boulevard Oaks, owned by BO  
7 Development LLC. The property is located on the east side of 25/Teague Trail, and north of  
8 Line Road and south of the Marion County line. The property is currently under construction,  
9 and staff recommends the approval of this final plat. The approval of this plat will allow the  
10 development to be split into 160 non-age-restricted lots and allow the owners to sell them,  
11 upon recording of the final plat.

12 The streets will be dedicated to the Town for maintenance but they do have a private lift  
13 station.

14 Member Galloway inquired as to the school bus stop that was on the original plat.

15 Growth Management Director Thad Carroll clarified that the Lake County School Board would  
16 decide the final location as it is dependent on the school bus route.

17 **Member Galloway made a motion to forward the Boulevard Oaks Subdivision final plat to**  
18 **the Town Commission with the recommendation of approval; Member Auger seconded the**  
19 **motion.**

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

20 **Motion carried 5-0.**

21 **CHAIRPERSON AND MEMBERS REPORT**

22 Chairman Saunders stated that he attended the Lake County Board of Commissioners  
23 meeting on June 2. He stated that the county officials are exploring becoming a charter  
24 county. Additional meetings on this subject will be on June 10, 23, and 30<sup>th</sup>, and he  
25 encouraged other board members to attend if possible and expressed his concern to the

1 implications this change in government would have on the town's planning and zoning  
2 board.

3 For more information, go to: <https://lakecountyfl.gov/growth>.

4 Chairperson Saunders thanked the board for their support and will look to the board and staff  
5 for guidance.

6 **PUBLIC COMMENT**

7 There were no public comments.

8 **ADJOURN**

9 The meeting was adjourned at 6:00 p.m.

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Kathleen Rosado, Town Clerk

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Tim Saunders, Chairman



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

## AGENDA ITEM TITLE

Resolution 2025-108 – Variance - A Resolution Granting a Variance from the Provisions of Chapter 5). Chart 5-2, of the Town of Lady Lake Land Development Regulations Which Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 Feet Within the MX-8 "Mixed Residential Medium Density" Zoning District. The Variance Request is to Allow a Minimum of 12.5 Foot West Side Yard Setback on Property Owned by Dennis and Patricia Farrington Trustees, Located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida. (Rebecca Higgins)

## AGENDA ITEM ID

20250908

## DEPARTMENT

Growth Management

## SUMMARY

### STAFF RECOMMENDED MOTIONS

1. Motion to forward Resolution 2025-108 to the Town Commission with the Recommendation of Approval.
  2. Motion to forward Resolution 2025-108 to the Town Commission with the Recommendation of Denial.
- Staff recommends approval of Resolution 2025-108.

On Tuesday, July 29, 2025, a variance application was filed with the Town of Lady Lake by Licciardello Construction Inc on behalf of property owners, Dennis and Patricia Farrington Trustees, for property located at 718 Saint Andrews Boulevard, within the Town Limits of Lady Lake, Florida.

The variance request is pursuant to Chapter 5, Chart 5-2, of the Land Development Regulations (LDRs) which requires the side yard abutting a local roadway setback to be a minimum of 20 feet within the MX-8 "Mixed Residential Medium Density" Zoning District. The variance request is to allow a 12.5-foot west side yard setback.

## JUSTIFICATION STATEMENT

The request for a side yard setback encroachment is based on several justifications provided by the applicant. Due to the larger setbacks required for corner lots, the buildable area on this property is significantly reduced. The homeowner is seeking to relocate the driveway to Bay Meadows Lane, where reduced traffic would provide a safer environment for entering

and exiting the property. The proposed garage would offer secure storage for the owner's car and golf cart, replacing the existing golf cart storage shed, which will be removed. The existing golf cart garage is located 13.9 feet from the property line—within the required 20-foot setback. The proposed garage will not appear to extend beyond the footprint of the existing shed that has been in place for years. The northwest corner of the new structure will align with the current shed, while the southwest corner will have a slightly reduced setback due to the curvature of the road. Additionally, the location of the proposed garage does not interfere with any drainage or utility easements. Letters of support from neighboring property owners have been submitted, indicating community approval of the proposal.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding 22 property owners within 150' of the subject property of the proposed variance were mailed on Monday, August 25, 2025. The property was also posted on Monday, August 25, 2025.

**FISCAL IMPACT**

None.

**FUNDING ACCOUNT**

None.

**PAST ACTIONS**

The Technical Review Committee reviewed Resolution 2025-108 and found it was ready for consideration by the Planning and Zoning (P&Z) Board.

**PUBLIC HEARINGS**

The Commission's first and final reading of Resolution 2025-108 is scheduled for Monday, September 15, 2025, at 6:00 p.m.

1 **DRAFT RESOLUTION 2025-108**  
2 **TOWN OF LADY LAKE, FLORIDA**

3 A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF  
4 CHAPTER 5). CHART 5-2, OF THE TOWN OF LADY LAKE LAND DEVELOPMENT  
5 REGULATIONS WHICH REQUIRES THE SIDE YARD SETBACK TO BE A  
6 MINIMUM OF 20 FEET WHEN ADJOINING A LOCAL ROADWAY LOCATED  
7 WITHIN THE MX-8 "MIXED RESIDENTIAL MEDIUM DENSITY" ZONING  
8 DISTRICT. THE VARIANCE REQUEST IS TO ALLOW A MINIMUM OF A 12.5  
9 FOOT WEST SIDE YARD SETBACK ON PROPERTY OWNED BY DENNIS W &  
10 PATRICIA A FARRINGTON TRUSTEES, LOCATED AT 718 SAINT ANDREWS  
11 BOULEVARD, WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA.

12 **WHEREAS**, Dennis and Patricia Farrington are the owners of certain real property located in  
13 the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

14 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of Chapter 5,  
15 Chart 5-2, of the Town of Lady Lake Land Development Regulations which requires the side  
16 yard setback to be a minimum of 20 feet when adjoining a local roadway located within the  
17 MX-8 "Mixed Residential Medium Density" zoning district; and

18 **WHEREAS**, the variance request is to allow the west side yard setback to be 12.5 feet from the  
19 property line to allow for the construction of a 20' x 20' garage to be located at property  
20 addressed as 718 Saint Andrews Boulevard, referenced by Alternate Key Number 2914483,  
21 within the town limits of the Town of Lady Lake, Florida; and

22 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider  
23 the variance request, and having heard evidence and testimony on said request, found it to  
24 be consistent with the Lady Lake Comprehensive Plan and requirements for variances set  
25 forth in the Land Development Regulations of the Town of Lady Lake.

26 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,  
27 Florida, hereby grants a variance from the provisions of Chapter 5, Chart 5-2, of the Town of  
28 Lady Lake Land Development Regulations which requires the side yard setback to be a  
29 minimum of 20 feet when adjoining a local roadway located within the MX-8 "Mixed  
30 Residential Medium Density" zoning district. The variance approval allows for a 20' x 20'  
31 garage to be constructed on property addressed as 718 Saint Andrews Boulevard, referenced  
32 by Alternate Key Number 2914483, owned by Dennis W and Patricia A Farrington Trustees,  
33 within the town limits of the Town of Lady Lake, Florida.

1 This Resolution shall take effect immediately upon its adoption by the Town Commission of  
2 the Town of Lady Lake.

3 **RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, **2025**, in Lady Lake, Florida, by the  
4 Lady Lake Town Commission.

5 Town of Lady Lake, Florida

6 \_\_\_\_\_  
7 Ed Freeman, Mayor

8 Attest:

9 \_\_\_\_\_  
10 Kathleen Rosado, Town Clerk

11 Approved as to form:

12 \_\_\_\_\_  
13 Derek Schroth, Town Attorney

1 EXHIBIT A—Legal Description and Map

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3 LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 10 LOT 2431 PB 28 PGS 86-92 ORB 4349 PG 934

4 ORB 4822 PG 1649 ORB 4796 PG 2307 ORB 4834 PG 314



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

## AGENDA ITEM TITLE

Ordinance 2025-12 — Deannexation — Taylor Long et al — An ordinance voluntarily deannexing nine properties totaling approximately 20.69 acres, owned by Taylor and Turner Long, Kristen and Wade Pettis, \*\*\*\*\* (Owner's Information Exempt Under Florida Law), Kayla and Daniel Davis, David Chiodo, David Carneccchia, Justine Carneccchia Life Estate, Debra Francis, and Scott Doree, located on the east and west of Carolina Avenue and north of Lake Griffin Road, within Lake County Florida. (Rebecca Higgins)

## AGENDA ITEM ID

20250908

## DEPARTMENT

Growth Management

## SUMMARY

### STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2025-12 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2025-12 to the Town Commission with the recommendation of denial.

Growth Management staff recommends approval of Ordinance 2025-12.

On Thursday, July 31, 2025, an application was filed with the Town of Lady Lake by Taylor Long on behalf of the owners of nine properties requesting to deannex said properties from the incorporated limits of the Town of Lady Lake. These properties are located east and west of Carolina Avenue and north of Lake Griffin Road, and referenced by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584, 3809658, 3801615, and 1261023. The application requests the deannexation of approximately 20.69 acres from the incorporated limits of the Town of Lady Lake into unincorporated Lake County.

The subject properties lie within Section 16, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. The properties are not served by the Town of Lady Lake utilities and are located along an unpaved road not maintained by the Town.

The deannexation 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 Chapter 171.052, F.S. Criteria for Contraction of Municipal Boundaries. Ordinance 2025-12 is ready

for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding 28 property owners within 150 feet of the subject properties were mailed on Monday, August 25, 2025. The property was also posted on Monday August 25, 2025, in accordance with public notification regulations.

**FISCAL IMPACT**

Approximately \$4,619.29 in ad valorem taxes would not be collected annually. (Amount based on 2024 tax bills.)

**SOURCE OF FUNDING**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

The Technical Review Committee found that Ordinance 2025-12 was ready for consideration of recommendation by the Planning and Zoning Board.

**PUBLIC HEARINGS**

The first reading of Ordinance 2025-12 before the Town Commission is scheduled for Monday, September 15, 2025, at 6 p.m. The second and final reading is scheduled for Monday, October 6, 2025, at 6 p.m.



1 **WHEREAS**, the subject properties do not lie between the Town and an area to be served by the  
2 Town water or sewer service; and

3 **WHEREAS**, the subject properties are not adjacent on at least 60 percent of the combined  
4 external boundaries to the municipal boundary and areas developed for urban purposes; and

5 **WHEREAS**, the subject properties are better served by Lake County for zoning and land  
6 development regulation; and

7 **WHEREAS**, the contraction of the subject properties will not result in a portion of the Town  
8 becoming non-contiguous with the rest of the municipality; and

9 **WHEREAS**, in the best interest of the public health, safety, and welfare of the citizens of; and

10 **WHEREAS**, The Town of Lady Lake, the Town Commission of the Town of Lady Lake desires to  
11 contract the subject properties from the municipal boundaries of the Town of Lady Lake; and

12 **WHEREAS**, upon adoption of this Ordinance, the municipal boundary lines of the Town of Lady  
13 Lake referenced in Town of Lady Lake Charter, Article II, Section 2.01, shall be redefined to  
14 exclude the subject real property.

15 **NOW, THEREFORE, THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA**  
16 **HEREBY ORDAINS, AS FOLLOWS:**

17 **Section 1. Recitals.** The foregoing recitals are true and correct and are fully incorporated  
18 herein by this reference.

19 **Section 2. Contraction of Subject Properties.** The Subject Property and adjacent as illustrated  
20 in Exhibit A shall be and is hereby deannexed from the Town of Lady Lake, Florida. The subject  
21 properties shall be excluded from the existing boundaries of the Town of Lady Lake, Florida,  
22 from the effective date of this ordinance.

23 **Section 3. Town Boundaries Redefined; Town of Lady Lake Charter Amended.** Pursuant to  
24 Section 166.031(3), *Florida Statutes*, and Section 171.091, *Florida Statutes*, the Town of Lady  
25 Lake Charter is hereby amended to redefine the corporate boundaries of the Town of Lady Lake  
26 to exclude the subject properties described in Exhibit A of this ordinance. The Town Clerk shall  
27 file the revised Town of Lady Lake Charter, Article II, Section 2.01, with the Department of State  
28 within thirty days of the effective date of this ordinance. The Town Clerk shall also file this  
29 ordinance with the Clerk of the Circuit Court of Lake County, the County Manager of Lake  
30 County, and the Department of State within seven days of the effective date.

1 **Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions.** All ordinances and  
2 resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to  
3 the extent of the conflict.

4 **Section 5. Severability.** If any section, subsection, sentence, clause, phrase, word or provision  
5 of this Ordinance is for any reason held invalid or unconstitutional by any court of competent  
6 jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be  
7 deemed a separate, distinct and independent provision, and such holding shall not affect the  
8 validity of the remaining portions of this Ordinance.

9 **Section 6. Effective Date.** This Ordinance shall become effective immediately upon adoption  
10 by the Town Commission of the Town of Lady Lake, Florida, and pursuant to the Town Charter.

11 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,  
12 this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Town of Lady Lake, Florida

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Ed Freeman, Mayor

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20 ATTEST:

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23 Kathleen Rosado, Town Clerk

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25 APPROVED AS TO FORM:

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28 Derek Schroth, Town Attorney

**EXHIBIT A – Legal Descriptions and Map**

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**LEGAL DESCRIPTION:**

**Parcel 1 – Alternate Key 3871934 – 439 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD N 151 FT OF LOT 37--LESS W 20 FT FOR RD R/W--PB 8 PG 9  
ORB 5899 PG 1452

**Parcel 2 – Alternate Key 3871934 – 433 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE  
363.29 FT FOR POB, CONT N 0-01-22 E 151 FT TO A POINT THAT IS S 0-01-22 W 151 FT FROM  
NW COR OF SAID LOT 37, N 89-52-50 E 658.57 FT TO E LINE OF LOT 37, S 0-0-12 E 639.74 FT, N  
18-37-57 W 515.42 FT, S 89-52-50 W 494 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART  
OF LOTS 21, 22, 37 PB 8 PG 9 ORB 5861 PG 656

**Parcel 3 – Alternate Key 3871936 – 427 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE  
212.29 FT FOR POB, CONT N 0-01-22 E 151 FT, N 89-52-50 E 494 FT, S 18-37-57 E 515.42 FT TO E  
LINE OF SW 1/4 OF SEC 16-18-24, N 36-11-27 W 417.85 FT, S 89-52-50 W 412 FT TO POB--LESS  
W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 37 PB 8 PG 9

**Parcel 4 – Alternate Key 3801614 – 421 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD FROM SW COR OF LOT 37 RUN N 0-01-22 E ALONG W LINE  
OF SAID LOT 37 A DIST OF 60.32 FT FOR POB, CONT N 0-01-22 E 151.97 FT, N 89-52-50 E 412 FT,  
S 36-11-27 E 417.85 FT TO E LINE OF SW 1/4 OF SEC 16-18-24, N 56-23-59 W 288.05 FT, N 86-35-  
04 W 419.61 FT TO POB--LESS W 20 FT FOR RD R/W--BEING PART OF LOTS 21, 22, 23, 37 PB 8  
PG 9 ORB 5074 PG 395

**Parcel 5 – Alternate Key 3801167 – 39526 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD BEG AT NW COR OF LOT 23, RUN S 0-01-22 W 125 FT, N 89-  
55-11 E 658.87 FT TO E LINE OF SW 1/4 OF SEC 16, N 56-23-59 W 288.05 FT, N 86-35-04 W  
419.61 FT TO W LINE OF LOT 37, S 0-01-22 W 60.32 FT TO POB--LESS W 20 FT FOR RD R/W--  
BEING PART OF LOTS 21, 22, 23, 37 PB 8 PG 9 ORB 1965 PG 196 ORB 6095 PG 926

**Parcel 6 – Alternate Key 1132584 – 39545 Carolina Avenue**

LADY LAKE, SLIGH & TEAGUE'S ADD N 208.50 FT OF LOT 36 PB 8 PG 9 ORB 2192 PG 2150

1 **Parcel 7 – Alternate Key 3809658 – 39531 Carolina Avenue**

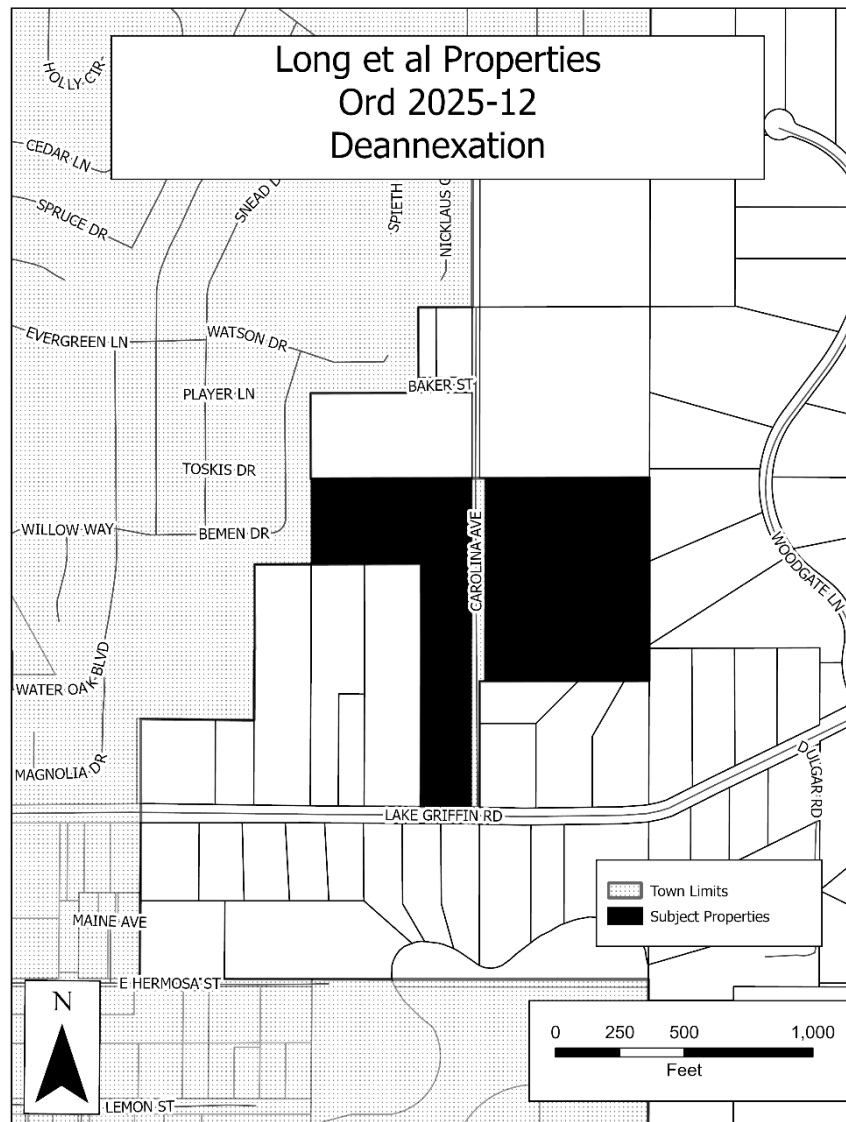
2 LADY LAKE, SLIGH & TEAGUE'S ADD S 123.92 FT OF N 332.42 FT OF LOT 36 PB 8 PG 9 ORB 2551  
3 PG 2287 ORB 5809 PG 2037

4 **Parcel 8 – Alternate Key 3801615 – 39412 Carolina Avenue**

5 LADY LAKE, SLIGH & TEAGUE'S ADD N 231.34 FT OF E 198.08 FT OF S 1/2 OF LOT 36 PB 8 PG 9  
6 ORB 1962 PG 842

7 **Parcel 9 – Alternate Key 1261023 – 2325 Lake Griffin Road**

8 LADY LAKE, SLIGH & TEAGUE'S ADD LOT 25--LESS W 10.84 FT, E 198.08 FT OF S 1/2 OF LOT 36--  
9 LESS N 231.34 FT--PB 8 PG 9 ORB 2136 PG 1569 ORB 2191 PG 950





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

## AGENDA ITEM TITLE

Ordinance 2025-13 — Rezoning — Lake Ella PUD — An ordinance modifying the existing zoning entitlements and boundary under the Lady Lake Planned Development (PUD) designation for five properties totaling approximately 50.9 acres; Referenced by Alternate Key Numbers 3922235, 3374916, 1282608, 3793911, and 1282594 within Lake County, Florida. (Rebecca Higgins)

## AGENDA ITEM ID

20250908

## DEPARTMENT

Growth Management

## SUMMARY

### STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2025-13 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Ordinance 2025-13 to the Town Commission with the Recommendation of Denial.

Growth Management staff recommends approval of Ordinance 2025-13.

On Wednesday, August 13, 2025, an application was made to the Town of Lady Lake by Jason Bullard with EXO Limited, LLC on behalf of property owner Lake County Development Partners, LLC, amend the current boundaries and entitlements of the existing Memorandum of Agreement within Ordinance 2020-04, for approximately 50.9 acres located north of Lake Ella Road and west of South Highway 27/441.

The ordinance proposes the following uses:

- Permitted Uses. Professional/Business Offices/Office Complex/Office warehouse facility
- Medical Offices/Clinic
- Adult Care Facility/Assisted Living Facility/Nursing Home
- Commercial/Retail Sales Business
- Hotels
- Restaurants (w/o drive through window)
- Multi-Family Dwelling (including Apartments, Townhouses, and Duplex), age restricted 55+
- Health/Exercise Club/Spa

Uses Expressly Prohibited. All uses other than those aforementioned as “permitted uses” shall be expressly prohibited.

The ordinance has been modified to remove condominium as an allowed use and to add the following uses:

- Office complex/Office warehouse facility
- Adult care facility/Assisted living facility/Nursing home
- Multi-family dwelling, age restricted 55+

The ordinance also incorporates the southernmost 9.9 acres into the PUD. This portion was removed at the of approval for Ordinance 2020-04.

The subject property is in Section 28, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property were included with the submitted application.

#### Zoning Designation of Adjacent Properties

North Planned Unit Development (PUD)

East Heavy Commercial (HC)

South Fruitland Park Neighborhood Commercial (C-1)

West Residential Single Family (RS-6)

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 Town Commission.

#### **IMPACT ON TOWN SERVICES**

Potable Water: The proposed entitlement change is anticipated to require 188 ERUs of water, 33 % of the requirements of the existing entitlements.

Sewer: The proposed entitlement change is anticipated to require 188 ERUs of sewer, 33 % of the requirements of the existing entitlements. This reduction is largely due to the removal of the restaurant and the conversion from condominiums (1 ERU per unit) to an independent living facility (0.2 ERU per unit).

Schools: Because the Memorandum of Agreement restricts the age for the multifamily portion to 55+, this project will have no effect on the school system.

Parks and Recreation: This project offers an internal amenity center, thus not impacting the level of service for parks and recreation.

Transportation: Based on the ITE trip generation provided, the proposed development will have a net reduction of approximately 2,782 daily trips from the existing entitlements (from 8,590 to 5,808 daily trips). The removal of the restaurant and retail uses from the existing conceptual plan helps to reduce a significant number of trips.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

Flood: The subject property lies within Flood Zone X per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding 26 property owners within 150 feet of the property proposed by the PUD amendment request on Monday, August 25, 2025. The notification signs were posted on the property on Monday, August 25, 2025.

**FISCAL IMPACT**

Not applicable.

**SOURCE OF FUNDING**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

The Technical Review Committee found that Ordinance 2025-13 was ready for transmittal to the Planning and Zoning Board.

**PUBLIC HEARINGS**

The first hearing of Ordinance 2025-13 is scheduled for Monday, October 6, 2025, at 6 p.m. The second and final reading of Ordinance 2025-13 before the Town Commission is scheduled for Monday, October 20, 2025, at 6 p.m.



1 **WHEREAS**, on September 8, 2025, pursuant to the provisions of the Town of Lady Lake Land  
2 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed  
3 the proposed amendment to the Memorandum of Agreement which is attached hereto as  
4 Exhibit “B” and recommended to the Town Commission of the Town of Lady Lake that said  
5 amendment be adopted.

6 **NOW THEREFORE**, be it ordained and enacted by the Town Commission of the Town of Lady  
7 Lake, in Lake County, Florida.

8 **Section 1.** Based upon the petition of certain landowners of property, which is in Lake  
9 County, Florida, and described in Exhibit “A” hereto, a request has been made to amend the  
10 “Planned Unit Development” entitlements, as described in the Memorandum of Agreement  
11 “Exhibit B” and shown on the Conceptual Plan “Exhibit C”. Said petition has been approved  
12 by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake  
13 Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the  
14 Charter of the Town of Lady Lake and the Florida Statutes, the property described in Exhibit  
15 “A” hereto is hereby amended.

16 **Section 2. Severability.** The provisions of this Ordinance are declared to be separable and if  
17 any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be  
18 invalid or unconstitutional, such decision shall not affect the validity of the remaining  
19 sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it  
20 being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of  
21 any part.

22 **Section 3.** This Ordinance shall become effective immediately upon its passage by the Town  
23 Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said  
24 provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan  
25 Amendment by the Town Commission.

26

1 **PASSED AND ORDAINED** this \_\_\_ day of \_\_\_\_\_, **2025** in the regular session of the Town  
2 Commission of the Town of Lady Lake, Lake County, Florida, upon Second and Final Reading.

3

4

Town of Lady Lake, Florida

5

6

\_\_\_\_\_  
Ed Freeman, Mayor

7 Attest:

8

\_\_\_\_\_  
9 Kathleen Rosado, Town Clerk

10 Approved as to form:

11

\_\_\_\_\_  
12 Derek Schroth, Town Attorney

13

1 EXHIBIT "A" — Legal Description and Map

2 PARCEL 1:

3 THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF THE ACL RAILROAD, AND  
4 BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN  
5 N.00°35'56"E., ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A  
6 DISTANCE OF 279.44 FEET, THENCE N.22°46'58"W. 308.37 FEET, RUN S.67°13'02"W., 400 FEET,  
7 THENCE S.17°30'30"E., TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST  
8 1/4, THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4  
9 TO THE POINT OF BEGINNING, LYING IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST,  
10 LAKE COUNTY, FLORIDA;

11 LESS AND EXCEPT:

12 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24  
13 EAST, LAKE COUNTY, FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF THE SE 1/4  
14 OF SAID SECTION 28, 2095.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
15 THENCE N.89°41'17"E. 368.82 FEET; THENCE N.00°16'55"W., 179.07 FEET TO THE POINT OF  
16 CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00 FEET AND A  
17 DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.49  
18 FEET TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49"W. AND A  
19 CHORD DISTANCE OF 45.38 FEET; THENCE N.14°08'43"W., 75.54 FEET TO THE POINT OF  
20 CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, A DELTA  
21 ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FEET TO THE POINT OF  
22 TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.07°13'19"W. AND A CHORD  
23 DISTANCE OF 51.11 FEET; THENCE N.00°17'27"W., 210.73 FEET TO A POINT ON THE NORTH  
24 LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE S.89°42'05"W. ALONG SAID  
25 NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 339.32 FEET  
26 TO A POINT ON THE AFORESAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28; THENCE  
27 S.00°18'43"E., ALONG SAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 559.02 FEET TO  
28 POINT OF BEGINNING.

29 PARCEL 2:

30 THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING NORTH OF CLAY ROAD, LESS: BEGIN AT  
31 THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN SOUTH  
32 ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHERLY  
33 RIGHT OF WAY LINE OF SAID CLAY ROAD, THENCE N.84°15'56"W. ALONG NORTHERLY RIGHT

1 OF WAY, 100 FEET, THENCE N.17°30'30"W. TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF  
2 THE SOUTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF  
3 THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH,  
4 RANGE 24 EAST, LAKE COUNTY, FLORIDA;

5 AND

6 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28, TOWNSHIP 18  
7 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT  
8 THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION  
9 28, RUN THENCE N.00°38'56"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE  
10 SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 279.44 FEET; THENCE N.22°46'58"W.  
11 PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 27-441, A DISTANCE OF  
12 308.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF  
13 BEGINNING, RUN THENCE N.67°13'02"E., A DISTANCE OF 100.48 FEET TO THE WESTERLY  
14 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, THENCE N.22°46'58"W. ALONG THE  
15 WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 789.80 FEET TO  
16 THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28,  
17 THENCE N.89°24'17"W. ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE  
18 SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 108.38 FEET, THENCE S.22°46'58"E.  
19 PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A  
20 DISTANCE OF 832.80 FEET TO THE POINT OF BEGINNING.

21 LESS:

22 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28, TOWNSHIP 18  
23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT  
24 THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION  
25 28; RUN THENCE N.00°38'56"E. (N.00°07'37"E. FLORIDA GRID EAST ALONG THE EAST LINE OF  
26 THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 279.44  
27 FEET; THENCE N.22°46'58"W. (N.23°15'17"W. FLORIDA GRID EAST ZONE) , PARALLEL WITH  
28 THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 308.37  
29 FEET; THENCE N.67°13'02"E. (N66°44'43"E. FLORIDA GRID EAST ZONE), A DISTANCE OF  
30 100.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, THENCE  
31 N.22°46'58"W., (N.23°16'06"W. FLORIDA GRID EAST ZONE), ALONG THE WESTERLY RIGHT OF  
32 WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 112.86 FEET TO THE POINT OF  
33 BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY RUN S.69°44'02"W. FLORIDA GRID EAST  
34 ZONE 488.35 FEET; THENCE N.17°58'49"W. FLORIDA GRID EAST ZONE 138.91 FEET; THENCE

1 N.72°51'55"E. FLORIDA GRID EAST ZONE 477.61 FEET TO THE RIGHT OF WAY OF U.S. HIGHWAY  
2 NO. 27-441; THENCE S23°16'06"E. FLORIDA GRID EAST ZONE ALONG RIGHT OF WAY 112.86  
3 FEET TO THE POINT OF BEGINNING.

4 ALSO LESS:

5 FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 RUN  
6 N00°38'56"E., 279.44 FEET, N.22°46'58"W., PARALLEL WITH THE WESTERLY RIGHT OF WAY  
7 LINE OF U.S. HIGHWAY 27 A DISTANCE OF 308.37 FEET FOR POINT OF BEGINNING, RUN  
8 S67°13'02"W. 400 FEET BEING POINT A, RETURN TO POINT OF BEGINNING, RUN N67°13'02"E.  
9 100.48 FEET TO WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 N., N22°46'58"W., ALONG  
10 THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 A DISTANCE OF 112.86 FEET, S  
11 69°44'02"W., 488.35 FEET, S.17°58'49"E. TO POINT A.

12

13 PARCEL 3:

14 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28, TOWNSHIP 18  
15 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT  
16 THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION  
17 28; RUN THENCE N.00°38'56"E. (N.00°07'37"E. FLORIDA GRID EAST ALONG THE EAST LINE OF  
18 THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 279.44  
19 FEET; THENCE N.22°46'58"W. (N.23°15'17"W. FLORIDA GRID EAST ZONE) , PARALLEL WITH  
20 THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 308.37  
21 FEET; THENCE N.67°13'02"E. (N66°44'43"E. FLORIDA GRID EAST ZONE)., A DISTANCE OF  
22 100.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, THENCE  
23 N.22°46'58"W., (N.23°16'06"W. FLORIDA GRID EAST ZONE), ALONG THE WESTERLY RIGHT OF  
24 WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 112.86 FEET TO THE POINT OF  
25 BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY RUN S.69°44'02"W. FLORIDA GRID EAST  
26 ZONE 488.35 FEET; THENCE N.17°58'49"W. FLORIDA GRID EAST ZONE 138.91 FEET; THENCE  
27 N.72°51'55"E. FLORIDA GRID EAST ZONE 477.61 FEET TO THE RIGHT OF WAY OF U.S. HIGHWAY  
28 NO. 27-441; THENCE S23°16'06"E. FLORIDA GRID EAST ZONE ALONG RIGHT OF WAY 112.86  
29 FEET TO THE POINT OF BEGINNING.

30

31 PARCEL 4 (HOTEL SITE):

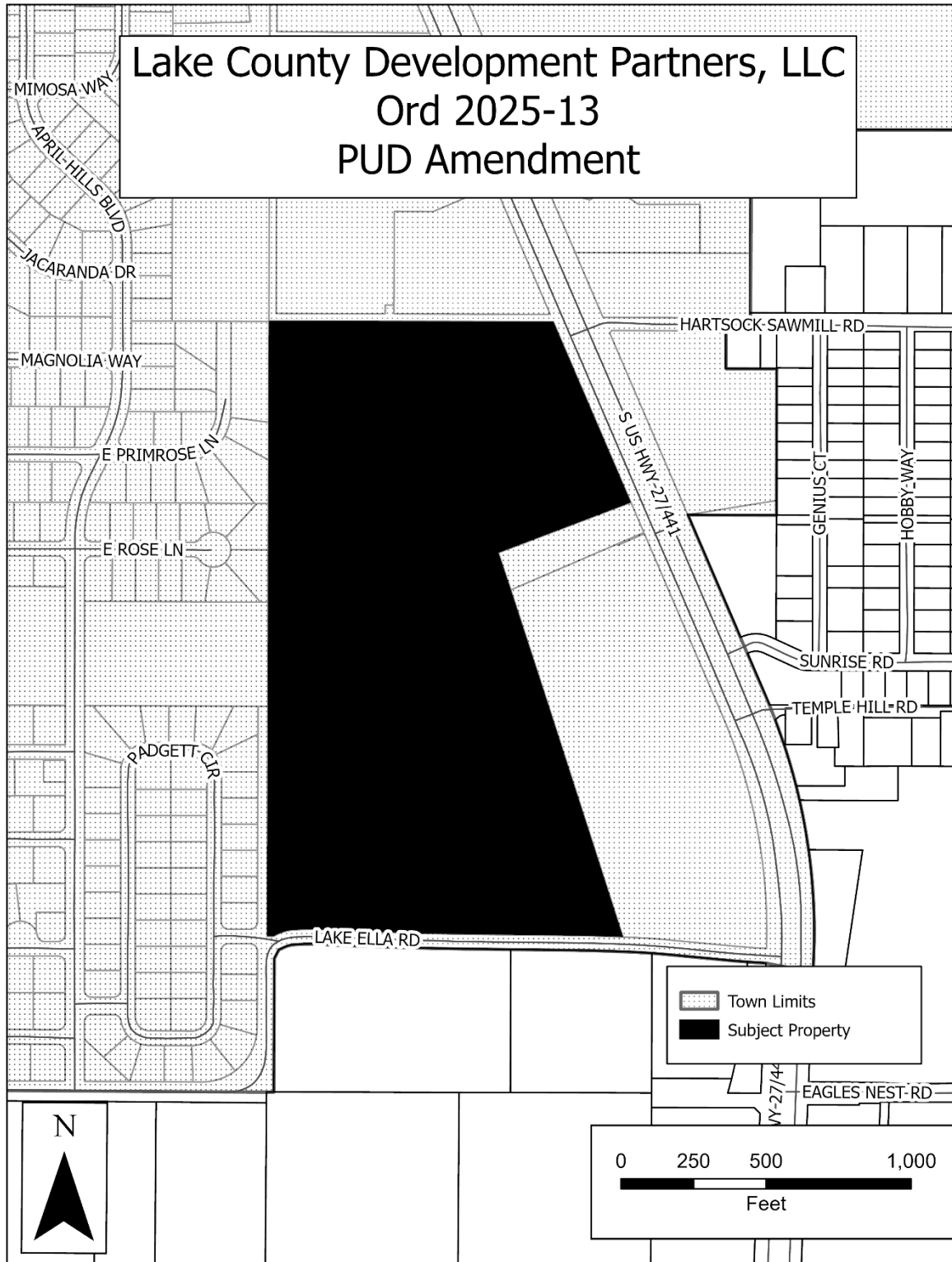
32 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24  
33 EAST, LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF THE SE 1/4

1 OF SAID SECTION 28, 2095.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
2 THENCE N. 89°41'17"E. 368.82 FEET; THENCE N.00°16'55"W., 179.07 FEET TO THE POINT OF  
3 CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00 FEET AND A  
4 DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.49  
5 FEET TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49"W. AND A  
6 CHORD DISTANCE OF 45.38 FEET; THENCE N.14°08'43"W., 75.54 FEET TO THE POINT OF  
7 CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, A DELTA  
8 ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FEET TO THE POINT OF  
9 TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.07°13'19"W.,AND A CHORD  
10 DISTANCE OF 51.11 FEET; THENCE N. 00°17'27"W., 210.73 FEET TO A POINT ON THE NORTH  
11 LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE S.89°42'05"W. ALONG SAID  
12 NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 339.32 FEET  
13 TO A POINT ON THE AFORESAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28; THENCE  
14 S.00°18'43"E., ALONG SAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 559.02 FEET TO  
15 POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING NONEXCLUSIVE EASEMENT FOR  
16 ACCESS, ROADWAY AND UTILITIES:

17 HOTEL SITE CENTERLINE ACCESS EASEMENT DESCRIPTION:

18 ACCESS EASEMENT IS 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED  
19 CENTERLINE:,COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH,  
20 RANGE 24 EAST, LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF  
21 THE SE 1/4 OF SAID SECTION 28, 2095.71 FEET; THENCE N. 89° 41'17"E.368.82 FEET; THENCE  
22 N.00°16'55"W., 179.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY,  
23 HAVING A RADIUS OF 188.00 FEET AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG THE  
24 ARC OF SAID CURVE A DISTANCE OF 45.49 FEET TO THE POINT OF TANGENCY, HAVING A  
25 CHORD BEARING OF N.07°12'49". AND A CHORD DISTANCE OF 45.38 FEET; THENCE  
26 N.14°08'43"W., 75.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY,  
27 HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF  
28 SAID CURVE, 51.23 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD  
29 BEARING OF N.07°13'19"W., AND A CHORD DISTANCE OF 51.11 FEET; THENCE N.00°17'27"W.,  
30 76.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.89°40'11"E., A  
31 DISTANCE OF 277.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY,  
32 HAVING A RADIUS OF 800.00 FEET AND A DELTA ANGLE OF 23°30'19"; THENCE ALONG SAID  
33 CURVE AN ARC DISTANCE OF 328.19 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING  
34 A CHORD BEARING OF N.77°55'01"E AND A CHORD DISTANCE OF 325.90 FEET; THENCE N.

- 1 66°09'54"E., A DISTANCE OF 67.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE
- 2 OF U.S. HIGHWAY NO. 27-441 AND THE TERMINUS OF THIS EASEMENT.



1 **EXHIBIT B**

2 **MEMORANDUM OF AGREEMENT**

3 This Memorandum of Agreement is dated the \_\_\_\_ day of \_\_\_\_\_, 2025 between the  
4 Town of Lady Lake, Florida (hereinafter the "Town") and Lake County Development Partners,  
5 LLC (hereinafter "LCDP").

6 **RECITALS**

- 7 1. LCDP is the owner of certain real property in Lady Lake, Florida as described in the  
8 legal description and depicted in the proposed Master Plan attached hereto  
9 (hereinafter the "Property"). This property depicted and described in legal description  
10 and the proposed Master Plan is currently zoned Planned Unit Development  
11 (hereinafter the "PUD") per Town of Lady Lake, Florida Ordinance 2020-04.
- 12 2. The property described in the legal description and depicted in the attached map is  
13 hereinafter referred to as the "Property".
- 14 3. The applicant wishes to amend the PUD for the real property as described in the legal  
15 description and depicted in the attached map.
- 16 4. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to  
17 the provisions of Chapter 5, Section 4(o) of the Town's Land Development  
18 Regulations.

19 **NOW, THEREFORE**, in recognition of the foregoing, the parties agree to the following terms  
20 and conditions as part of the proposed PUD, Commercial zoning for the Property:

- 21 1) Permitted Uses: Those uses permitted by the Town's Land Development Regulations  
22 consistent with a PUD, Commercial zoning and High-Density Residential Zoning as  
23 follows:
- 24 • Professional/Business Offices/Office Complex/Office warehouse facility
  - 25 • Medical Offices/Clinic
  - 26 • Adult Care Facility/Assisted Living Facility/Nursing Home
  - 27 • Commercial/Retail Sales Business
  - 28 • Hotels
  - 29 • Restaurants (w/o drive through window)

- 1           • Multi-Family Dwelling (including Apartments, Townhouses, and Duplex), age
- 2           restricted 55+
- 3           • Health/Exercise Club/Spa

4 The maximum number of residential units within the development will not exceed 500 units.

5       2) Uses Expressly Prohibited: All uses other than Permitted Uses described above.

6       3) Design, Development, and Setback Standards: The Property and portions of the

7       Property may be developed and sold as single lots or as multiple lot parcels without

8       the necessity of platting according to the following standards:

9       (a) No minimum lot size is required.

10       (b) No minimum lot width is required.

11       (c) Maximum building height shall be 35 feet, unless adequate fire protection

12       measures are provided. Uninhabitable architectural features are not limited by

13       this height restriction and are not required to meet the fire protection measures.

14       (d) Parking requirements will be in accordance with Chapter 7 of the Town's Land

15       Development Regulations for the specified use at the time of site plan approval. If

16       a reduction of the parking requirements (shared parking) is requested for the

17       mixed-use areas, the reduction process will be presented for approval during the

18       Technical Review portion of the site plan approval.

19           a. Age restricted Independent Living Facilities will require one parking space

20           per unit. Adult Care Facility/Assisted Living Facility/Nursing Home will

21           require one parking space per every two beds.

22           b. All parking spaces shall be exempt from the maximum distance

23           requirements as defined in Chapter 7, Section 7-6)a)3 of the Town's Code of

24           Ordinances, Land Development Regulations.

25       (e) The maximum impervious surface ratio for the entire Property shall be limited to

26       80 percent, including building coverage. Individual site plans with an impervious

27       surface ratio exceeding 80 percent shall be approved, so long as the impervious

28       surface ratio for the entire Property does not exceed 80 percent.

29       (f) Property Setbacks:

30           a. All structures erected on the Property shall have zero foot lot setback lines

31           from lot lines located within the Property.

- 1           b. All structures erected on the Property shall have a ten-foot minimum  
2           setback from contiguous property not zoned residential.
- 3           c. All structures erected on the Property shall have a twenty (20) foot  
4           minimum setback from contiguous property zoned residential.
- 5           d. All structures erected on the Property shall have a minimum fifty (50) foot  
6           setback from the right of way for U.S. Highway 441/27. This setback does  
7           not apply to walls, signage and signage structures, so long as they are  
8           uninhabitable.
- 9           e. All structures erected on the Property shall have a minimum thirty-five (35)  
10          foot setback from the right of way for Lake Ella Road. This setback does not  
11          apply to walls, signage and signage structures, so long as they are  
12          uninhabitable.
- 13          f. No greater setbacks or separations than those described above shall be  
14          imposed by the Town's Code of Ordinances, Land Development  
15          Regulations, or zoning ordinances, except as required by the Town's Life  
16          Safety Code.
- 17          (g) It shall be unlawful to operate a bar, lounge or night club within 200 feet of  
18          property owned or used by a church or school. Measurement shall be from the  
19          structure of the establishment to the nearest property line of the church or school.
- 20          (h) Buffers: Buffers separating the adjacent residential properties to the west and  
21          along Lake Ella Road shall be a minimum of a "Class A" Buffer.
- 22          4) Site plan approval for proposed structures on the Property shall be contingent upon  
23          compliance with Chapter 7 of the Town's Land Development Regulations and will  
24          require the certification of a professional engineer that the proposed drainage system  
25          will handle the runoff as required by Chapter 13 of the Land Development Regulations.
- 26          5) All proposed structures will be permitted by the Town only when shown to be  
27          compliant to submitted site plans. Owners shall complete all required site  
28          improvements prior to the Town issuing a Certificate of Occupancy.
- 29          6) The final Site Development Plan pursuant to the Town's Land Development  
30          Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.
- 31          7) All structures must be permitted by the Town pursuant to site plans submitted and the  
32          owners shall install and complete all required site improvements prior to the Town

1           issuing a Certificate of Occupancy for any permitted structure. Site plan approval shall  
2           be based upon adherence to Chapter 7 of the Town's Land Development Regulations,  
3           provided certification of a professional engineer is given certifying that the drainage  
4           system will handle the runoff as required by Chapter 13 of the Land Development  
5           Regulations.

6           8) Any amendments to this Memorandum of Agreement are binding only upon execution  
7           by all parties affected.

8  
9

1 **PROPERTY OWNER**

2 \_\_\_\_\_  
3 Lake County Development Partners, LLC

4 **STATE OF FLORIDA**

5 **COUNTY OF \_\_\_\_\_**

6 The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence  
7 or \_\_\_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025 by  
8 \_\_\_\_\_, as Owner/Authorized Signer of the Property, who is  
9 personally known to me or has produced \_\_\_\_\_ as identification.

10

11

12 \_\_\_\_\_

13 Notary Public Signature

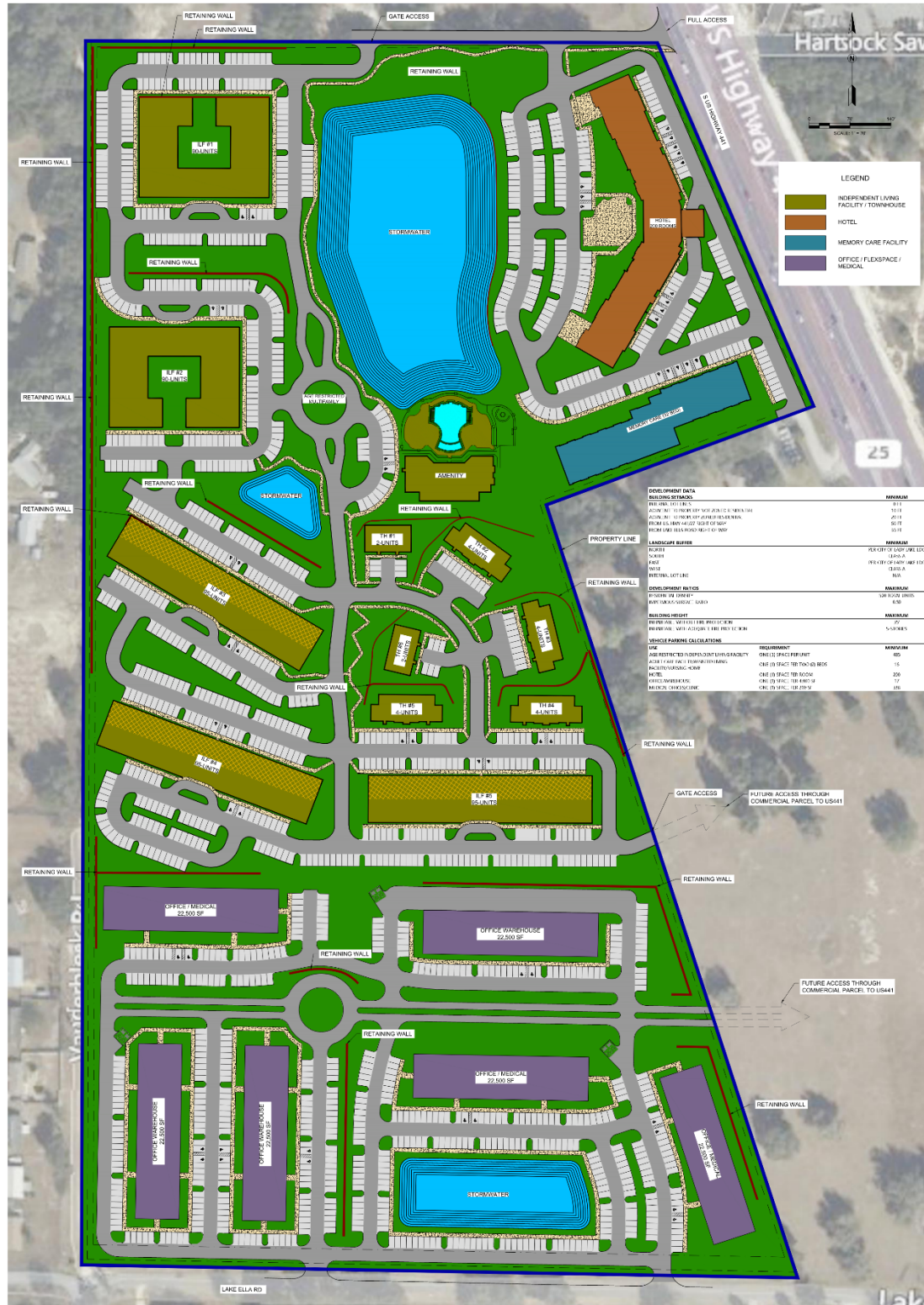
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15 My Commission Expires:

16

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EXHIBIT "C" – Conceptual Plan



2