



**PLANNING & ZONING BOARD MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
OCTOBER 13, 2025**

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake
5:30 PM

Citizens are encourage to participate in the Town of Lady Lake meetings.

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment for something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk prior to 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A.** Approval of Minutes — September 8, 2025 — Planning and Zoning Board
- B.** Ordinance 2025-15 — Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan. (Becky Higgins)
- C.** Resolution 2025-110 - A Resolution of the Town Commission of the Town off Lady Lake, Florida, Granting a Variance to Allow Additional Wall Signs Per Building Frontage on a Public Street in Accordance with the Provisions of T-2058, Being

Approximately 10.1 Acres of Land, Located Near the Southwest Corner of the Intersection of North Highway 27/441 and Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

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 a disability needing a special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennel Boulevard, Lady Lake, FL 32159, Telephone: (352)751-1501, Email: krosado@ladylake.org not later than 48 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or for a telecommunications device contact (352) 751-1565.

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

3 **September 8, 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:** Chairman Tim Saunders

7 **PLEDGE OF ALLEGIANCE:** Led by Chairman Tim Saunders

8 **ROLL CALL:**

Member	Present
Brinson	YES
Masso	YES
Galloway	YES
Auger	Absent
Saunders	YES

9 **STAFF PRESENT:**

10 Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Kathy Rosado,
11 Town Clerk; and Carol Osborne, Deputy Town Clerk

12 Attorney Taylor Tremel was also present.

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

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

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

16 **Motion carried 4-0**

1 **1. Resolution 2025-108 — Variance — A Resolution Granting a Variance from the Provisions**
2 **of Chapter 5). Chart 5-2, of the town of Lady Lake Land Development regulations which**
3 **Requires the Side Yard Setback Abutting a Local Roadway to be a Minimum of 20 Feet**
4 **Within the MX-8 “Mixed Residential Medium Density” Zoning District. The Variance Request**
5 **is to Allow a Minimum of 12.5 Foot West Side Yard Setback on property Owned by Dennis**
6 **and Patricia Farrington Trustees, located at 718 Saint Andrews Boulevard, within the Town**
7 **Limits of Lady Lake, Florida. (Rebecca Higgins)**

8 Senior Planner Becky Higgins stated that on Tuesday, July 29, 2025, a variance application
9 was filed with the Town of Lady Lake, by Licciardello Construction, Inc. on behalf of property
10 owners, Dennis and Patricia Farrington Trustees, for property located at 718 Saint Andrews
11 Boulevard. She stated that the property is approximately 0.158 acres.

12 Future Land Use Designation: Mobile Home High Density

13 Zoning: Mixed Residential Medium Density

14 Present Use of the Property: Residential

15 Growth Management staff recommends approval of Resolution 2025-108.

16 Ms. Higgins explained that this is property is a corner lot and there are two frontages. If the
17 property abuts a road, town code requires a 20-foot setback from each frontage, regardless of
18 a side yard setback or front yard setback. The variance request is to allow a 12.5-foot west
19 side yard setback.

20 Applicant’s justification:

21 Due to the larger setbacks required for corner lots, the buildable area on this property is
22 significantly reduced.

23 The homeowner is seeking to relocate the driveway to Bay Meadows Lane, where reduced
24 traffic would provide a safer environment for entering and exiting the property.

25 The proposed garage would offer secure storage for the owner’s car and golf cart, replacing
26 the existing golf cart storage shed, which will be removed.

27 The existing golf cart garage is located 13.9 feet from the property line—within the required
28 20-foot setback.

29 The proposed garage will not appear to extend beyond the footprint of the existing shed that
30 has been in place for years. The northwest corner of the new structure will align with the
31 current shed, while the southwest corner will have a slightly reduced setback due to the
32 curvature of the road.

33 The location of the proposed garage does not interfere with any drainage or utility easements

1 Letters of support from neighboring property owners have been submitted, indicating
2 community approval of the proposal.

3 Ms. Higgins presented location maps, a survey map, a site plan and photographs of the
4 subject property.

5 Notices to inform the surrounding 22 property owners within 150-feet of the subject property
6 were mailed on Monday, August 25, 2025. Notification signs were posted on the property
7 Monday, August 25, 2025. Two letters of support from neighboring property owners have
8 been received to date.

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

11 Chairman Saunders asked the board members for questions or comments. Hearing none,
12 Chairman Saunders asked if anyone in the audience would like to speak regarding this
13 agenda item. Hearing none, he asked for a vote.

14 **Member Masso made a motion to forward Ordinance 2025-108 to the Town Commission**
15 **with the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

16 **Motion carried 4-0.**

17 **2. Ordinance 2025-12 — De-annexation – Taylor Long et al – An Ordinance Voluntarily De-**
18 **annexing Nine Properties Totaling Approximately 20.69 acres, owned by Taylor and Turner**
19 **Long, Kristen and Wade Pettis, (Owner’s Information Exempt Under Florida Law), Kayla**
20 **and Daniel Davis, David Chiodo, David Carnecchia, Justine Carnecchia Life Estate, Debra**
21 **Francis, and Scott Doree, located on the East and West of Carolina Avenue and North of**
22 **Lake Griffin Road, within Lake County, Florida. (Rebecca Higgins)**

23 Senior Planner Higgins stated that on Thursday, July 31, 2025, an application was filed with
24 the Town of Lady Lake by Talyor Long on behalf of the owners of nine properties requesting
25 to de-annex said properties from the incorporated limits of the Town of Lady Lake. These
26 properties are located on the east and west sides of Carolina Avenue and north of Lake Griffin
27 Road, referenced by alternate keys 3871934, 3871935, 3871936, 3801614, 3801167, 1132584,
28 3809658, 3801615, and 1261023. The application requests the de-annexation of

1 approximately 20.69 acres from the incorporated limits of the Town of Lady Lake into
2 unincorporated Lake County.

3 The Future Land Use Designation — Single Family Medium Density

4 Zoning Designation — Single Family Medium Density

5 Present Use of the Property — Residential Homes

6 Growth Management staff recommends approval of Ord. 2025-12.

7 Ms. Higgins stated that the appropriate legal descriptions and location maps were included
8 with the submitted application. The properties are located along an unpaved road that is not
9 maintained by the town and are not provided with town utilities. She stated that the
10 properties are currently receiving police services and an additional day garbage collection.

11 The Town of Lady Lake incorporated the subject properties west of Carolina Avenue by the
12 recording of the original Town of Lady Lake plat on February 1, 1926, and the subject
13 properties to the east of Carolina Avenue were annexed by Ordinance 2001-01 on January
14 3rd, 2001.

15 Ms. Higgins presented location map of the subject properties. She stated that the only area
16 that is contiguous to the incorporated town limits is along the Water Oak community. She
17 advised that there are no plans to construct utilities to this area due to its location.

18 Fiscal Impact — Approximately \$4,619.29 in ad valorem taxes would not be collected
19 annually, based on 2024 tax bills.

20 Notices to inform the surrounding 28 property owners within 150 feet of the properties were
21 mailed on Monday, August 25, 2025. The property was also posted on Monday, August 25,
22 2025. To date, staff has not received any correspondence in support or opposition of this
23 application.

24 The Town Commission's first reading of Ordinance 2025-12 is scheduled for Monday,
25 September 15, 2025, at 6:00 p.m. The second and final reading is scheduled for Monday,
26 October 6, 2025, at 6:00 p.m.

27 Chairman Saunders asked the board members for questions or comments. Hearing none,
28 Chairman Saunders asked if anyone in the audience would like to speak regarding this
29 agenda item. Hearing none, he asked for a vote.

30 **Member Galloway made a motion to forward Ordinance 2025-12 to the Town Commission**
31 **with the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

1 **Motion carried 4-0.**

2 **3. Ordinance 2025-13 — Rezoning — Lake Ella PUD — An Ordinance Modifying the Existing**
 3 **Zoning Entitlements and Boundary Under the Lady Lake Development (PUD) Designation**
 4 **for Five Properties Totaling Approximately 50.9 acres; Referenced by Alternate Key**
 5 **Numbers 3922235, 337491, 1282608, 3793911, and 1282594 within Lake County, Florida.**
 6 **(Rebecca Higgins)**

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

12 Ms. Higgins presented location maps of the subject properties.

13 The applicant wishes to amend the existing memorandum of agreement to remove
 14 condominium as an allowed use and to add the following uses: Office complex/Office
 15 warehouse facility; Adult care facility/Assisted living facility/Nursing home; Multi-family
 16 dwelling, age restricted 55+.

17 The ordinance proposes the following use changes: Permitted Uses — Professional/Business
 18 Offices/Office Complex/Office warehouse facility; Medical Offices/Clinic; Adult Care
 19 Facility/Assisted Living Facility/Nursing Home; Commercial/Retail Sales Business; Hotels;
 20 Restaurants (w/o drive through window);

21 ~~Condominiums~~-Multi-Family Dwelling (including Apartments, Townhouses, and Duplex), age
 22 restricted 55+; Health/Exercise Club/Spa; Zoning Designations of Adjacent Properties; North
 23 Planned Unit Development (PUD); East Heavy Commercial (HC); South Fruitland Park
 24 Neighborhood Commercial (C-1); West Residential Single Family Medium Density (RS-6).

25 **Zoning Designations of Adjacent Properties — North- Planned Unit Development (PUD);**
 26 **East - Heavy Commercial (HC); South- Fruitland Park Neighborhood Commercial (C-1); West**
 27 **Residential Single Family Medium Density (RS-6).**

1 **Impact on Town Services**

2 Ms. Higgins stated that staff supports this amendment because of the reduction in impacts on
3 town services.

4 Potable Water: The proposed entitlement change is anticipated to require 188 ERUs of water,
5 33% of the requirements of the existing entitlements.

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

10 Transportation: Based on the ITE trip generation provided, the proposed development will
11 have a net reduction of approximately 2,782 daily trips from the existing entitlements (from
12 8,590 to 5,808 daily trips). The removal of the restaurant and retail uses from the existing
13 conceptual plan helps to reduce a significant number of trips.

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

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

18 Stormwater: Project will be required to adhere to St. Johns River Water Management District
19 (SJRWMD) guidelines, drainage, and engineering best management practices, which will be
20 reviewed when the site plan is submitted.

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

23 The Town Commission's first reading of Ordinance 2025-13 is scheduled for Monday, October
24 6, 2025, at 6:00 p.m. The second and final reading is scheduled for Monday, October 20, 2025,
25 at 6:00 p.m.

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

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

31 Member Masso verified with Ms. Higgins that the town has utility capacity to serve this
32 project. He also inquired where the retail area of this project will be located.

1 Ms. Higgins stated that the retail component was removed from this project. She explained
2 that Ord. 2020-04, which was approved as the Bailey PUD, included retail space on the first
3 floor of the condominium buildings.

4 Regarding the effect this project will have on the town's water and sewer capacity, Growth
5 Management Director explained that if this amendment is denied, the entitlements will revert
6 to the entitlements that were previously approved in Ord. 2020-04. He reiterated staff
7 supports this amendment because it reduces the stress on town utilities as well as traffic.

8 Member Galloway stated that he likes the proposed reductions in town services and traffic.

9 Vicky Vathroder, 2626 Lake Ella Rd

10 Ms. Vathroder stated that their property is on the south side of this project. She stated that
11 traffic on Lake Ella Road is heavy now, and there is no median. She inquired as to what will be
12 constructed on the property adjacent to Lake Ella Road.

13 Jason Bullard, EXO Limited

14 Mr. Bullard stated the office space is proposed for the area adjacent to Lake Ella Road. He
15 explained that this project will be constructed in phases.

16 Chairman Saunders asked the board members if they have any questions or comments.

17 Hearing none, Chairman Saunders asked if anyone in the audience would like to speak
18 regarding this agenda item. Hearing none, he asked for a motion.

19 **Member Galloway made a motion to forward Ordinance 2025-13 to the Town Commission**
20 **with the recommendation of approval; Member Masso seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

21 **Motion carried 4-0.**

22 **CHAIRPERSON AND MEMBERS REPORT**

23 There were no reports.

24 **PUBLIC COMMENT**

25 There were no public comments.

1 **ADJOURN**

2 The meeting was adjourned at 5:56 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

Ordinance 2025-15 — Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan. (Becky Higgins)

AGENDA ITEM ID

2025-801

DEPARTMENT

Growth Management

SUMMARY

Ordinance 2025-15 provides the annual update of the Capital Improvements Schedule, which is part of the Town's Comprehensive Plan. The Capital Improvement Plan update process and the corresponding requirements are no longer required to be processed by a Comprehensive Plan Amendment but may be adopted by local Ordinance.

The Town must annually update the Five-Year Schedule of Capital Improvements pursuant to Florida Statutes. The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

These facilities include water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation, and mass transit. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five-year capital improvement schedules from other entities.

Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of any facility or project identified in the Comprehensive Plan or Capital Improvement Program are not considered amendments and may be accomplished by local ordinance.

This ordinance serves to update the Capital Improvements Schedule as required under F.S. 163.3177(3)(b). The attached "Exhibit A" reflects the proposed improvements for the Five - Year Planning Period 2026 to 2030. Also attached is Ordinance 2024-26 to document the prior 5-year Capital Improvement Schedule 2024 to 2028, which is being replaced by this ordinance.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-15 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2025-15 is scheduled to go before the Town Commission on Monday, November 3, 2025 at 6:00 p.m.

The second and final reading of Ordinance 2025-15 is scheduled to go before the Town Commission on Monday, November 17, 2025 at 6:00 p.m.

STAFF RECOMMENDATION

1. Motion to forward Ordinance 2025-15 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2025-15 to the Town Commission with the recommendation of denial.

Growth Management Staff recommend forwarding Ordinance 2025-15 to the Town Commission with the recommendation of approval.

FISCAL IMPACT

Reference ordinance exhibit tables.

FUNDING SOURCE

Reference ordinance exhibit tables.

1 **DRAFT ORDINANCE 2025-15**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING**
4 **CORRECTIONS, UPDATES AND MODIFICATIONS TO THE CAPITAL IMPROVEMENTS**
5 **SCHEDULE OF THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR**
6 **REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH;**
7 **PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

8 **WHEREAS**, Section 163.3177(3)(b), Florida Statutes, requires the Town to update the Capital
9 Improvements Schedule of the Capital Improvements Element on an annual basis; and

10 **WHEREAS**, the Town of Lady Lake has conducted an annual review of the Capital
11 Improvements Schedule of the Capital Improvements Element and finds that the corrections,
12 updates, and modifications to the improvements schedule concerning costs, revenue
13 sources, and dates of construction of facilities are required to maintain consistency with the
14 Town’s Fiscal Year 2026—2030 Capital Improvements Budget; and

15 **WHEREAS**, the subject corrections, updates, and modifications related to the Capital
16 Improvements Schedule annual update are accomplished by Ordinance and are not deemed
17 to be amendments to the Town’s Comprehensive Plan.

18 **NOW, THEREFORE, BE IT ORDAINED** by the Town Commission of the Town of Lady Lake,
19 Lake County, Florida:

20 **SECTION 1. Modification**

21 The Capital Improvements Schedule of the Town of Lady Lake’s Comprehensive Plan is
22 hereby corrected, updated, and modified to include the listed improvements and tables as
23 set forth in Exhibit "A" as filed with the Town Clerk and attached and made a part hereof by
24 this reference.

25 **SECTION 2. Conflict**

26 All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such
27 conflict.

28 **SECTION 3. Severability**

29 If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or
30 application hereof, is for any reason held invalid or unconstitutional by a Court, such portion

1 or application shall be deemed a separate, distinct, and independent provision, and such
2 holding shall not affect the validity of the remaining portions or application hereof.

3 **SECTION 4. Effective Date**

4 This Ordinance shall become effective immediately upon adoption.

5 **PASSED AND ORDAINED** this 17th day of **November 2025** in the regular session of the
6 Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final
7 Reading.

8 Town of Lady Lake, Florida

9 _____
10 Ed Freeman, Mayor

11 Attest:

12 _____
13 Kathleen Rosado, Town Clerk

14 Approved as to form:

15 _____
16 Derek Schroth, Town Attorney
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EXHIBIT “A” — Proposed Capital Improvements

PEDESTRIAN MOBILITY IMPROVEMENTS:

Sidewalk Installations

WASTEWATER AND STORMWATER SYSTEM:

Engineering for Utilities Improvement Projects

Wastewater Improvements

Water Improvements

Reuse Water Improvements

TOWN FACILITIES:

Construction for Library and Children’s Library Renovations

INFORMATION TECHNOLOGY:

Town Fiberoptic Wide Area Network Project

TRANSPORTATION SYSTEM:

Rolling Acres Road from CR 466 to Griffin Ave.

SR 500/441 — Upgrade and expansion to six lanes from Lake Ella Road to Avenida Central

Lake Ella Road — New Alignment from April Hills Blvd. to US 27/441

PUBLIC SCHOOL FACILITIES:

Villages Elementary School Capital Renewal (Carryover)

PARKS AND RECREATION FACILITIES:

New Lady Lake Recreation Center

Installation of New Fence at Harry Sacks Field

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TABLE 8-1: PEDESTRIAN MOBILITY IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
Sidewalk Installations	C	\$750,000	Design Construction	\$750,000					CDBG Grant
Total		\$750,000		\$750,000					

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TABLE 8-2: WATER, WASTEWATER, AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
Engineering for Utilities Improvement Projects		\$7 M	Design	\$3 M	\$2 M	\$2M			Utilities Fund / State Revolving Fund Loan
Wastewater Improvements		\$70 M	Construction		\$30 M	\$20 M	\$20 M		UT Fund /SRF Loan
Water Improvements		\$4 M	Construction				\$4M		UT Fund /SRF Loan
Reuse Water Improvements		\$4 M	Construction			\$4 M			UT Fund / SRF Loan
Total		\$85 M		\$3M	\$32M	\$26 M	\$24 M		

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TABLE 8-3: TOWN FACILITIES CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
Library Renovation Project for GM/IT/and Library Services	C	\$550,000	Construction	\$550,000					Sales Surtax
Total		\$550 ,000		\$550,000					

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TABLE 8-4: PARKS AND RECREATION CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
New Lady Lake Recreation Center	B	\$50,000	Conceptual Design	\$50,000					P&R Impact Fees
Installation of New Fence at Harry Sacks Field	C	\$100,000	Construction	\$100,000					General Fund
Total		\$150,000		\$150,000					

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TABLE 8-5: TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
Rolling Acres Road from CR 466 to Griffin Ave.	A	Widen to four lanes, add curb and gutter	\$900,000	\$900,000 PD&E					FDOT
Rolling Acres Rd from CR-466 to Griffin Avenue	A	Widen to 4-lane, add curb & gutter 7,920 linear feet	\$2,250,000	\$450,000 PD&E		\$800,000 ROW	\$500,000 ROW	\$500,000 ROW	LC-Road Impact Fees
SR 500 (US 441) from Lake Ella Road to Avenida Central	A	Add lanes, reconstruct 4.157 miles	\$235,395	\$9,809 Engineering \$225,586 Construction					FDOT
Lake Ella Road C6604 from April Hills Blvd. to US 27/441	A	New Alignment 2,640 linear feet	\$100,000			\$100,000 ROW			Road Impact Fees
Total			\$3,485,395	\$1,585,395	\$0	\$900,000	\$500,000	\$500,000	

TABLE 8-6: PUBLIC SCHOOLS IMPROVEMENT SCHEDULE

**FIVE YEAR CAPITAL WORK PLAN (FY 2026-2030)
September 8, 2025**

Proposed New School Construction Projects	Imp. Category	Carryover	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	5 Year Total
Villages Elementary School Capital Renewal	D	\$3,391,644						LCSB \$3,391,644
Subtotal		\$3,391,644						\$3,391,644

TABLE 8-7: INFORMATION TECHNOLOGY CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	2025/26 Budget Year	2026/27 Budget Year	2027/28 Budget Year	2028/29 Budget Year	2029/30 Budget Year	Fund Source
Town Fiberoptic Wide Area Network Project	C	\$1,685,000	Installation of Conduit	\$330,000	\$340,000	\$320,000	\$375,000	\$320,000	General Fund
Total		\$1,685,000		\$330,000	\$340,000	\$320,000	\$375,000	\$320,000	\$1,685,000



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

AGENDA ITEM TITLE

Resolution 2025-110 - A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow Additional Wall Signs Per Building Frontage on a Public Street in Accordance with the Provisions of T-2058, Being Approximately 10.1 Acres of Land, Located Near the Southwest Corner of the Intersection of North Highway 27/441 and Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2025-783

DEPARTMENT

Growth Management

SUMMARY

On Tuesday, August 26, 2025, a variance application was filed with the Town of Lady Lake, by Katie Fitzjarrald of Kimley-Horn and Associates, Inc on behalf of Target Corporation T-2058, for property located at the southwest corner of the intersection of North Highway 27/441 and Rolling Acres Road.

The variance request is pursuant to Chapter 17, Section 17-4. b). 2)., of the Land Development Regulations (LDRs) which allows one wall sign per building frontage on a public street. The variance request is to allow additional wall signs to be installed on the north façade of the existing 119,703 square foot retail store.

JUSTIFICATION STATEMENT

The applicant's justification statement expresses that adding additional signage will provide articulation to the building façade, assist in identifying the business to both vehicular and pedestrian traffic, and increase the overall visibility of the site. It is further stated that there is a lack of exposure to the existing building signage due to the site's location and constraints. Traffic traveling along US 27/441 and Rolling Acres Road are unable to view the existing Target wall sign, thereby limiting Target's ability to effectively reach its intended customer base.

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 27 property owners within 150' of the subject property of the proposed variance were mailed on Monday, September 29, 2025. The property was also posted on Monday, September 29, 2025.

PUBLIC HEARINGS

The Commission's first and final reading of Resolution 2025-110 is scheduled for Monday, November 3, 2025, at 6:00 p.m.

STAFF RECOMMENDATION

1. Motion to forward Resolution 2025-110 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Resolution 2025-110 to the Town Commission with the Recommendation of Denial.

Staff recommends approval of Resolution 2025-110.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT RESOLUTION 2025-110**

2 **TOWN OF LADY LAKE, FLORIDA**

3 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,
4 FLORIDA, GRANTING A VARIANCE TO ALLOW ADDITIONAL WALL SIGNS PER
5 BUILDING FRONTAGE ON A PUBLIC STREET IN ACCORDANCE WITH THE
6 PROVISIONS OF CHAPTER 17, SECTION 17-4. b). 2)., OF THE TOWN OF LADY
7 LAKE LAND DEVELOPMENT REGULATIONS, OWNED BY TARGET
8 CORPORATION T-2058, BEING APPROXIMATELY 10.1 ACRES OF LAND,
9 LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF
10 NORTH HIGHWAY 27/441 AND ROLLING ACRES ROAD, WITHIN THE TOWN
11 LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

12 **WHEREAS**, Target Corporation T-2058, the property owners of certain real property
13 located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A,”
14 have petitioned for a variance from the provisions of Chapter 17, Section 17-4, b).2).;
15 and

16 **WHEREAS**, the applicants have petitioned for a variance from the provisions of
17 Chapter 17, Section 17-4, b).2). of the Town of Lady Lake Land Development
18 Regulations which allows a maximum of one wall sign per building frontage on a
19 public street. The variance requested is to allow three wall signs on the north façade
20 of the proposed 119,703 square foot retail store; and

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

26 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady
27 Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section
28 17-4, b).2). of the Town of Lady Lake Land Development Regulations which allows a
29 maximum of one wall sign per building frontage on a public street. The variance
30 requested is to allow three wall signs on the north façade of the proposed 119,703
31 square foot retail store on approximately 10.1 acres of property located at the
32 southwest corner of the intersection of North Highway 27/441 and Rolling Acres
33 Road, within the Town limits of the Town of Lady Lake, Florida.

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

3

4 **RESOLVED** this ___ day of _____, **2025**, in Lady Lake, Florida, by the Lady
5 Lake Town Commission.

6

Town of Lady Lake, Florida

7

8

Ed Freeman, Mayor

9 Attest:

10

11

Kathleen Rosado, Town Clerk

12

Approved as to form:

13

14

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

Parcel ID 07-18-24-0004-000-02500; ALTERNATE KEY 3834245:

FROM NE COR OF LOT 14 OF OAK MEADOWS SUB RUN N 89-47-51 W 831.84 FT FOR POB, RUN N 0-0-0 E 390.59 FT, N 37-52-33 E 52.48 FT, N 90-0-0 E 64.49 FT, N 0-0-0 E 115.71 FT, N 90-0-0 E 64.69 FT, N 0-0-0 E 164.90 FT, N 37-44-22 E 11.25 FT, N 54-03-48 W 231.54 FT, S 35-54-13 W 9.21 FT TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SE'LY, HAVING A RADIUS OF 33.87 FT, THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 35-54-13 A DIST OF 21.22 FT, THENCE RUN N 90-0-0 W 404.60 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 354.20 FT & A CHORD BEARING OF S 17-35-52 W, THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 09-40-15 A DIST OF 59.78 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 304.20 FT, THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-50-34 A DIST OF 36.33 FT TO A POINT ON W LINE OF TRACT A OF OAK MEADOWS SUB, RUN S 0-14-29 W ALONG SAID W LINE OF SAID TRACT A 737.19 FT TO SW COR OF SAID TRACT A, S 89-47-51 E 468.60 FT TO POB--LESS TRACT A IN OAK MEADOWS SUB & LESS BEG AT SE'LY COR OF LOT S OF THE VILLAGE CENTER SUB, RUN N 0-14-34 E ALONG SAID E LINE OF SAID LOT S A DIST OF 22.26 FT, S 22-08-39 E 23.20 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY, HAVING A RADIUS OF 373 FT & A CENTRAL ANGLE OF 22-24-43, THENCE SE'LY ALONG THE ARC OF SAID CURVE A DIST OF 145.90 FT, SAID ARC HAVING A CHORD BEARING & DIST OF S 10-56-18 E 144.98 FT TO THE POINT OF TANGENCY, THENCE S 0-16-04 W 63.50 FT TO POINT OF CURVATURE OF A CURVE CONCAVE W'LY, HAVING A RADIUS OF 354.20 FT & A CENTRAL ANGLE OF 22-10-0, THENCE SW'LY ALONG THE ARC OF SAID CURVE A DIST OF 137.03 FT, SAID ARC HAVING A CHORD BEARING OF S 11-21-04 W 136.18 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SE'LY HAVING A RADIUS OF 304.20 FT & A CENTRAL ANGLE OF 06-50-34, THENCE SW'LY ALONG THE ARC OF SAID CURVE A DIST OF 36.33 FT, SAID ARC HAVING A CHORD BEARING OF S 19-0-47 W 36.31 FT TO W LINE OF TRACT A OAK MEADOWS SUB, N 0-14-34 E ALONG SAID W LINE OF TRACT A 372.92 FT TO NW COR OF TRACT 6 OF THE VILLAGE CENTER SUB, S 89-45-26 E 1 FT TO POB FOR RD R/W-- ORB 2732 PG 392

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 10.1 ACRES, MORE OR LESS.



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE APPLICATION

Owner's Information

Owner's Name: Target Corporation

Mailing Address: PO Box 9456, Minneapolis, MN 55440-9456

Telephone Number: 772-794-4130 Email Address: Rob.Grundstrom@target.com

Applicant's Information

Applicant's Name: Katie Fitzjarrald

Mailing Address: 445 24th Street, Vero Beach, FL 32960

Telephone Number: 772-794-4130 Email Address: katie.fitzjarrald@kimley-horn.com

Applicant is: ___ Owner Agent ___ Purchaser ___ Lessee ___ Other

Property Information

Property Address/Location: 716 US Highway 441, Lady Lake, FL 32150

Alternate Key: 3834245

Legal Description:

FROM NE COR OF LOT 14 OF OAK MEADOWS SUB RUN N 89-47-51 W 831.84 FT

Justification for Request

The variance request is as follows:

The LDRs only allow one sign per facade, a variance would be required for the third wall sign.

The variance is necessary for the following reason(s):

Due to the property hosting a plethora of shops with a shared parking lot increased wall signage is imperative to keep the traffic flow steady within the parking lot.

Is your situation due to unique circumstances not created by you or your predecessor in title?

Explain such circumstance:

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

Target has a drive-up parking area allowing shoppers to park and Target staff bring purchases to the vehicle. The proposed additional sign is a directional sign for this function

Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

Yes, other retail stores in the area have multiple wall sign per elevation.

 A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criteria?

Yes

 Have any land use applications been file within the last year in connection with this property?

 Yes No. If yes, briefly describe the nature of the request:

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include an up-to-date survey, a site plan showing the exact locations and dimensions of existing and proposed building and additions, required setbacks, existing easements, elevation drawings and clearly delineate the specific variance requested.

Kate Fitzgerald

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND SIX COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 8/26/25 Received by: 


Fees Paid: \$900.00 9/4/25

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Rob Grundstrom, who being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of this application.
2. That he or she desires approval for:
Katie Fitzjarrald/Kimley-Horn and Associates, Inc
3. That he or she has appointed Katie Fitzjarrald/Kimley-Horn and Associates Inc to act as agent in his or her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

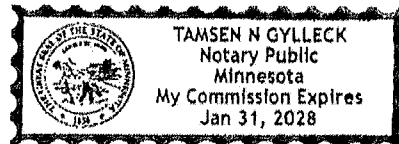


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 20 day of August, 2025, by Rob Grundstrom, who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.



Notary Public



NOTE


All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
APPLICANT'S AFFIDAVIT

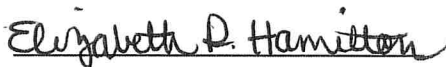
STATE OF FLORIDA
COUNTY OF LAKE

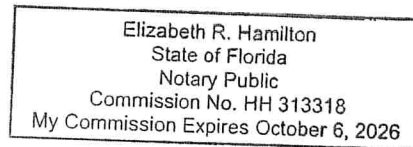
Before me, the undersigned authority, personally appeared
Katie Fitzjarrald, who being by me first duly sworn on oath, deposes
and says:

1. That he or she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That he or she desires approval for:
Sign Variance for the Target store at 716 N US Highway 441, The Villages, FL 32159
3. That the submittal requirements for the application have been completed and attached hereto as part of this application.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 20 day of August,
2025 by Katie Fitzjarrald, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public



PROPERTY RECORD CARD

General Information

Name:	TARGET CORPORATION T-2058	Alternate Key:	3834245
Mailing Address:	PO BOX 9456 MINNEAPOLIS, MN 55440-9456 Update Mailing Address	Parcel Number: 📍	07-18-24-0004-000-02500
		Millage Group and City:	FVCD Lady Lake
		2023 Total Certified Millage Rate:	15.8166
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	716 S US HIGHWAY 27/441 LADY LAKE FL, 32159	Property Name:	TARGET Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	FROM NE COR OF LOT 14 OF OAK MEADOWS SUB RUN N 89-47-51 W 831.84 FT FOR POB, RUN N 0-0-0 E 390.59 FT, N 37-52-33 E 52.48 FT, N 90-0-0 E 64.49 FT, N 0-0-0 E 115.71 FT, N 90-0-0 E 64.69 FT, N 0-0-0 E 164.90 FT, N 37-44-22 E 11.25 FT, N 54-03-48 W 231.54 FT, S 35-54-13 W 9.21 FT TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SE'LY, HAVING A RADIUS OF 33.87 FT, THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 35-54-13 A DIST OF 21.22 FT, THENCE RUN N 90-0-0 W 404.60 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 354.20 FT & A CHORD BEARING OF S 17-35-52 W, THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 09-40-15 A DIST OF 59.78 FT		



MEMORANDUM

To: Town of Lady Lake Planning and Zoning Department
From: Katie Fitzjarrald – Kimley-Horn and Associates
Date: 08/18/2025
Subject: **Summary Letter for Target 2058 Sign Variance**

Kimley-Horn and Associates, Inc. serves as the engineering consultant for Target, who is requesting to add the following sign to the existing store at 716 N US Highway 441, The Villages, FL 32159 (Rolling Acres Plaza):

- Remove existing 12'-0" Target Bullseye and replace with NEW 12'-0" red Bullseye with lower case text (Front Elevation)
- Relocate existing CVS Pharmacy Sign (Front Elevation)
- New Drive-Up Sign (Front Entry)

A sign variance is required for additional signage due to the number of signs allowed per building per section 17-4. – Permanent Signs of the Lady Lake Code of Ordinances. Target currently has one existing sign on the Front Elevation. Target is proposing the replacement of the existing Red Bullseye with text with a new White Bullseye with text and add a new Drive-Up Sign. CVS Pharmacy currently has one existing sign on the Front Elevation, which will remain but be relocated.

This Variance Request is based on the following unusual circumstance(s):

- There is a lack of exposure for the existing building signage due to the location of the site. Due to the site's constraints, traffic traveling along UIS 27/441 and Rolling Acres Road are unable to see the existing Target wall sign, limiting Target's ability to reach the intended customer base.
- Additional building tenants in the area have multiple wall signs on a single facade (Walgreens, Winn Dixie, Publix, Pets Mart, Dollar Tree, Sams Club), increasing the overall visibility of the site.
- Due to the property hosting a plethora of shops with shared parking lot increased wall signage is imperative to keep the traffic flow steady within the parking lot. The request to increase the number of signs allowed comes from a need to better direct on-site traffic flow in a larger shopping center

The granting of the variance(s) sought will not be a substantial detriment to the public interest, persons residing or working the vicinity, adjacent property. The variance(s) will not be detrimental to the persons residing or working in the vicinity, the adjacent property, the neighborhood, or to the public welfare in general. Adding the additional signage will give articulation to the building façade, help identify the business to vehicular and pedestrian traffic and increase the overall visibility of the site. The proposed improvements do not increase the impervious cover for the site, nor will the additional signage affect the existing footprint of the store.

Thank you for your review and consideration of this request. If you have any questions or require any additional information, please feel free to contact me at (772) 794-4130 or katie.fitzjarrald@kimley-horn.com.

Sincerely,

Katie Fitzjarrald | Project Manager

Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960

Direct: 772 794 4130 | Main: 772 794 4100



August 18, 2025

Town of Lady Lake
Attn: Planning and Zoning Division
409 Fennell Boulevard
Lady Lake, FL 32159

RE: Target T-2058 – Remodel – Sign Variance -- Letter of Intent & Justification

Kimley Horn is requesting, on behalf of Target Corporation, an allowance of one additional wall-mounted sign. For a single use development or a multi-tenant development one wall sign is allowed per tenant. The maximum wall sign area shall be limited to two square feet per linear foot of building frontage on a public street, with up to 200 sf max, or 20 percent of the square footage of the facade, whichever is greater. This request for relief would put this site's allowance to 3 wall signs (all on the front façade).

Due to the property hosting a plethora of shops with a shared parking lot increased wall signage is imperative to keep the traffic flow steady within the parking lot with a couple of our wall signs acting as directional for the pharmacy, Drive Up spaces and or Order Pickup areas. The request to increase the number of signs comes from a need to better direct on-site traffic flow in a large shopping center. The proposed signage will not be visible from any public right of way. The closest public right of way from the front façade of the building is US 411 located approximately 750 feet away and screened by existing dense landscaping and existing buildings.

There are no self-imposed hardships with this site due to any actions of a previous business and or person. There is no financial gain to be had over an increase in signage for traffic flow on site in this case, this is solely for our customers to be well guided. A granting of this proposed variance will not injurious to other property improvements in the area nor will there be any harm caused to public welfare, we are in fact trying to keep the property and shopping experience as safe as possible.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (772) 794-4130 or katie.fitzjarrald@kimley-horn.com should you have any questions.

Sincerely,

Katie Fitzjarrald
Project Coordinator
Kimley-Horn and Associates, Inc.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov



September 29, 2025

RE: Variance to the Town of Lady Lake Land Development Regulations

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by Katie Fitzjarrald of Kimley-Horn and Associates, Inc on behalf of Target Corporation T-2058, for property being 10.1 acres located at the southwest corner of the intersection of North Highway 27/441 and Rolling Acres Rd.

Resolution No 2025-110

Variance to Chapter 17, Section 17-4, b).2). of the Town of Lady Lake Land Development Regulations which allows a maximum of one wall sign per building frontage on a public street, a variance has been requested is to allow three wall signs on the north façade of the existing 119,703 square foot retail store, located on Alternate Key 3834245, owned by Target Corporation T-2058, within the town limits of the Town of Lady Lake, Florida.

The public hearings for this petition have been scheduled for the following dates. You are invited to attend these public hearings in the Town Hall Commission Chambers, at 409 Fennell Boulevard, Lady Lake, Florida.

PLANNING AND ZONING BOARD – Monday, October 13, 2025, at 5:30 p.m.
COMMISSION MEETING – Monday, November 3, 2025, at 6:00 p.m.

The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department.

If any person decides to appeal any decision made by the Board/Commission with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you have any questions regarding this matter, please call (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Schneider". The signature is fluid and cursive.

Rebecca Schneider
Senior Town Planner

LOCATION MAP



OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BULA OREST & ANNE C LIFE ESTATE	731 CORTEZ AVE	LADY LAKE	FL	32159
CAD ENTERPRISES INCORPORATED	10255 SLINGS GAP RD	BENT MOUNTAIN	VA	24059
CURRIE BRUCE A TRUSTEE &	5761 GOLDEN BELL WAY	HAMILTON	OH	45011-2266
CZAJA DONNA LIFE ESTATE	701 OAK LN	LADY LAKE	FL	32159
DANIELS LIVING TRUST	729 CORTEZ AVE	LADY LAKE	FL	32159
EDWARDS LARRY & DENISE	407 HAMLET CT	FRUITLAND PARK	FL	34731
ELIEFF LINDA K LIFE ESTATE	747 CORTEZ AVE	LADY LAKE	FL	32159
HALLISEY SHIRLEY LIFE ESTATE	723 CORTEZ AVE	LADY LAKE	FL	32159
HORRMANN THOMAS & DOROTHY A	727 CORTEZ AVE	LADY LAKE	FL	32159-3050
MASTRIANNO JANET M LIFE ESTATE	713 OAK LN	LADY LAKE	FL	32159
MC INTEE ROBERT J & MARY A	733 CORTEZ AVE	LADY LAKE	FL	32159
MILINSKI DARRIN J	705 OAK LN	LADY LAKE	FL	32159
RCG-LADY LAKE PM LLC	3060 PEACHTREE RD NW STE 400	ATLANTA	GA	30305
ROGERS MICHAEL & JULIE BELL-	735 CORTEZ AVE	LADY LAKE	FL	32159
ROSS DONALD F	709 OAK LN	LADY LAKE	FL	32159
SCHWOEBLE ROBERT F & NATALIE J	4133 HOMESTEAD DUQUESNE RD	WEST MIFFLIN	PA	15122
TARGET CORPORATION T-2058	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
TRUST NO 1024	601 RIVERSIDE AVE	JACKSONVILLE	FL	32204
VASCONCELLOS PETER	707 OAK LN	LADY LAKE	FL	32159
VILLAGE CENTER CDD	3571 KIESSEL RD	THE VILLAGES	FL	32163
VILLAGES OPERATING COMPANY	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
VRMTG ASSET TRUST	3501 OLYMPUS BLVD 5TH FL STE 500	DALLAS	TX	75019
WALICKI JEANNE	711 OAK LN	LADY LAKE	FL	32159
WALKER FAMILY TRUST	737 CORTEZ AVE	LADY LAKE	FL	32159
WIKLE MARSHA	749 CORTEZ AVE	LADY LAKE	FL	32159
WILKINS ROBERT M & JULIE R	741 CORTEZ AVE	LADY LAKE	FL	32159-3050



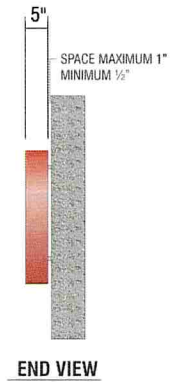
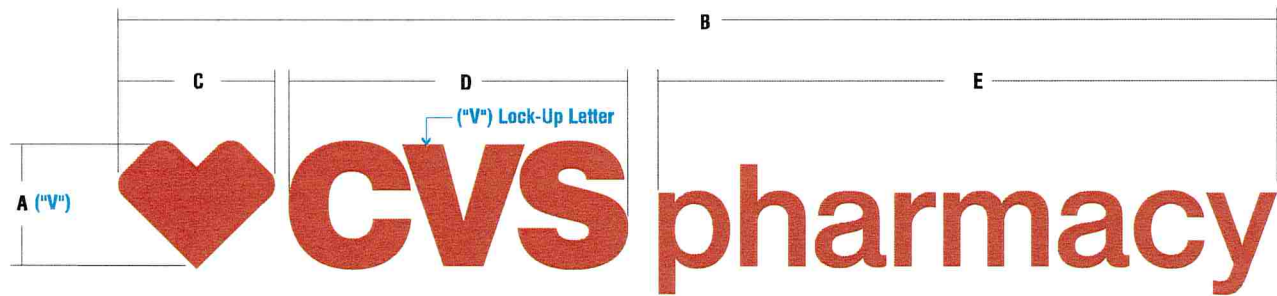
T-2058 Lady Lake, FL: Remodel - Exterior Design



RSP Architects Ltd.

June 06, 2025

Page 38 of 43



ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

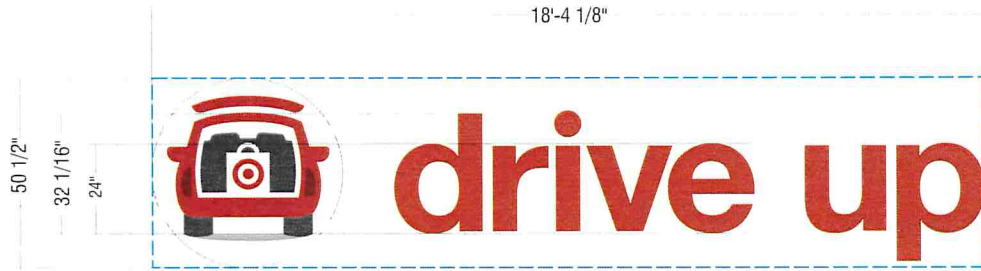
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

DESIGNATES HEIGHT OF LOGO (Heart)
CVS-12-CL

SIGN TYPE	A	B	C	D	E	AMPS CIRCUITS	SQ.FT.
CVS-12-CL	11 5/8"	9'-1 1/4"	1' 2 3/4"	2'-8"	4' -10 1/2"		9.48
CVS-16-CL	12 1/2"	12'-2 1/4"	1'-7 3/4"	3'- 6 3/4"	6'-6 1/4"		16.63
CVS-18-CL	17 1/2"	13'-9"	1'-10 1/4"	4'- 0 1/4"	7'-4"		20.62
CVS-20-CL	19 1/2"	15'-3"	2'-0 3/4"	4'-5 1/2"	8'-1 3/4"		25.41
CVS-24-CL	23 3/8"	18'-3 3/4"	2'-5 3/4"	5'-4 1/4"	9'-9 1/4"		36.62
CVS-30-CL	29 1/8"	22'-10 "	3'-1"	6'-8"	12'-2 1/4"		57.08
CVS-32-CL	31 1/8"	24'-4 3/4"	3'-3 1/2"	7'-1 1/2"	13'-0 1/4"		65.05
CVS-36-CL	34 7/8"	27'-4 3/4"	3'-8 1/4"	8'-0"	14'-7 1/2"		82.18

MATERIAL FINISH COLORS

MP# 82074LVG (FULL GLOSS)	2793 LD Red Modified Acrylic (Alogica or Equiv.)	Red	Sloan Red LED
Returns	Faces	Trincap/Retainer	Illumination



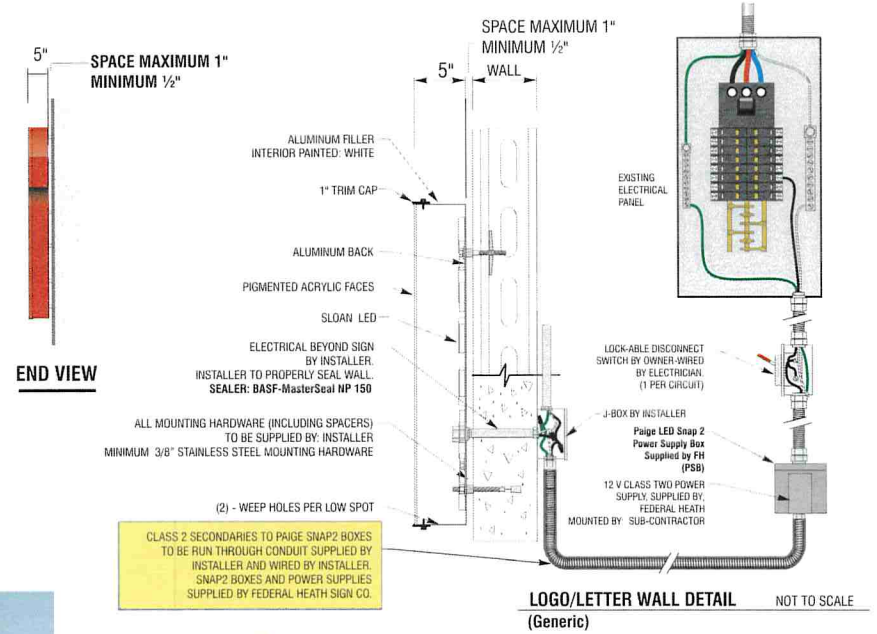
DU24R-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

Scale: 3/8"=1'-0"

77.1 SQ.FT.

SCOPE OF WORK:

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)



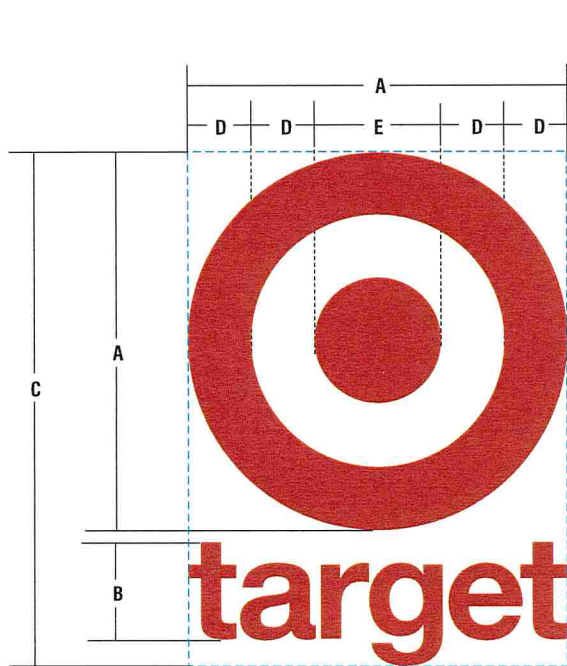
GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY

scale 3/32"=1'-0"

MATERIAL FINISH COLORS (Letters)			

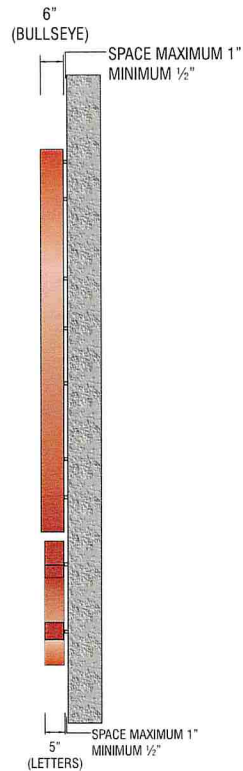
MATERIAL FINISH COLORS (Logo)			

CAR LOGO COLORS			



ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET" | LC-S R

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



SIDE VIEW

SIGN TYPE	A	B	C	D	E	RETAINER	AMPS CIRCUITS	SQ.FT.
LL144/37 LC-R	12'-0"	3'-1"	16' 3-3/4"	2'-0"	4'-0"	1 1/2"		195.7
LL132/34 LC-S R	11'-0"	2'-10"	14' 11-1/2"	1'-10"	3'-8"	1 1/2"		164.5
LL120/30 LC-S R	10'-0"	2'-6-7/8"	13' 7-1/8"	1'-8"	3'-4"	1"		135.9
LL108/27 LC-S R	9'-0"	2' 3-3/4"	12' 2-7/8"	1'-6"	3'-0"	1"		110.2
LL96/24 LC-S R	8'-0"	2'-0-5/8"	10' 10-1/2"	1'-4"	2'-8"	1"		87
LL84/21 LC-S R	7'-0"	1' 9-1/2"	9' 5-1/4"	1'-2"	2'-4"	1"		66.6
LL72/18 LC-S R	6'-0"	1' 6-1/2"	8' 1-7/8"	1'-0"	2'-0"	1"		48.9
LL60/15 LC-S R	5'-0"	1' 3-3/8"	6' 9-1/2"	10"	1'-8"	1"		34
LL48/12 LC-S R	4'-0"	1' 0-3/8"	5' 3-1/4"	8"	1'-4"	1"		21.75
LL36/9 LC-S R	3'-0"	9-1/4"	4'-1"	6"	1'-0"	1"		12.25
LL24/6 LC-S R	2'-0"	6-1/8"	2'-8 5/8"	4"	8"	1"		5.4

MATERIAL FINISH COLORS			
	MP# 82074LVG (FULL GLOSS)		2793 LD Red Modified Acrylic (Abulgas or Equiv.)
	Returns		Red
	Faces		Trimcap/Retainer
	Illumination		Sloan Red LED



VISUAL COMMUNICATIONS
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

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Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Remarks:

Color: Specified in this Rendering (M); Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Boyd Hippenstiel**

Project Manager: **Sandra Ramirez**

Drawn By: **Joe Knestrick**

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL U.L.C. STANDARDS.

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

STACKED LOGO & LETTERS - LC-S | internally-illuminated channel | RED

Project / Location:

Store: #T0000

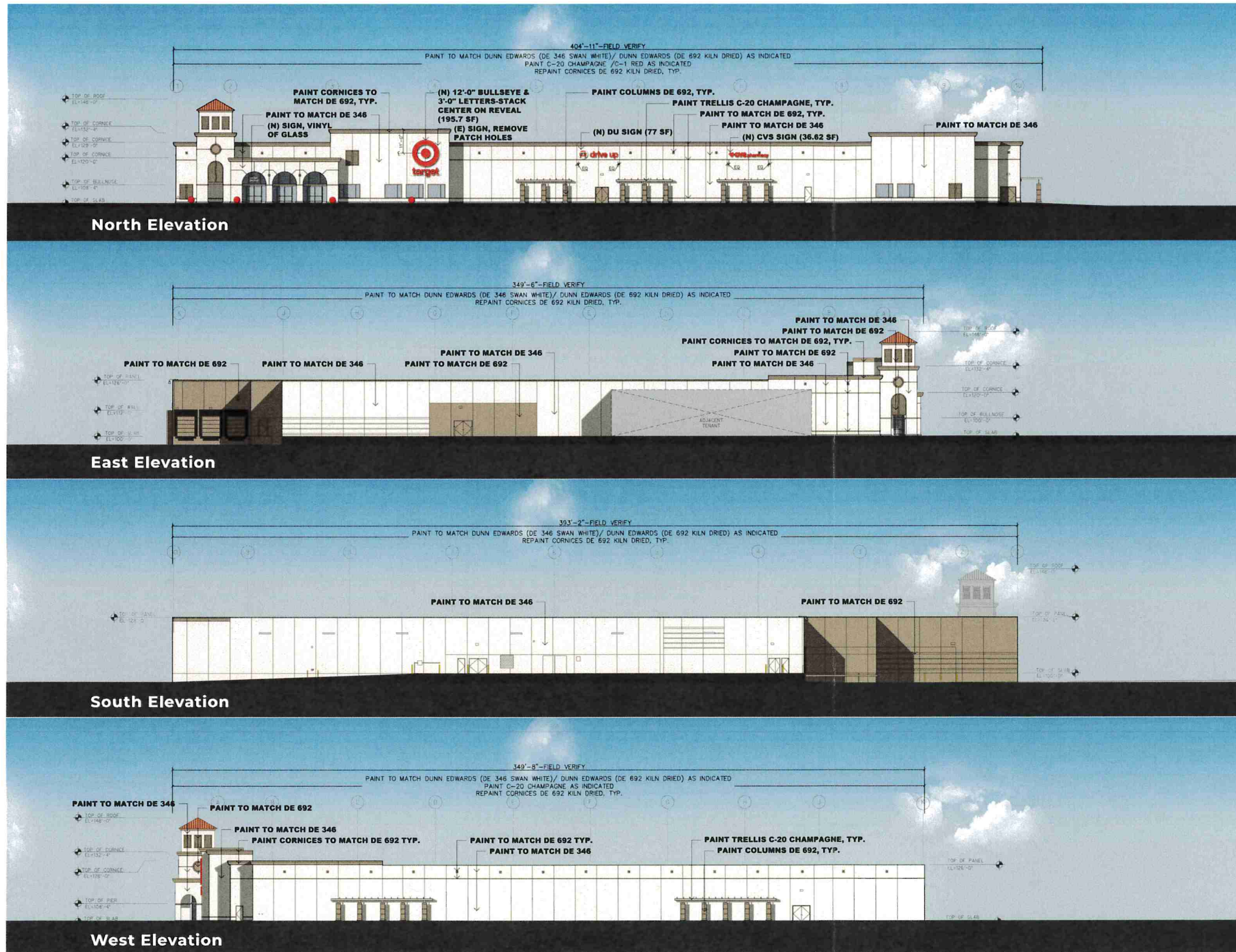
Job Number: **23-00000-10**

Date: **27 February 2018**

Sheet Number: **3** of **18**

Design Number: **23-00000-10**

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COLOR KEY:

- DUNN EDWARDS (DE #346) SWAN WHITE
- DUNN EDWARDS (DE #692) KILN DRIED
- C-1 RED
- C-20 CHAMPAGNE

NOTE:

- *EXISTING FINISHES SHOWN FOR REFERENCE.
- *PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL, TYP.
- *CLEAN BRICK/ICCMU/STONE AS REQUIRED.
- *STORE EXTERIOR WALLS ARE PRIMARILY CONCRETE TILT PANEL
- *EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.
- *BEN-5 : STRAIGHT, COLOR.....RED

GENERAL NOTE

- * AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
- * ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
- * PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO ' LIKE NEW' APPEARANCE.



