

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

September 8, 2025

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

CALL TO ORDER: Chairman Tim Saunders

PLEDGE OF ALLEGIANCE: Led by Chairman Tim Saunders

ROLL CALL:

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

STAFF PRESENT:

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

Attorney Taylor Tremel was also present.

A. Approval of Minutes - Planning and Zoning meeting minutes – June 9, 2025

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

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0

1. 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)

Senior Planner Becky Higgins stated that 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. She stated that the property is approximately 0.158 acres.

Future Land Use Designation: Mobile Home High Density

Zoning: Mixed Residential Medium Density

Present Use of the Property: Residential

Growth Management staff recommends approval of Resolution 2025-108.

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

Applicant’s justification:

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.

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.

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

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

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

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

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

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0.

2. Ordinance 2025-12 — De-annexation – Taylor Long et al – An Ordinance Voluntarily De-annexing 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)

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

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

The Future Land Use Designation — Single Family Medium Density

Zoning Designation — Single Family Medium Density

Present Use of the Property — Residential Homes

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

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

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

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

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

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

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

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

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

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0.

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

Senior Planner Higgins stated that 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, to 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.

Ms. Higgins presented location maps of the subject properties.

The applicant wishes to amend the existing memorandum of agreement 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 proposes the following use changes: 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);

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

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

Impact on Town Services

Ms. Higgins stated that staff supports this amendment because of the reduction in impacts 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).

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.

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.

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

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

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

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.

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

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

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

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

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

Vicky Vathroder, 2626 Lake Ella Rd

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

Jason Bullard, EXO Limited

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

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

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

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

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 4-0.

CHAIRPERSON AND MEMBERS REPORT

There were no reports.

PUBLIC COMMENT

There were no public comments.

ADJOURN

The meeting was adjourned at 5:56 p.m.

s/ Kathleen Rosado, Town Clerk

s/ Tim Saunders, Chairman