



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

FEBRUARY 9, 2026

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
5:30 PM

PROCEDURE

If you wish to address the Planning and Zoning Board on any item on the agenda, you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item is presented. Speakers will be limited to three minutes. Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais podium, state your name and address, and speak clearly into the microphone. Please be respectful of others and silence your electronic devices.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Town Clerk** — Approval of Minutes — October 13, 2025 — Planning and Zoning Board Meeting
- B. Growth Management — Ordinance 2026-01 - PUD Amendment** — An Ordinance Amending the Permitted Uses for Certain Property Being Approximately 3.072 Acres Owned by VSI Lady Lake, LLC; Referenced by a Portion of Alternate Key Number 3957598; Located South of County Road 466, East of Cherry Lake Road, and North of Copacabana Road; Amending the Commercial Permitted Uses of the Planned Unit Development (PUD) Memorandum of Agreement; Providing for Severability; Establishing an Effective Date. (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 **October 13, 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	Excused
Saunders	YES

9 **STAFF PRESENT:**

10 Rebecca Higgins, Senior Planner; Emily Estep, Growth Management; Kathleen Rosado, Town
11 Clerk; and Carol Osborne, Deputy Town Clerk

12 Attorney Taylor Tremel was also present.

13 **NEW BUSINESS**

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

15 **Member Galloway made a motion to approve the September 13, 2025, Planning and Zoning**
16 **Board meeting minutes as presented; Member Masso seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

17 **Motion carried 4-0**

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

4 Senior Planner Becky Higgins stated that Ordinance 2025-15 provides the annual update of
5 the Capital Improvements Schedule, which is part of the Town’s Comprehensive Plan. The
6 Capital Improvement Plan update process and the corresponding requirements are no longer
7 required to be processed by a Comprehensive Plan Amendment but may be adopted by local
8 Ordinance. The Town must annually update the Five-Year Schedule of Capital Improvements
9 pursuant to Florida Statutes. The purpose of the Capital Improvements Element and the
10 Improvement Schedules is to identify the capital improvements that are needed to
11 implement the Comprehensive Plan and ensure that adopted Level of Service (LOS)
12 standards are achieved and maintained for concurrency-related facilities.

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

17 Ms. Higgins stated that it is currently unknown where the sidewalk installation will be in town.
18 She advised that it is funded through the Community Development Block Grant (CDBG).

19 Ms. Higgins reviewed the projected future costs for Water, Wastewater, and Stormwater
20 System Capital Improvements. She stated that the town’s newest wastewater treatment
21 facility was completed last year and a new wastewater treatment plant is included in this five-
22 year plan.

23 Ms. Higgins stated the remaining cost for the library renovation project, which is \$550,000 and
24 comes from the sales surtax, is included in the Town Facilities Capital Improvements. She
25 stated this fiscal year’s Parks and Recreation Capital Improvements include a conceptual
26 design for a new recreation center funded through impact fees, and a new fence at the Guava
27 Street ballfields, funded through the General Fund.

28 The Transportation Improvement Schedule includes widening Rolling Acres Road to four
29 lanes with curb and gutter. Ms. Higgins stated that FDOT is providing the majority of the
30 engineering funding, and Lake County will also fund a percentage of the engineering and
31 right-of-way. Ms. Higgins stated the State Route 500/HWY 27/441, from Lake Ella Road to
32 Avenida Central, is nearing completion.

33 Ms. Higgins stated Lake Ella Road will be re-aligned with Eagles Nest Road utilizing Lake
34 County Impact Fees.

1 Ms. Higgins stated the Public Schools Improvement Schedule includes the Villages
2 Elementary School addition, funded by the Lake County School Board.

3 Ms. Higgins stated the Information Technology Capital Improvements include a town
4 fiberoptic wide area network project that will encompass several years. This project will
5 connect all of utilities plants, water wells, and town facilities, and is funded through the
6 General Fund.

7 The Town Commission’s first reading of Ordinance 2025-15 is scheduled for Monday,
8 November 3, 2025 at 6:00 p.m. The second and final reading is scheduled for Monday,
9 November 17, 2025 at 6:00 p.m.

10 Chairman Saunders asked the board members for questions or comments.

11 Member Masso verified with Ms. Higgins that these projects are budgeted.

12 **Member Galloway made a motion to forward Ordinance 2025-15 to the Town Commission**
13 **with the recommendation of approval; Member Brinson seconded the motion.**

Member	Vote
Brinson	YES
Masso	YES
Galloway	YES
Saunders	YES

14 **Motion carried 4-0.**

15 **2. Resolution 2025-110 — A Resolution of the Town Commission of the Town of Lady Lake,**
16 **Florida, Granting a Variance to Allow Additional Wall Signs Per Building Frontage on a**
17 **Public Street in Accordance with the provision of T-2058, being approximately 10.1 acres of**
18 **land, located near the Southwest Coner of the Intersection of North Highway 27/441 and**
19 **Rolling Acres Road, within the Town Limits of Lady Lake, Florida. (Becky Higgins)**

20 Senior Planner Becky Higgins stated on Tuesday, August 26, 2025, a variance application was
21 filed with the Town of Lady Lake, by Katie Fitzjarrald of Kimley-Horn and Associates, Inc on
22 behalf of Target Corporation. The Future Land Use Designation is Commercial General –
23 Retail Sales and Services (RET). The zoning designation is Planned Commercial (CP), and the
24 present use of the property is a retail store.

25 Growth Managment staff recommends approval of Resolution 2025-110.

26

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

6 The applicant's justification statement expresses that adding additional signage will provide
7 articulation to the building façade, assist in identifying the business to both vehicular and
8 pedestrian traffic, and increase the overall visibility of the site. It is further stated that there is
9 a lack of exposure to the existing building signage due to the site's location and constraints.
10 Traffic traveling along US 27/441 and Rolling Acres Road are unable to view the existing
11 Target wall sign, thereby limiting Target's ability to effectively reach its intended customer
12 base. Ms. Higgins presented a sketch map and an aerial map of the subject property, along
13 with renderings of the proposed façade.

14 Notices to inform the surrounding 27 property owners within 150' of the subject property
15 were mailed on Monday, September 29, 2025. Notification signs were posted on the property
16 Monday, September 29, 2025.

17 Staff has not received any correspondence regarding this application.

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

20 Chairman Saunders asked the board members for questions or comments.

21 Member Masso inquired as to the direction of the front of the building faced, and if there are
22 houses on the north side of the shopping center.

23 Ms. Higgins stated the building faces Hwy 27/441, and that there are no houses on the north
24 side. She stated that there are houses on the west and to the south of Target.

25 Member Galloway inquired as to why Target is changing their façade after 23 years.

26 Ms. Higgins clarified that there are no changes to the building and that Target is seeking to
27 add a "drive up" sign.

28 Marsha Wikle, 749 Cortez Ave.

29 Ms. Wikle stated that she lives on the west side of Target and can see Target from her back
30 window and inquired as to what the additional signage is from what is shown on the
31 rendering.

32 Ms. Higgins clarified that the additional sign will be a "drive up" sign and indicated it on the
33 rendering.

1 Natalie Schwoeble, 745 Cortez Ave.

2 Ms. Schwoeble concurred that there are no house across from the Target sign. She stated that
3 her house is on the opposite side of the wall at the end of the property and the Target sign
4 shines in several of the homes' backyards. She stated that they knew this when they bought
5 the property yet any future signage will impact their quality of life and will affect their ability
6 to sell their home. Ms. Schwoeble stated that there are more residents affected by this issue
7 that are not present.

8 Ms. Schwoeble presented a picture of her backyard at night that showed how the Target sign
9 illuminates her backyard.

10 Town Attorney Taylor Tremel stated for the record that the picture being shown cannot be a
11 basis for their decision because it is not being entered into evidence, it is not part of the
12 record, and not to take it into consideration.

13 Victor Chittum, 736 Cortez Ave.

14 Mr. Chittum stated that the he can see the Target façade and the parking lot from his front
15 yard. He stated that the Target light is bright and additional signage will add to the light
16 pollution. He suggested placing the sign by Hwy 27/441.

17 Chairman Saunders asked the board members for questions or comments.

18 Member Galloway inquired as to what prompted Target's request for additional signage.

19 Norbourn Noel, 497 SE 38th Street, Ocala, FL

20 Mr. Noel stated that the additional sign will provide clear direction on where to pull up to pick
21 up prescriptions and to go where CVS is located. He clarified that it is pedestrian and
22 vehicular directional signage.

23 Member Masso inquired to new lighting that could redirect the light pollution from the
24 residential properties.

25 Mr. Noel stated that the new signage is smaller and should not be throwing the amount of
26 light the Target bullseye sign does.

27 Chairman Saunders asked the board members for further questions or comments. Hearing
28 none, he asked for a motion.

29 **Member Galloway made a motion to forward Resolution 2025-110 to the Town Commission**
30 **with the recommendation of denial; Member Masso seconded the motion.**

Member	Vote
Brinson	NO
Masso	YES
Galloway	YES
Saunders	YES

1 **Motion carried 3-1.**

2 Ms. Higgins clarified that the Planning and Zoning Board is an advisory board and that the
3 Town Commission will make the final decision regarding this item at the town commission
4 meeting.

5 **CHAIRPERSON AND MEMBERS REPORT**

6 There were no reports.

7 **PUBLIC COMMENT**

8 There were no public comments.

9 Deputy Town Clerk Carol Osborne stated for the record that member Auger was not included
10 in the member Roll Call, and is excused from tonight's meeting.

11 **ADJOURN**

12 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

Growth Management — Ordinance 2026-01 - PUD Amendment — An Ordinance Amending the Permitted Uses for Certain Property Being Approximately 3.072 Acres Owned by VSI Lady Lake, LLC; Referenced by a Portion of Alternate Key Number 3957598; Located South of County Road 466, East of Cherry Lake Road, and North of Copacabana Road; Amending the Commercial Permitted Uses of the Planned Unit Development (PUD) Memorandum of Agreement; Providing for Severability; Establishing an Effective Date. (Becky Higgins)

AGENDA ITEM ID

2026-13

DEPARTMENT

Growth Management

SUMMARY

On Monday, January 12, 2026, Craig Brashier with NV5, Inc, on behalf of property owner VSI Lady Lake, LLC, applied to amend the zoning entitlements for approximately 3.072 acres located within the Hammock Oaks Commercial Park at the southeast corner of the intersection of Cherry Lake Road and Highway 466. The request is to modify the uses under the Lady Lake Planned Unit Development (PUD) – zoning classification to allow Motor Vehicle Service Centers. This use would be limited to the 3.072-acre site. Motor Vehicle Service Center is the only additional use being added by the amendment.

The ordinance proposes the following uses:

- Offices
- Personal services
- Day care centers
- Convenience stores with or without fuel operations, as long as they are not located at the corner of Cherry Lake and 466**
- Adult congregate living facilities/skilled nursing
- Financial services
- Office supplies
- Retail sales and services
- Business services
- Office complex
- Medical Offices/clinics
- Office condominiums

- Martial arts studios
- Restaurants
- Fast food restaurants
- Banks
- Commercial recreation facilities
- Health/exercise clubs
- Veterinary clinics
- Religious facilities
- Motor vehicle service centers

Uses Permitted as Special Exception Use Upon Approval pursuant to Chapter 6 of the Town's Land Development Regulations:

- Athletic/sports facilities
- Mini-storage warehouses
- Offset printing
- Wholesalers and distributors
- Office/warehouse facilities
- Laundry and Dry-Cleaning Retail Stores
- Clubs, lodges, and fraternal organizations
- Hotel

Uses Expressly Prohibited: All other uses are strictly prohibited.

The subject property is in Section 19, 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.

The application has been reviewed and determined to be complete, satisfying the necessary criteria as required for amending the entitlements of the PUD. 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.

Staff mailed notices to inform the surrounding ten property owners (seven within Lake County and three within Sumter County) within 150 feet of the property proposed by the PUD amendment request on Monday, January 26, 2026. The notification signs were posted on the property on Monday, January 26, 2026.

The Technical Review Committee found that Ordinance 2026-01 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first hearing of Ordinance 2026-01 is scheduled for Monday, March 2, 2026, at 6 p.m. The second and final reading of Ordinance 2026-01 before the Town Commission is scheduled for Monday, March 16, 2026, at 6 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-01.

FISCAL IMPACT

Not applicable.

FUNDING SOURCE

Not applicable.

1 **DRAFT ORDINANCE 2026-01**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE PERMITTED USES FOR CERTAIN PROPERTY BEING**
4 **APPROXIMATELY 3.072 ACRES OWNED BY VSI LADY LAKE, LLC; REFERENCED BY A**
5 **PORTION OF ALTERNATE KEY NUMBER 3957598; LOCATED SOUTH OF COUNTY ROAD**
6 **466, EAST OF CHERRY LAKE ROAD, AND NORTH OF COPACABANA ROAD; AMENDING**
7 **THE COMMERCIAL PERMITTED USES OF THE PLANNED UNIT DEVELOPMENT (PUD)**
8 **MEMORANDUM OF AGREEMENT; PROVIDING FOR SEVERABILITY; ESTABLISHING AN**
9 **EFFECTIVE DATE.**

10 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
11 (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes
12 and Chapter 9J-5, Florida Administrative Code; and

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

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

20 **WHEREAS**, on February 23, 2022, the Town of Lady Lake adopted Ordinance 2021-25 rezoning
21 property from Lake County Agriculture and Planned Unit Development to Town of Lady Lake
22 Planned Unit Development (PUD) – Mixed Use;

23 **WHEREAS**, on October 17, 2022, the Town of Lady Lake adopted Ordinance 2022-15
24 amending the Official Zoning Map and Planned Unit Development (PUD) – Mixed Use
25 entitlements; and

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

30 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake
31 County, Florida.

32 **Section 1.** Based upon the petition of certain landowners of property, which is located in
33 Town of Lady Lake, Florida, as described in Exhibit “A” and shown in Exhibit “B”, a request

1 has been made to amend the “Commercial Permitted Uses” described in the Memorandum of
2 Agreement Exhibit “C” for an approximately 3.072-acre portion of the commercial area within
3 the Mixed Use Planned Unit Development (PUD) depicted on the Conceptual Plan Exhibit “D”.
4 Said petition has been approved by the Town Commission of the Town of Lady Lake in
5 accordance with the Town of Lady Lake Comprehensive Plan, the Land Development
6 Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake and the Florida
7 Statutes, the property described in Exhibit “A” and shown in Exhibit “B” hereto is hereby
8 amended.

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

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

19 **PASSED AND ORDAINED** this 16th day of March, 2026 in the regular session of the Town
20 Commission of the Town of Lady Lake, Lake County, Florida, upon Second and Final Reading.

21 Town of Lady Lake, Florida

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Ed Freeman, Mayor

25 Attest:

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Kathleen Rosado, Town Clerk

28 Approved as to form:

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Derek Schroth, Town Attorney

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EXHIBIT "A" – Legal Description

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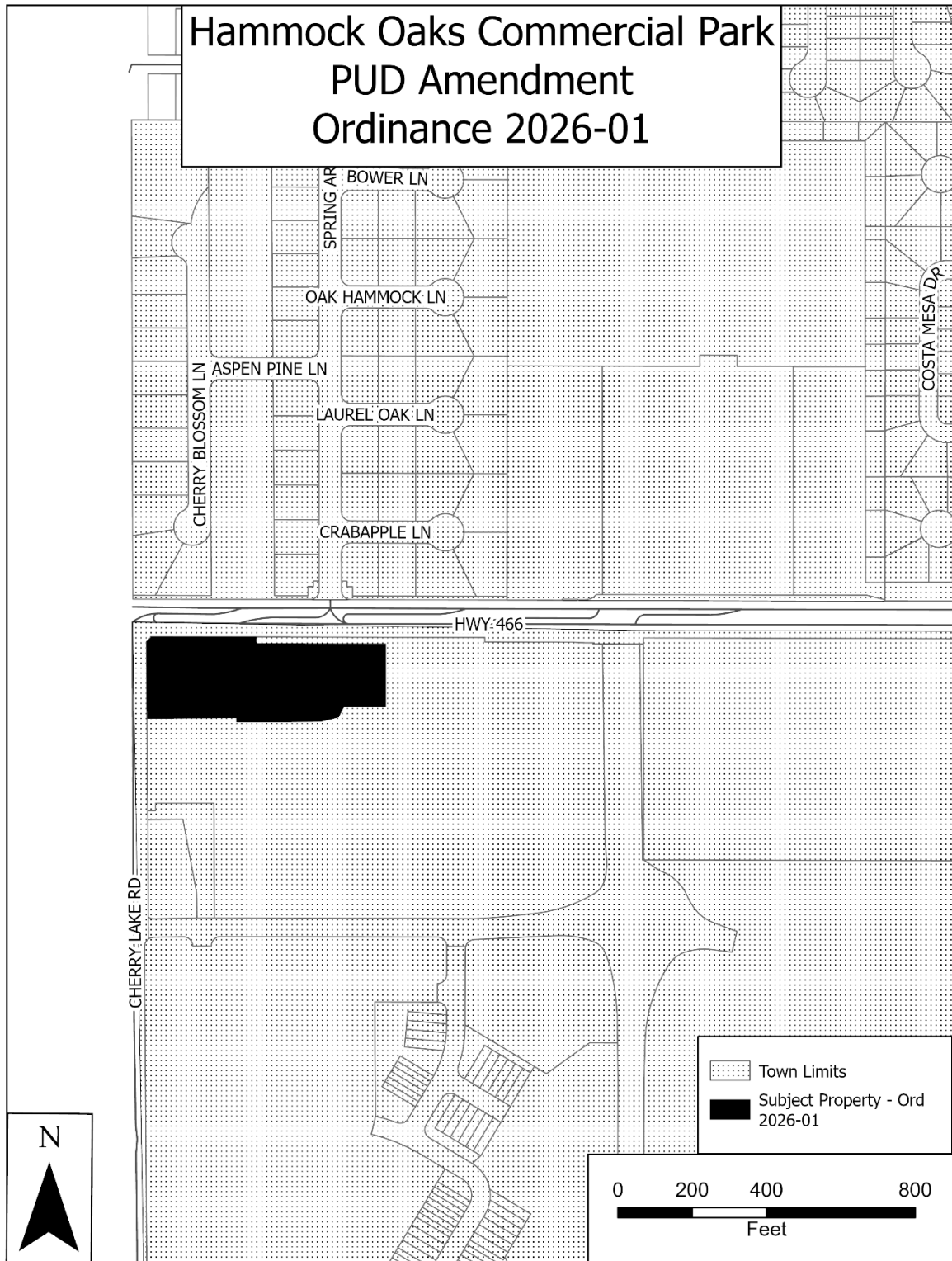
A PARCEL OF LAND BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, HAMMOCK OAKS COMMERCIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 3, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°35'41" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 240.00 FEET; THENCE SOUTH 0°08'53" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 11.24 FEET; THENCE SOUTH 89°51'07" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 108.06 FEET; THENCE NORTH 89°10'52" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 120.20 FEET; THENCE NORTH 76°10'57" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 49.35 FEET; THENCE NORTH 26°48'19" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 31.03 FEET; THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 113.08 FEET; THENCE NORTH 0°00'05" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 170.68 FEET; THENCE NORTH 89°51'07" WEST, A DISTANCE OF 348.76 FEET; THENCE NORTH 0°08'53" EAST, A DISTANCE OF 17.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE NORTH 89°51'07" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 284.82 FEET; THENCE SOUTH 0°00'00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2.48 FEET; THENCE SOUTH 45°08'53" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.73 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE SOUTH 0°24'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 207.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 3.072 ACRES, MORE OR LESS.

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EXHIBIT "B" — Subject Property Map



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EXHIBIT “C” — MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the 16th day of March, 2026 between the Town of Lady Lake, Florida (hereinafter the “Town”) and VSI Lady Lake, LLC.

RECITALS

1. VSI Lady Lake, LLC is the owner of certain real property in Lady Lake, Florida as described in the legal description attached hereto (hereinafter the “Property”) is currently within the boundaries of the Town of Lady Lake and zoned Planned Unit Development (PUD).
2. The property described in the legal description and depicted in the attached map is hereinafter referred to as the “Property”.
3. The applicant wishes to rezone the Property as described in the legal description to amend the commercial permitted uses to allow motor vehicle service centers as a by-right use.
4. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of Chapter 5, Section 4 of the Town’s Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the Mixed-Use PUD zoning for the Property:

1. Permitted Uses: Those uses permitted by the Town’s Land Development Regulations consistent with a Mixed-Use PUD zoning; single family detached units, single family attached units, two family (duplex) units, multi-family units and neighborhood recreation facilities, and as stated and depicted on the attached plan. The maximum number of residential units, including the multi-family apartments, townhouses, and condominiums within the development will not exceed 1,486 units. Uses may be relocated on site between pods as long as the total count is not exceeded; however, the maximum number of multi-family apartments shall be no more than 330 units.
2. Commercial Permitted Uses. The following commercial uses shall be allowed as stated within the commercial area as described in Exhibit “A” and shown in Exhibit “B”.
 - Offices
 - Personal services
 - Day care centers
 - Convenience stores with or without fuel operations, as long as they are not located at corner of Cherry Lake and 466**
 - Adult congregate living facilities/skilled nursing
 - Financial services
 - Office supplies

- 1 • Retail sales and services
- 2 • Business services
- 3 • Office complex
- 4 • Medical Offices/clinics
- 5 • Office condominiums
- 6 • Martial arts studios
- 7 • Restaurants
- 8 • Fast food restaurants
- 9 • Banks
- 10 • Commercial recreation facilities
- 11 • Health/exercise clubs
- 12 • Veterinary clinics
- 13 • Religious facilities
- 14 • Motor vehicle service centers
- 15 **3. Uses Permitted as Special Exception Use Upon Approval pursuant to Chapter 6 of**
- 16 **the Town’s Land Development Regulations. A) Athletic/sports facilities. B) Mini-**
- 17 **storage warehouses. C) Offset printing. D) Wholesalers and distributors. E)**
- 18 **Office/warehouse facilities. F) Laundry and Dry-Cleaning Retail Stores. G) Clubs,**
- 19 **lodges, and fraternal organizations. H) Hotel**
- 20 **4. The operation of any restaurant shall be limited to between the hours of 6 a.m. and**
- 21 **10 p.m.**
- 22 **5. Uses Expressly Prohibited: All other uses are strictly prohibited.**
- 23 **6. Design, Development, and Setback Standards:**
- 24 A. COMMERCIAL AND OFFICE USES: The property and portions of the Property
- 25 designated for Commercial uses may be developed and sold as single lots or as
- 26 multiple lot parcels without the necessity of platting according to the following
- 27 standards:
- 28 1) No minimum lot size is required.
- 29 2) No minimum lot width is required.
- 30 3) Maximum building height shall be 45 feet with a limitation of three stories for
- 31 multi-family apartments, condominiums, assisted living facilities, skilled nursing
- 32 facilities, independent living facilities, hotels and motels. For the purposes of
- 33 this section, habitable, occupancy use area shall mean that portion of a building
- 34 or structure included between the upper surface of a floor and the ceiling above,

1 intended for human occupancy. The height limitations of this chapter shall also
2 apply to all architectural features not intended for human occupancy.

3 4) Parking requirements will be in accordance with Chapter 7 of the Town’s Land
4 Development Regulations for the specified use at the time of site plan approval.
5 If a reduction of the parking requirements (shared parking) is requested for the
6 mixed-use areas, the reduction process will be presented for approval during the
7 Technical Review portion of the site plan approval.

8 5) The maximum impervious surface ratio for the Commercial property shall be
9 limited to 80 percent, including building coverage. Individual site plans with an
10 impervious surface ratio exceeding 80 percent shall be approved, so long as the
11 impervious surface ratio for the overall Commercial property does not exceed 80
12 percent.

13 6) Property Setbacks:

14 a) **Residential lots shall have a 15 ft front setback, 10 ft rear setback and 5 ft**
15 **side setback. Side setback may be reduced to zero ft for Villas and**
16 **Townhomes.**

17 b) **All structures shall have a ten-foot minimum setback from contiguous**
18 **property not zoned residential.**

19 c) **Setbacks for Multifamily, Townhomes, and Condominiums shall be a**
20 **minimum of 30 feet as measured from structure to structure from adjacent**
21 **single-family residential zoning districts for two-story developments, and a**
22 **minimum of 50 feet from adjacent single-family residential zoning districts**
23 **for three-story developments.**

24 d) **All structures shall have a minimum 50-foot setback from the right of way**
25 **for the C.R./Highway 466. This setback does not apply to walls, signage,**
26 **and signage structures, so long as they are uninhabitable.**

27 e) **All structures shall have a minimum 25-foot setback from the right of way**
28 **for Cherry Lake Road. This setback does not apply to walls, signage, and**
29 **signage structures, so long as they are uninhabitable.**

30 f) **Setbacks shall be as noted on the attached Exhibit “D” – Conceptual Plan.**
31 **No greater setbacks or separations than those described above shall be**
32 **imposed by the Town’s Code of Ordinances, Land Development**
33 **Regulations, or zoning ordinances, except as required by the Town’s Life**
34 **Safety Code.**

35 7) Landscaping Buffers: A perimeter 10 ft buffer is required at the project
36 perimeter. No buffers are required internal to the PD. Buffers along Cherry Lake
37 Road shall be a minimum of a “Class A” Buffer.

38 B. COMMERCIAL USES: The property and portions of the Property designated for
39 COMMERCIAL may be developed according to the following standards:

- 1) Site plan approval for proposed structures on the property shall be contingent upon compliance with Chapter 7 of the Town’s Land Development Regulations and will require the certification of a professional engineer that the proposed drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.
- 2) All proposed structures will be permitted by the Town only when shown to be compliant to submitted site plans. Owners shall complete all required site improvements prior to the Town issuing a Certificate of Occupancy.
- 3) The final Site Development Plan pursuant to the Town’s Land Development Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.
- 4) All structures must be permitted by the Town pursuant to site plans submitted and the owners shall install and complete all required site improvements prior to the Town issuing a Certificate of Occupancy for any permitted structure. Site plan approval shall be based upon adherence to Chapter 7 of the Town’s Land Development Regulations, provided certification of a professional engineer is given certifying that the drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

C. RESIDENTIAL USES: The property and portions of the Property designated for Residential may be developed according to the following standards:

- 1) Subdivision approval for all lots on the property shall be contingent upon compliance with Chapter 8 of the Town’s Land Development Regulations and will require the certification of a professional engineer that the proposed drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

D. TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

- 1) Per each Phase of Development listed below (as depicted on Exhibit “D”), the following off-site improvements shall be completed in conjunction with the approved construction plans for that specific phase of the development. Certificate of occupancies will be issued upon completion of the improvements for each Phase:
 - a) **466 Access: The Developer will construct a right turn lane in the eastbound direction on County Road 466 at Entrance #1 (depicted on Exhibit “D”), to include the necessary dedication of right-of-way for all improvements as required for County Road 466. The design of the turn lane shall comply with F.D.O.T. Standards regarding the desirable lengths of tapers and storage. In**

1 addition, the Developer will repair/replace the bicycle/pedestrian trail
2 along County Road 466 at the developer's expense and constructed back in
3 accordance with the original specifications.

- 4 b) North Residential Access Cherry Lake: Developer will construct a right turn
5 lane in the northbound direction and a left turn lane in the southbound
6 direction on Cherry Lake Road at Entrance #2 (depicted on Exhibit "D"), to
7 include the necessary dedication of right-of-way for all improvements as
8 required for Cherry Lake Road/CR 100. The design of the turn lanes shall
9 comply with F.D.O.T. Standards regarding the desirable lengths of tapers
10 and storage.
- 11 c) Residential Access to Rolling Oaks: Developer will construct a right turn
12 lane in the southbound direction on Rolling Acres Road at Entrance #3
13 (depicted on Exhibit "D"), to include the necessary dedication of right-of-
14 way for all improvements as required for Rolling Acre Road. The design of
15 the turn lanes shall comply with F.D.O.T. Standards regarding the desirable
16 lengths of tapers and storage. Alternately at the County's sole direction a
17 roundabout may be constructed in lieu of the above requirements.
- 18 d) South Residential Access to Cherry Lake: Developer will construct a right
19 turn lane in the northbound direction and a left turn lane in the
20 southbound direction on Cherry Lake Road at Entrance #4 (depicted on
21 Exhibit "D"), to include the necessary dedication of right-of-way for all
22 improvements as required for Cherry Lake Road/CR 100. The design of the
23 turn lanes shall comply with F.D.O.T. Standards regarding the desirable
24 lengths of tapers and storage. Alternately at the County's sole direction a
25 roundabout may be constructed in lieu of the above requirements.
- 26 e) A five-foot sidewalk shall be provided along the east side of Cherry Lake
27 Road, spanning the distance from County Road 466 to the southern end of
28 the property abutting Cherry Lake Road. The sidewalk shall be wholly
29 located within the right-of-way. This segment of sidewalk shall be
30 constructed in conjunction with Entrance #4 (depicted on Exhibit "D").

31 2) The following improvements shall be required based upon the progression of the
32 development, as follows:

- 33 a) The directional median at Entrance #1 is to be maintained at this time.
34 Signal warrant studies shall be completed prior to commencement of any
35 future phase of development following Phase 1, or prior to the issuance of
36 the development order of any individual commercial or medical office site
37 plan.
- 38 b) Site plan approval for proposed structures on the property shall be
39 contingent upon compliance with Chapter 7 of the Town's Land
40 Development Regulations and will require the certification of a
41 professional engineer that the proposed drainage system will handle the
42 runoff as required by Chapter 13 of the Land Development Regulations.
43 Plat approval for proposed neighborhoods in the development shall be
44 contingent upon compliance with Chapter 8 of the Town's Land
45 Development Regulations.

- c) All proposed structures will be permitted by the Town only when shown to be compliant to submitted site plans. Owners shall complete all required site improvements prior to the Town issuing a Certificate of Occupancy.
- d) The final Site Development Plan pursuant to the Town’s Land Development Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.
- e) Accessibility through Via San Polo shall not be permitted to access the development.

OPEN SPACE/RECREATION

- 1) The Development shall provide a minimum of 25% open space. 5% of the land within the allocated 25% shall be utilized as Activity-Based Recreation Area:
 - a) Each phase must provide open space and recreation land in accordance with the aforesaid ratio.
 - b) In lieu of providing open space and recreation in accordance with the aforesaid ratio within each phase as calculated independently, the developer may elect to do the following if each condition is satisfied:
- 2) Provide open space and recreation area in accordance with 25% and 5% ratio as calculated based upon the acreage for the entire development.
- 3) No plat for any phase of the development shall be approved if the ratios of 25% and 5% would not be met (cumulatively) upon the recording of the plat for that phase.
- 4) Residents which reside upon the lands (phases) for which the calculation of the open space and recreation requirements are based upon, shall have the right to access and use the open space and recreation areas for their leisure.
- 5) The developer shall make every effort to provide the open spaces and recreation lands in a manner which is as centrally located as practicable and accessible to all phases of the development.

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

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

1

2 Approved as to form:

3 _____

4 Derek Schroth, Town Attorney

1 **PROPERTY OWNER**

2 _____

3 VSI Lady Lake, LLC

4 **STATE OF FLORIDA**

5 **COUNTY OF LAKE**

6 The foregoing instrument was acknowledged before me by means of _____ physical
7 presence or _____ online notarization, this ____ day of _____, 2026 by
8 _____, as Owner/Authorized Signer of the Property, who is
9 personally known to me or has produced _____ as identification.

10

11 _____

12 Notary Public Signature

13 My Commission Expires:

14

EXHIBIT "D" – Conceptual Plan

Notes:

Total Acreage: 421 +/- acres (18,338,760sf)
 Total Developable Acreage: 412 +/- acres (17,946,720sf)
 Existing Zoning of Parcel: Agriculture/PUD
 Proposed Zoning: PUD
 Proposed Use: Single-family/Multi-Family/Commercial
 Density: 3.6 Units/Acre
 Minimum Dwelling Size: Apartments - 800 sf

Adjacent Zoning:
 North - RL, RA, AR
 South - A
 East - A
 West - Sumter County PUD
 MDD-TND, Urban Low
 NDD-TND
 Wetland/Open water 9 acres

Maximum building height 35' as measured from finished grade to mean roof height
 Open space required - 25% per PUD (105.25 acres)
 Open space provided - 46% (195.23 acres)
 Buffers: 11.91 acres
 Amenities/Parks: 56.3 acres
 Open: 73.68 acres
 WRA: 53.34 acres
 Total: 195.23 acres

Building Setbacks:
 Internal Lots: 0' setback on all sides
 10' setback for residential uses to High Residential uses
 30' setback for Multi-Family, Townhomes, and Condominiums to Single-Family Residential
 20' setback to Cherry Lake Row R.O.W.
 25' setback to Cherry Lake Row R.O.W.

Buffers:
 North - 10' Class "A" Landscape Buffer
 South - 10' Class "A" Landscape Buffer
 West - 10' Class "A" Landscape Buffer
 East - 10' Class "A" Landscape Buffer

Proposed Minimum of 50' ROW Total
 All features shown are subject to engineering.
 Fire trucks and turn around to be addressed at site plan submittal.
 Police and fire protection will be provided by Town of Lady Lake
 Potable and reclaimed water provided by Town of Lady Lake
 Sewer service from the Town of Lady Lake
 The site will meet all applicable stormwater rules and regulations.
 Existing vegetation to be utilized in landscape buffers wherever possible.
 Any fencing must be decorative type.
 Light poles and fixtures shall be decorative and dark sky compliant.
 Common area landscaping will be under single entity maintenance, not cared for by homeowners.
 All roads, retention areas, parking areas are private and under single ownership and control.
 Project will be constructed in multiple phases.
 10' Enhanced Buffer to retain existing vegetation and trees where possible.
 Electric provided by SECO, Natural gas provided by TECO
 **Plans are Conceptual Only and are subject to engineering
 ***Proposed layout may change as a result of field location.
 However, density & intensity location will be maintained.

Site Location

Legend:

- Property Boundary (+/- 420 Ac.)
- Retail Use
- RV and Boat Storage Use
- Multi-Family Residential
- Single Family Attached Residential - Townhomes
- 4 Unit Building
- Single Family Attached Residential - Townhomes
- 6 Unit Building
- Single Family Attached Residential
- Market Rate 50' x 120'
- Single Family Detached Residential
- Colonial 50' x 130'
- Single Family Detached Residential
- Colonial 50' x 130'
- Single Family Detached Residential
- Colonial 50' x 130'
- Single Family Detached Residential
- Colonial 50' x 130'
- Community Amenity
- Neighborhood Park
- Pedestrian Access And Trail
- Landscape Buffer
- Time Protraction
- Road Right Of Way
- Stormwater Pond
- Dry Detention Pond
- Stormwater Vault Concept
- Estimated Wetland Conservation
- Existing Transmission Line Tower
- Impervious Footprint
- Drainage Easement
- Utility Storage Footprint
- Retail Use / Mass Vehicle Service Center

Owners:
 SK Hammock Oaks LLC
 105 NE 1st Street
 Delray Beach, FL 33444

Kerry Hill, Personal Representative of the Estate of Douglas A Hill, Sr.
 2904 Register Road
 Fruitland Park, FL 34731

Levon and Sarah Mears
 66 NW 120th, Avenue
 Oxford, FL 34484

Applicant:
 LPG Urban and Regional Planners, Inc.
 c/o Greg Beliveau
 1162 Camp Avenue
 Mount Dora, Florida 32757
 (352)-385-1940

*The proposed layout may change slightly as a result of field conditions; however, densities, intensities, and general location of uses will be adhered to.

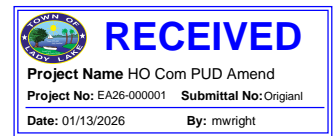
Land Use Summary		Commercial/Office Professional		Residential Summary	
Description	Ac. +/-	Description	Sq. Ft.	Description	DU
Total Site Area	421	Commercial	120,000	Multi-Family (est)	330
Estimated Wetlands	9	Medical Office	15,000	Townhome	216
Estimated Transmission Line Easement	12	General Office	3,000	SF Market Rate	190
Estimated Net Developable	400	Total	138,000	SF Crosswind	750
				Grand Total	1,486

February 25th, 2022

Hammock Oaks

Town of Lady Lake, FL

Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352)385-1940 / FAX (352)383-4824
 Proj: 1042-1



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT REZONING APPLICATION

Owner's Information

Owner's Name: VSI Lady Lake, LLC

Mailing Address: 106 E. 8th Avenue, Rome, GA 30161

Telephone Number: Contact Agent, NV5 Email Address: Contact Agent, NV5

Applicant's Information

Applicant's Name: NV5, Inc., as Agent for Owner

Mailing Address: 11801 Research Drive, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: craig.brashier@NV5.com / margot.maurer@NV5.com

Applicant is: Owner Agent Purchaser Lessee Other

Property Information

Property Address/Location: Southeast of the CR 466 and Cherry Lake Road intersection, and west of Hammock Oaks Boulevard

Alternate Key: Portion of 3957598

Legal Description:

See accompanying legal description.

The property is located in the vicinity of the following streets:

CR 466, Cherry Lake Road, and Hammock Oaks Boulevard

Area of the Property: ±133,816.32 Square Feet ±3.072 Acres

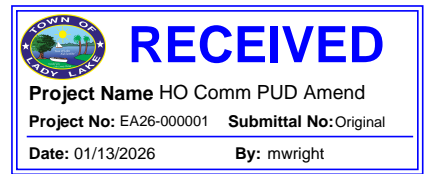
Utilities: Central Water Central Sewer Well Septic Tank

Existing Zoning of Property: PUD

Amend existing PUD (Ordinance 2022-15) to allow motor vehicle service centers as a commercial permitted use within a portion of the commercial area, as is described in the accompanying legal description.

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type:

Residential, Commercial, Industrial, Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.



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

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared NV5, Inc., as Agent for Owner, who being by me first duly sworn on oath, deposes and says:

- 1. That he affirms and certifies that he 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 the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Rezoning to the PUD zoning classification to allow: amendment of existing PUD (Ordinance 2022-15) to allow motor vehicle service centers as a commercial permitted use within a portion of the commercial area described in the accompanying legal description.
4. That the sign cards will be posted at least seven days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Craig Brashier, AICP, NV5, Inc., as Agent
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12th day of January, 2026, by Craig Brashier, who is personally known to me or who has produced as identification and who did (did not) take an oath.

Trina Lemnah
Notary Public



Number, Square Footage and Present Use of the Existing Structures on the Property:

The ±3.072 subject property is currently undeveloped.

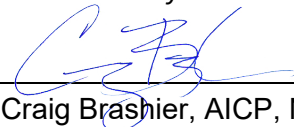
Proposed Use of Property: Motor vehicle service center, as a permitted commercial use.

Have any land use applications been filed within the last year in connection with this property? ___Yes XNo. If yes, briefly describe the nature of the request:

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



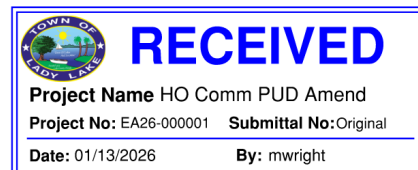
Craig Brashier, AICP, NV5, Inc., as Agent
Signature of Applicant

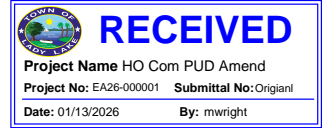
PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: _____ Received by: _____

Rezoning Fees Paid: _____





PREPARED BY:

Hartman Simons & Wood LLP
Attn: Jeremy D. Cohen, Esq.
400 Interstate North Parkway, SE, Suite 600
Atlanta, Georgia 30339

(Space above this line for recording data)

Parcel No.: Portions of 19-18-24-0002-000-01200 and
19-18-24-0002-000-01300

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 20th day of August, 2024, by and between **SK HAMMOCK OAKS LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637, and **VSI LADY LAKE, LLC**, a Georgia limited liability company ("Grantee"), whose mailing address is c/o Venture South Investments, LLC, 120 W. Trinity Place, Suite 400, Decatur, Georgia 30030.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Lake, State of Florida, to-wit:

See Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on Exhibit "B" attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions, nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby warrant the title to the Property, subject to and except for the Permitted Exceptions, and will defend the same, subject to and except for the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE CONTAINED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

SK HAMMOCK OAKS LLC, a Delaware limited liability company

Dana Rhodes

(Witness Signature)
Print Witness Name: Dana Rhodes
Witness Address: 14025 Riveredge Dr., Suite 175
Tampa, Florida 33637

By: [Signature] (SEAL)
Name: James P. Harvey
Title: Authorized Signatory

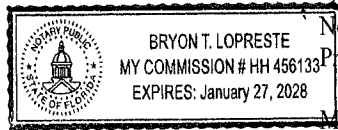
[Signature]

(Witness Signature)
Print Witness Name: Bryon T. LoPreste
Witness Address: 14025 Riveredge Dr., Suite 175
Tampa, Florida 33637

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of [x] physical presence or [] online notarization, this 15th day of August, 2024, by James P. Harvey as Authorized Signatory of SK HAMMOCK OAKS LLC, a Delaware limited liability company, on behalf of said company. He is [x] personally known to me or [] produced _____ as identification.



[Signature]
Notary Public - (Signature)
Print Name: Bryon T. LoPreste
My Commission Expires: 01/27/28

Exhibit "A"**Legal Description**

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 899.76 FEET; THENCE SOUTH 0°08'43" WEST, A DISTANCE OF 11.95; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 238.59 FEET; THENCE SOUTH 87°00'00" EAST, A DISTANCE OF 31.57 FEET; THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 20.53 FEET; THENCE SOUTH 0°08'15" WEST, A DISTANCE OF 2.93 FEET; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 26.29 FEET; THENCE SOUTH 00°43'42" EAST, 533.03 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89 FEET; THENCE SOUTH 85°25'14" WEST, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 702.26 FEET TO THE WEST LINE OF THE 170 FOOT WIDE FLORIDA POWER CO. RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 299, PAGE 312 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°19'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.55 FEET; THENCE NORTH 00°27'34" WEST, ALONG SAID WEST LINE, A

DISTANCE OF 29.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 156.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89°35'37" WEST, A DISTANCE OF 21.25 FEET; THENCE NORTH 00°24'23" WEST, A DISTANCE OF 454.84 FEET; THENCE NORTH 45°08'53" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 2.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.802 ACRES, MORE OR LESS.

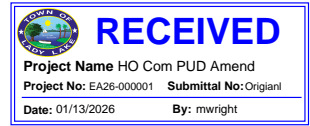
Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Plat recorded in Plat Book 83, Pages 1 through 8, inclusive, of the Public Records of Lake County, Florida, and ALTA/NSPS Land Title Survey by Clinton N. Rickner, RLS No. 7409 for CHW Professional Consultants, dated April 16, 2024, being Job No. 22-00-0.07 (the "Survey") showing a 20' utility easement along the easterly and southerly boundaries.
3. Right-of-way Easement granted to Sumter Electric Cooperative, Inc., as more fully set forth in the document recorded in Official Records Book 283, Page 768, of the Public Records of Lake County, Florida.
4. Easement granted to Florida Power Corporation, as more fully set forth in the document recorded in Official Records Book 299, Page 312, together with Memorandum and Notice of Final Judgment by Florida Corporation, a Florida public utility dated 02/10/2009 under Leon County Class Representation Case No. 98-7107 as recorded 02/25/2009 in Lake County, Official Records Book 3736, Page 2189, of the Public Records of Lake County, Florida.
5. Perpetual grading easement granted in Temporary Non-Exclusive Construction Easement Deed and Perpetual Grading Easement recorded in Official Records Book 3668, Page 1101, of the Public Records of Lake County, Florida.
6. Perpetual Easement for Tree and Vegetation Trimming/Removal granted to Sumter Electric Cooperative, Inc., as more fully set forth in the document recorded in Official Records Book 3671, Page 322, of the Public Records of Lake County, Florida.
7. Perpetual Easement for Tree and Vegetation Trimming/Removal granted to Sumter Electric Cooperative, Inc., as more fully set forth in the document recorded in Official Records Book 3671, Page 324, of the Public Records of Lake County, Florida.
8. Southwest Florida Water Management District Realigning the boundaries of the Oklawaha River Basin Resolution No. 653 recorded 09/10/1976 in Official Records Book 615, Page 1688, of the Public Records of Lake County, Florida.
9. Ordinance 2021-01, recorded 05/24/2021 in Official Records Book 5715, Page 205, of the Public Records of Lake County, Florida.
10. Ordinance 2021-02, recorded 05/24/2021 in Official Records Book 5715, Page 209, of the Public Records of Lake County, Florida.
11. Ordinance 2021-03, recorded 07/29/2021 in Official Records Book 5761, Page 2207, of the Public Records of Lake County, Florida.

12. Ordinance 2021-30, recorded 04/11/2022 in Official Records Book 5934, Page 2080, of the Public Records of Lake County, Florida.
13. Ordinance 2021-25, recorded 04/28/2022 in Official Records Book 5946, Page 702, of the Public Records of Lake County, Florida.
14. Ordinance 2022-15, recorded 10/25/2022 in Official Records Book 6043, Page 1587, of the Public Records of Lake County, Florida.
15. Resolution 2023-101, recorded 02/28/2023 in Official Records Book 6098, Page 2170, of the Public Records of Lake County, Florida.
16. Resolution 2023-115, recorded 02/09/2024 in Official Records Book 6282, Page 1400, of the Public Records of Lake County, Florida.
17. Resolution 2023-117, recorded 02/09/2024 in Official Records Book 6282, Page 1404, of the Public Records of Lake County, Florida.

PROPERTY RECORD CARD




General Information

Name:	VSI LADY LAKE LLC	Alternate Key:	3957598
Mailing Address:	120 W TRINITY PL STE 400 DECATUR, GA 30030 Update Mailing Address	Parcel Number: ⓘ	19-18-24-0010-00C-00001
		Millage Group and City:	00LL Lady Lake
		2025 Total Certified Millage Rate:	16.6035
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	UNASSIGNED FL,	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<p>HAMMOCK OAKS PHASE 1A PB 83 PG 1-8 FROM THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 18 SOUTH RANGE 24 EAST RUN SOUTH 00-24-16 EAST ALONG THE WEST LINE 61 FEET, SOUTH 89-51-07 EAST 25 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO 466, THENCE CONTINUE SOUTH 89-51-07 EAST ALONG SAID SOUTH RIGHT OF WAY LINE 22.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-51-07 EAST ALONG SAID SOUTH RIGHT OF WAY LINE 899.76 FEET, SOUTH 00-08-43 WEST 11.95 FEET, SOUTH 89-51-17 EAST 238.59 FEET, SOUTH 87-00-00 EAST 31.57 FEET, SOUTH 89-51-45 EAST 20.53 FEET, SOUTH 00-08-15 WEST 2.93 FEET, SOUTH 89-51-17 EAST 26.29 FEET, SOUTH 00-43-42 EAST 533.03 FEET, SOUTH 04-40-04 EAST 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03-02-41 WEST 72.20 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 23-18-15 AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36-44-33 WEST 44.10 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 44-05-30 AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71-07-36 WEST 165.61 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 24-40-36, AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE, THENCE SOUTH 83-27-54 WEST 69.89 FEET, SOUTH 85-25-14 WEST 73 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS OF 275 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87-47-00 WEST 22.67 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 04-43-32, AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE, THENCE NORTH 89-51-14 WEST 702.26 FEET TO THE WEST LINE OF THE 170 FOOT WIDE FLORIDA POWER CO RIGHT OF WAY IN ORB 299 PG 312, THENCE NORTH 00-19-01 WEST ALONG SAID WEST LINE 279.55 FEET, NORTH 00-27-34 WEST 29.42 FEET, NORTH 90-00-00 WEST 156.76 FEET, SOUTH 00-00-00 EAST 20.46 FEET, SOUTH 89-35-37 WEST 21.25 FEET, NORTH 00-24-23 WEST 454.84 FEET, NORTH 45-08-53 EAST 15.73 FEET, NORTH 00-00-00 EAST 2.48 FEET TO THE POINT OF BEGINNING, BEING PART OF TRACT C ORB 6387 PG 232</p>		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT FUTURE DEVELOPMENT (0001)	0	0		19.800	Acre		\$3,960,000.00	\$3,960,000.00

[Click here for Zoning Info](#)  [FEMA Flood Map](#)


Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6387 / 232	08/15/2024	Warranty Deed	Qualified	Vacant	\$6,100,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) 


Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$3,960,000	\$3,960,000	\$3,960,000	5.0254	\$19,900.58
SCHOOL BOARD STATE	\$3,960,000	\$3,960,000	\$3,960,000	3.0870	\$12,224.52
SCHOOL BOARD LOCAL	\$3,960,000	\$3,960,000	\$3,960,000	2.9980	\$11,872.08
LAKE COUNTY WATER DISTRICT	\$3,960,000	\$3,960,000	\$3,960,000	0.2940	\$1,164.24
NORTH LAKE HOSPITAL DIST	\$3,960,000	\$3,960,000	\$3,960,000	0.3859	\$1,528.16
ST JOHNS RIVER FL WATER MGMT DIST	\$3,960,000	\$3,960,000	\$3,960,000	0.1793	\$710.03
TOWN OF LADY LAKE	\$3,960,000	\$3,960,000	\$3,960,000	3.6510	\$14,457.96
LAKE COUNTY MSTU AMBULANCE	\$3,960,000	\$3,960,000	\$3,960,000	0.4629	\$1,833.08
LAKE COUNTY VOTED DEBT SERVICE	\$3,960,000	\$3,960,000	\$3,960,000	0.0400	\$158.40
LAKE COUNTY MSTU FIRE	\$3,960,000	\$3,960,000	\$3,960,000	0.4800	\$1,900.80
				Total:	Total:
				16.6035	\$65,749.85

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law

Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
 VSI LADY LAKE, LLC

Filing Information

Document Number M24000010082
FEI/EIN Number 99-2670402
Date Filed 08/07/2024
State GA
Status ACTIVE

Principal Address

106 E. 8TH AVE.
 ROME, GA 30161

Mailing Address

106 E. 8TH AVE.
 ROME, GA 30161

Registered Agent Name & Address

C T CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title AP

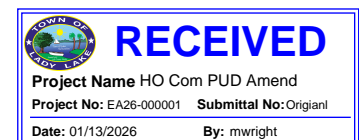
LEDBETTER, ROBERT H, JR.
 106 E. 8TH AVE.
 ROME, GA 30161

Annual Reports

Report Year	Filed Date
2025	02/10/2025

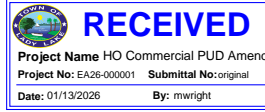
Document Images

02/10/2025 -- ANNUAL REPORT	View image in PDF format
08/07/2024 -- Foreign Limited	View image in PDF format



ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1918240010-00C-00001		3957598	OOLL

VSI LADY LAKE LLC
C/O VENTURE SOUTH INVESTMENTS
LLC
120 W TRINITY PL STE 400
DECATUR, GA 30030



UNASSIGNED
HAMMOCK OAKS PHASE 1A PB 83 PG 1-8
FROM THE NORTHWEST CORNER OF
SECTION 19 TOWNSHIP 18 SOUTH RANGE
24 EAST RUN SOUTH 00-24-16 EAST ALONG
THE WEST
See Additional Legal on Tax Roll

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	3,960,000	0	3,960,000	5.0254	19,900.58	
AMBULANCE MSTU	3,960,000	0	3,960,000	0.4629	1,833.08	
ENVIRON LAND PURCHASE	3,960,000	0	3,960,000	0.0400	158.40	
FIRE MSTU	3,960,000	0	3,960,000	0.4800	1,900.80	
WATER AUTHORITY	3,960,000	0	3,960,000	0.2940	1,164.24	
PUBLIC SCHOOLS						
BY STATE LAW	3,960,000	0	3,960,000	3.0870	12,224.52	
BY LOCAL BOARD	3,960,000	0	3,960,000	2.9980	11,872.08	
TOWN OF LADY LAKE	3,960,000	0	3,960,000	3.6510	14,457.96	
ST JOHNS WATER MGMT	3,960,000	0	3,960,000	0.1793	710.03	
N LAKE CNTY HOSP	3,960,000	0	3,960,000	0.3859	1,528.16	
TOTAL:				16.6035	\$65,749.85	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		143.00
NON-AD VALOREM ASSESSMENTS:		\$143.00

COMBINED TAXES AND ASSESSMENTS: \$65,892.85

If Paid By	Dec 05, 2025			
Please Pay	\$0.00			

Paid 11/18/2025 Receipt # 2025-00207800 \$63,257.14

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Dec 05, 2025			
Please Pay	\$0.00			

UNASSIGNED

VSI LADY LAKE LLC
C/O VENTURE SOUTH INVESTMENTS
LLC
120 W TRINITY PL STE 400
DECATUR, GA 30030

HAMMOCK OAKS PHASE 1A PB 83 PG 1-8
FROM THE NORTHWEST CORNER OF SECTION
19 TOWNSHIP 18 SOUTH RANGE 24 EAST RUN
SOUTH 00-24-16 EAST ALONG THE WEST
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1918240010-00C-00001		3957598	OOLL

Paid 11/18/2025 Receipt # 2025-00207800 \$63,257.14

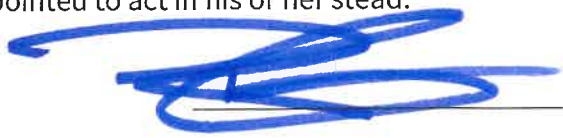
REZONING OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared VSI Lady Lake, LLC, 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 rezoning of said property with the classification of PUD to allow: an amendment of existing PUD (Ordinance 2022-15) to allow motor vehicle service centers as a commercial permitted use within the commercial area described in the accompanying legal description.
3. That he has appointed NV5, 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 8th day of December, 2026, by Robert H. Ledbetter, Jr., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public





**HAMMOCK OAKS
 PLANNED UNIT
 DEVELOPMENT (PUD)
 AMENDMENT**
 Rezoning Application –
 Justification Report
 12 January 2026

Prepared for:
 Town of Lady Lake Growth Management Department

Prepared on behalf of:
 VSI Lady Lake, LLC

Prepared by:
 NV5, Inc.

PN# 25-0768
 N:\2025\25-0768\Departments\02_Planning\Reports\Justification Reports\RPT 260112 Hammock Oaks PUD Amend.docx

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1. EXECUTIVE SUMMARY

To: Thad Carroll, AICP, Growth Management Director, Town of Lady Lake
From: Margot Maurer, AICP, Project Manager, NV5, Inc.
Date: January 12, 2026
Re: Hammock Oaks Planned Unit Development (PUD) Amendment – Rezoning Application

Jurisdiction: Town of Lady Lake, FL	Development Intent: Amend the approved Hammock Oaks Planned Unit Development (PUD) to allow motor vehicle service centers as a permitted use, allowed by right, on a portion of the commercially designated site within the PUD.
---	---

Location Description/Address:
 Southeast of the CR 466 and Cherry Lake Road intersection, and west of Hammock Oaks Boulevard, in Town of Lady Lake, FL

Parcel Number: 19-18-24-0010-00C-00001 (a portion of)	Alt. Key: 3957598 (a portion of)
---	--

Subject Acreage:
 ±3.072 acres (a portion of Hammock Oaks PUD – Commercial area)
Source: NV5 Survey

Existing Future Land Use:
Mixed Development District/Traditional Neighborhood District (MDD/TND)
 This designation encourages Traditional Neighborhood Designs, which includes but are not limited to the following land uses: residential, commercial, service, office, industrial, open space and active recreation.

Existing Zoning District:
PUD: Planned Unit Development
 The purpose of the PUD zoning district is to encourage a variety of housing types and innovative development concepts with amenities, recreation areas, and open space.

<p>Existing Entitlements (Hammock Oaks PUD): Max. Permitted Density: 1,486 du¹</p> <p>Max. Permitted Intensity [Non-Residential]: ±3.072 ac * 80% max. impervious surface ratio (ISR) = ±107,053.056 sq. ft.²</p> <p><small>¹ Hammock Oaks PUD (Ord. #2022-15) permits a max. of 1,486 du across the overall ±421-acre PUD area, with the max. number of multi-family units not to exceed 330 du. ² Hammock Oaks PUD (Ord. #2022-15) limits max. ISR on the ±3.072-acre Commercial property to 80%, including building coverage. Individual site plans with an ISR exceeding 80% shall be approved as long as the ISR for the overall Commercial property does not exceed 80%.</small></p>	<p>Proposed Entitlements: Max. Permitted Density: No change proposed.</p> <p>Max. Permitted Intensity [Non-Residential]: No change proposed.</p>
---	--

Net Change
 This rezoning application requests an amendment to the existing, previously approved Hammock Oaks PUD (Ordinance #2022-15) to allow **motor vehicle service centers**, as defined in Town of Lady Lake Land Development Regulations (LDRs), as a permitted use on ±3.072-acres of commercially designated land within the mixed-use PUD.

The proposed PUD amendment **does not seek any modification to the permitted density or intensity** established under the approved PUD. Consequently, approval of this application will preserve the subject property’s existing entitlements regarding density and intensity established therein.

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to amend the existing, previously approved Hammock Oaks Planned Unit Development (PUD) (Ordinance #2022-15) to allow **motor vehicle service centers** on ±3.072-acres within the PUD’s designated Commercial area. The ±421-acre mixed-use PUD is located south of County Road (CR) 466, east of Hammock Oaks Boulevard, and west of Cherry Lake Road (CR 100) in the Town of Lady Lake. Generally depicted in **Figure 1**, the approved PUD designates ±19.8082 acres for commercial permitted uses. As shown in **Figure 2**, the proposed amendment is limited to ±3.072-acres of commercially designated property within the PUD. A surveyed sketch and legal description of the subject property, prepared by NV5, is submitted with this application.

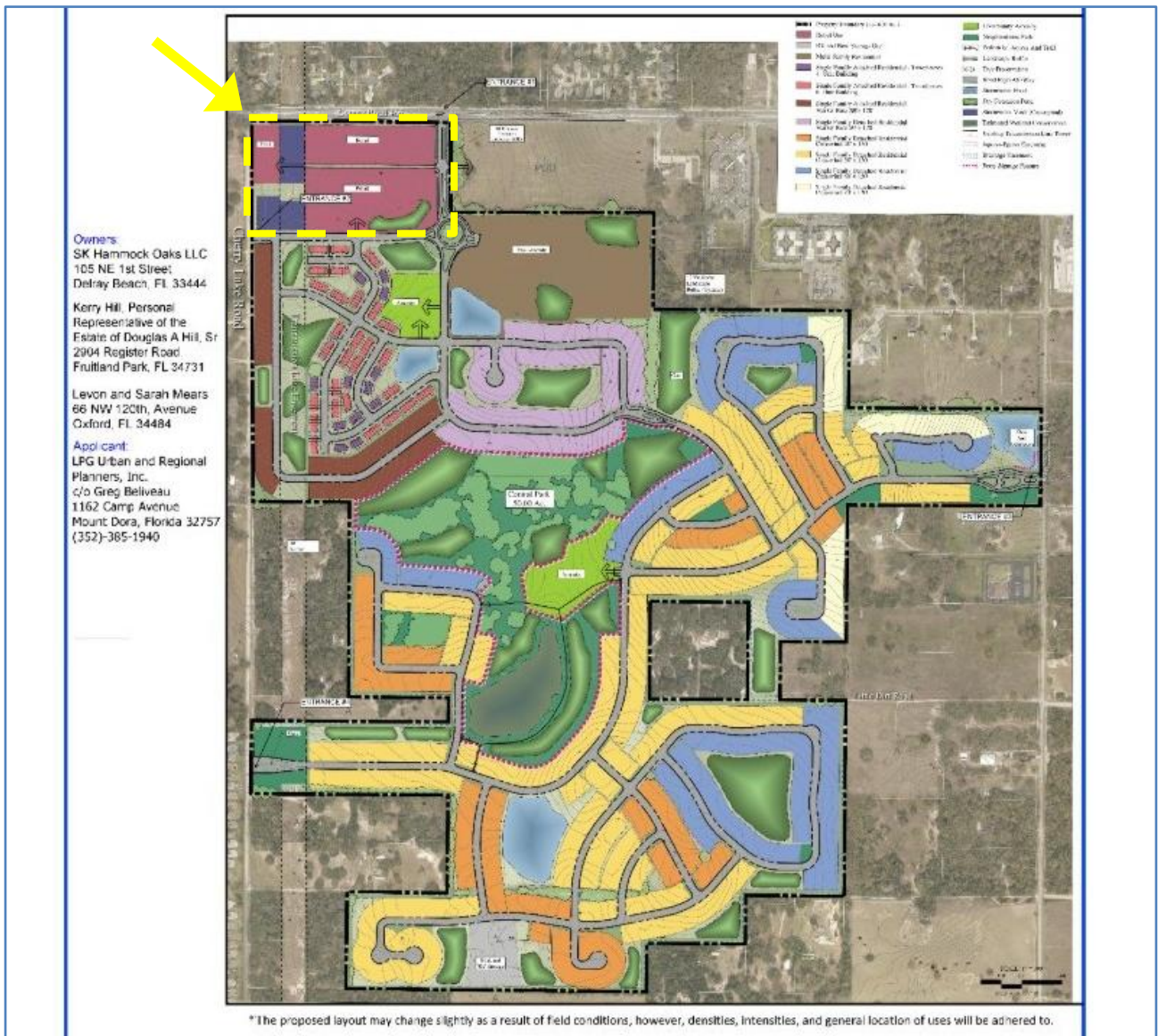


Figure 1: Hammock Oaks PUD (Ordinance #2022-15), Conceptual Plan

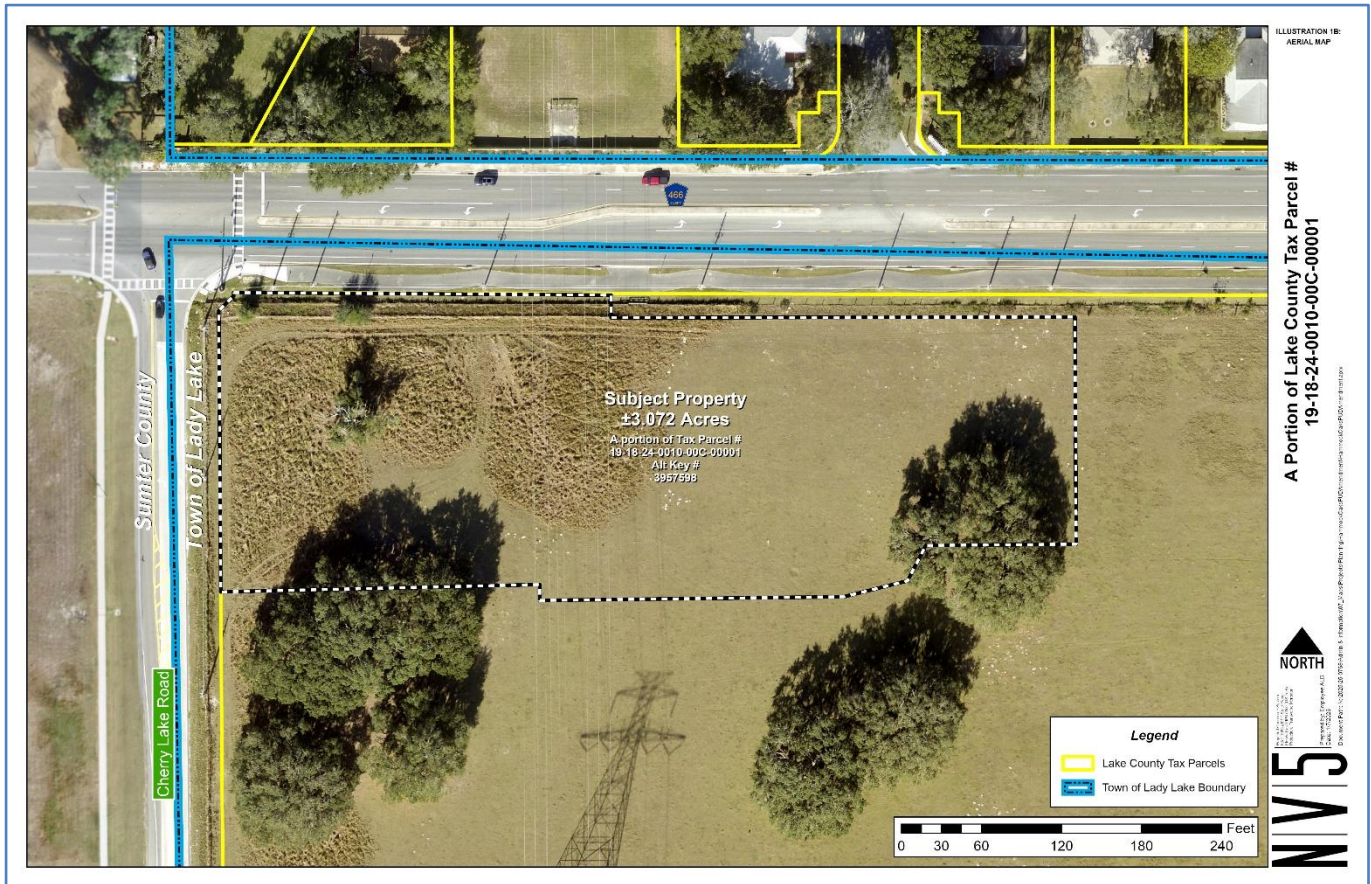


Figure 2: Aerial Map

Figure 3 is a Context Map showing the subject property's location and surrounding context area. Currently, construction is underway for a ±48,585 square foot retail user and sixteen (16) pump fuel station with kiosk on an adjacent portion of the Commercial use area. The proposed PUD amendment aligns with the purpose and requirements of the Hammock Oaks PUD zoning by maintaining the integrity of the mixed-use development, supporting innovative planning, and ensuring compatibility with the Town of Lady Lake's Comprehensive Plan and Land Development Regulations (LDRs) as described in this report.

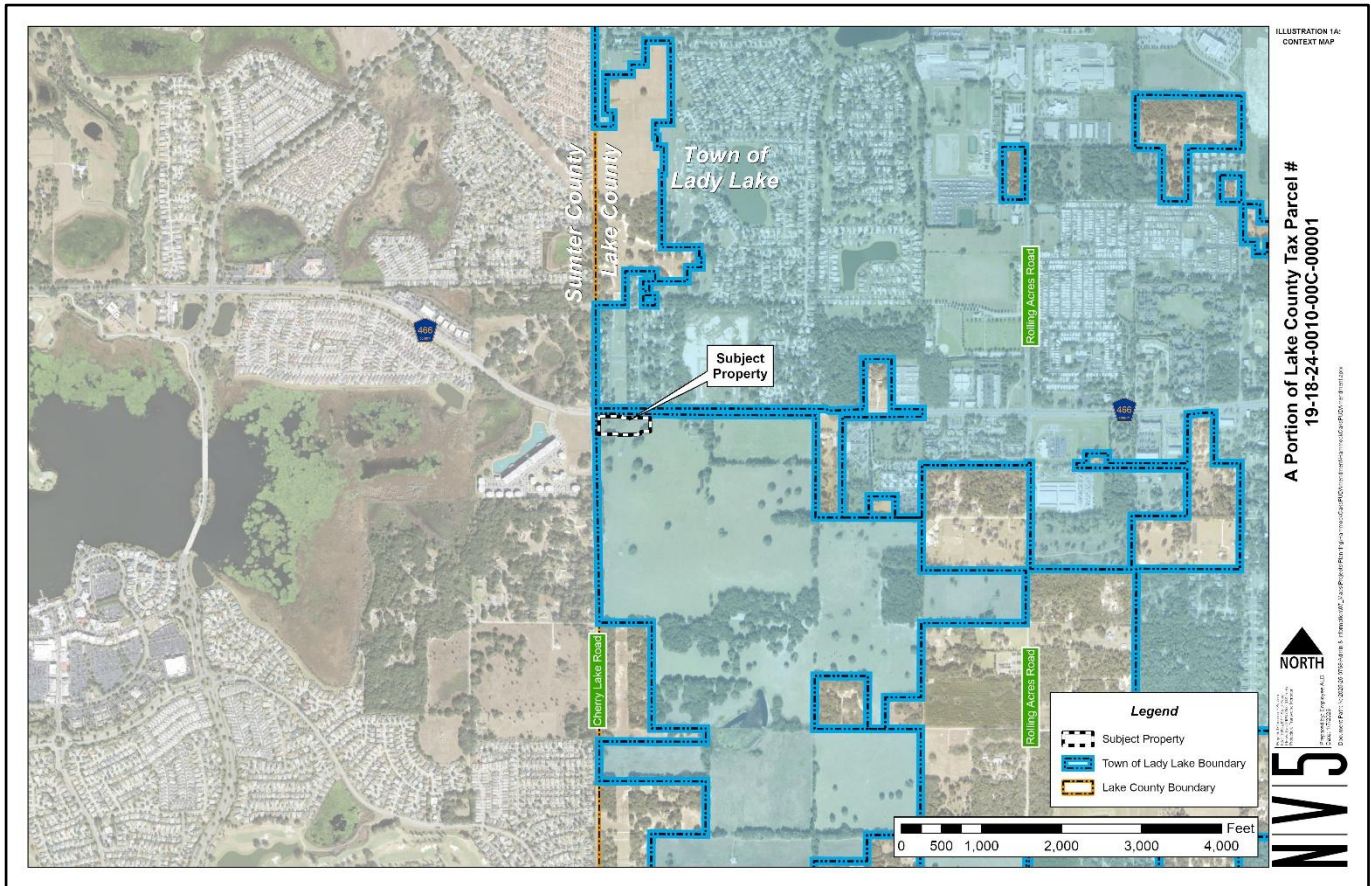


Figure 3: Context Map

Table 1 and Figures 3 - 4 show the current FLU and zoning designations adjacent to the subject site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 466 Right-of-Way (ROW)	CR 466 Right-of-Way (ROW)
East	Mixed Development/Traditional Neighborhood	Planned Unit Development (PUD)
South	Mixed Development/Traditional Neighborhood	Planned Unit Development (PUD)
West	Cherry Lake Road (CR 100) Right-of-Way / Mixed Development/Traditional Neighborhood	Cherry Lake Road (CR 100) Right-of-Way (ROW)

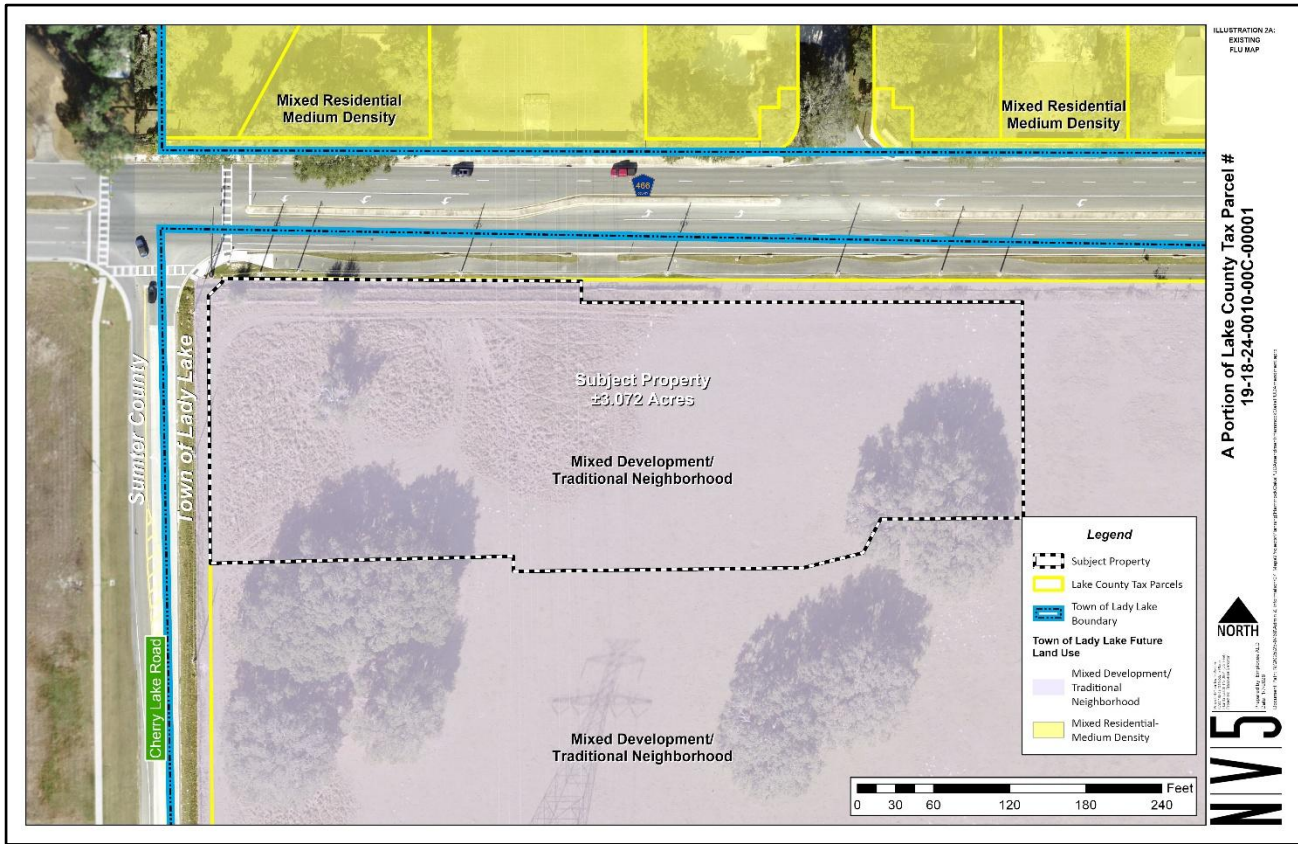


Figure 4: Existing Future Land Use Map

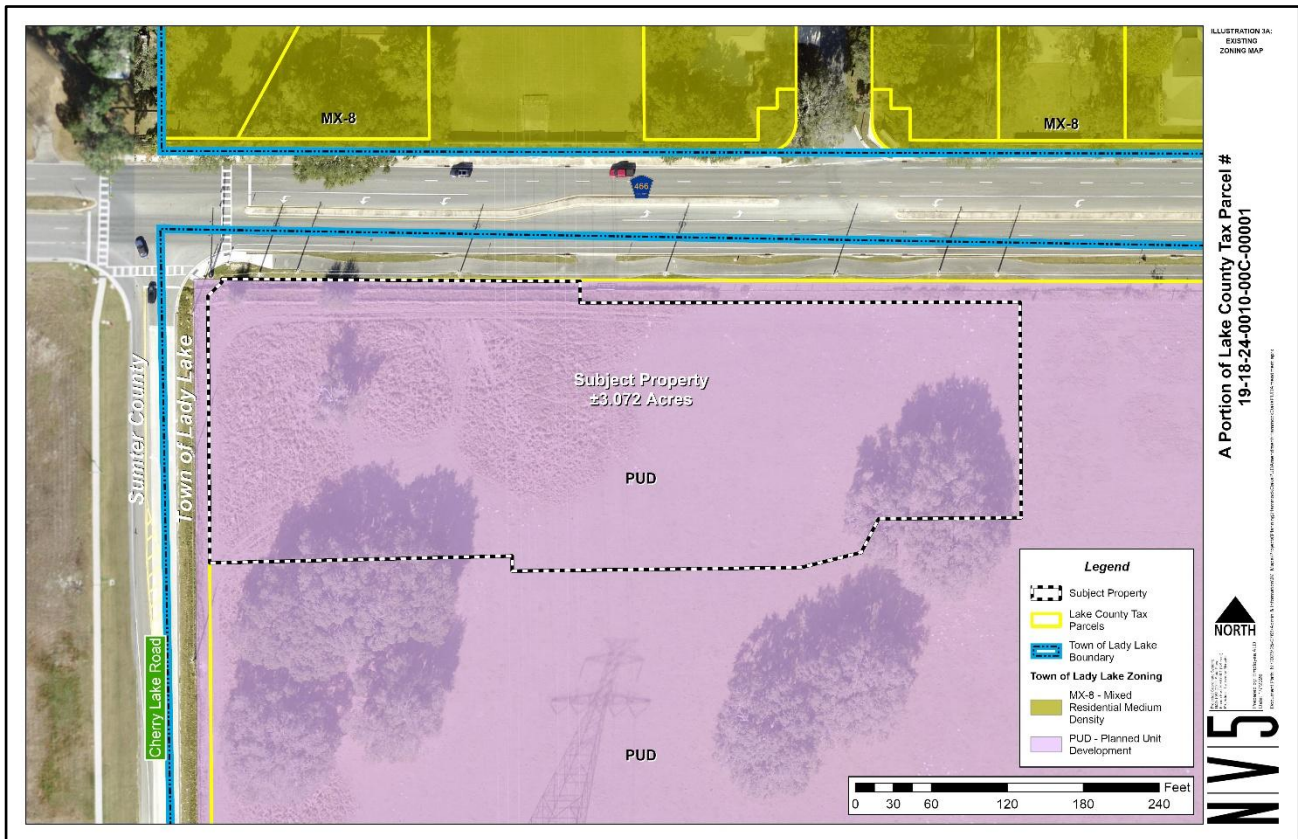


Figure 5: Existing Zoning Map

3. IMPACT ANALYSIS

ENVIRONMENTAL FEATURES

The Commercial use area subject to this application consists of ±3.072 acres within the ±421-acre Hammock Oaks Planned Unit Development (PUD), a mixed-use PUD. As shown in **Figure 6**, the subject property is relatively flat, with elevation ranging from 75 feet to 70 feet above mean sea-level. The property does not contain any National Wetlands Inventory (NWI)-identified wetlands or Federal Emergency Management Area (FEMA) floodplain and is not located in any environmentally protected areas.

According to the National Resources Conservation Service (NRCS), the onsite soil is predominantly Candler Sand, Hydro Group A, as shown in **Figure 7**. This soil type is common throughout the surrounding area and is suitable for urban development.

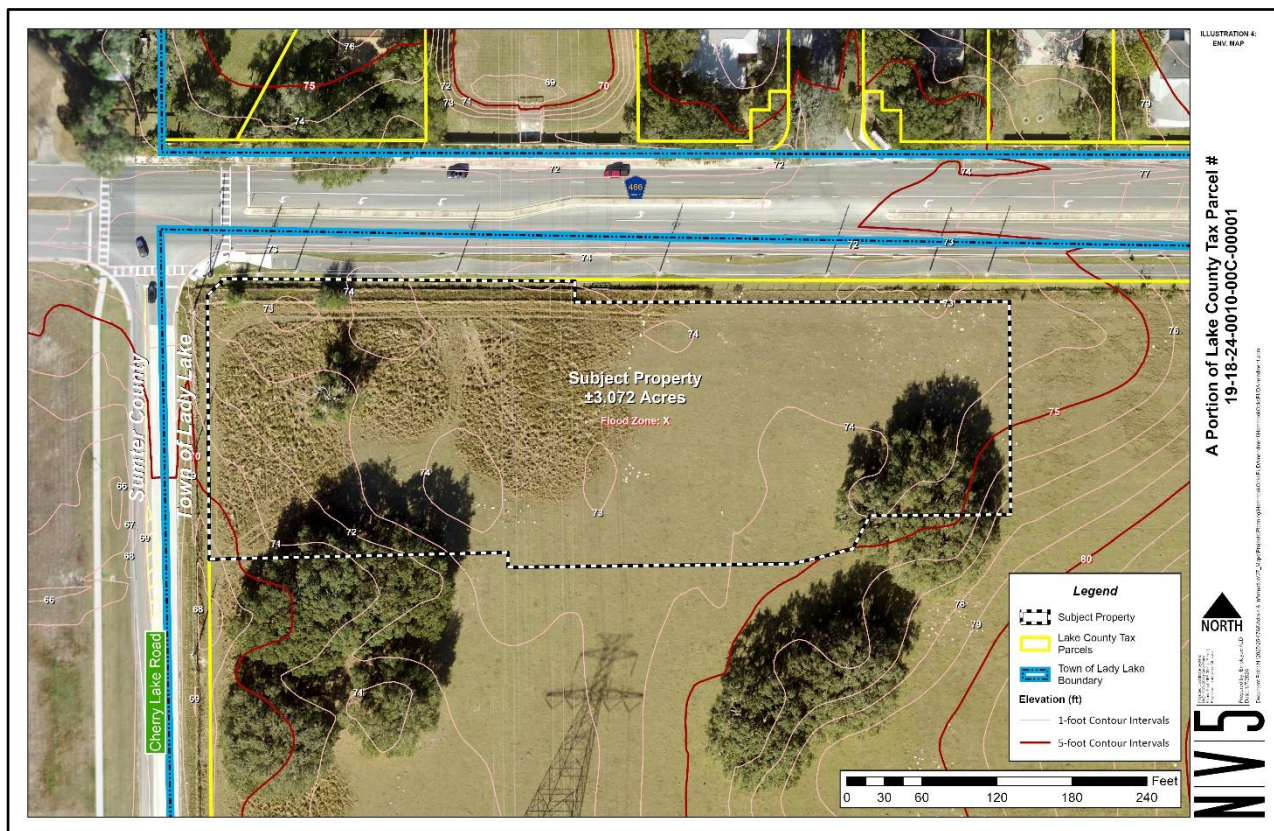


Figure 6: Environmental Map

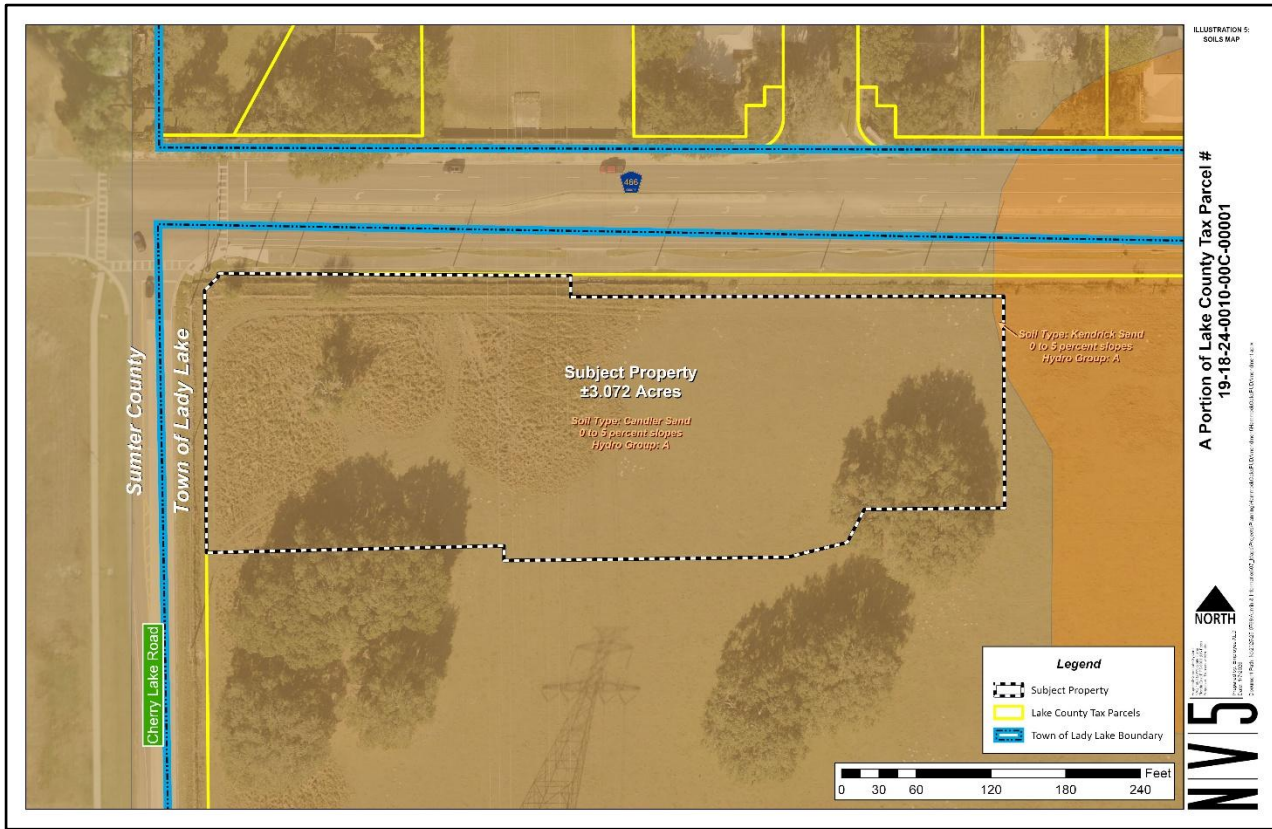


Figure 7: National Resources Conservation Service (NRCS) Map

LEVEL OF SERVICE (LOS) – PLANNING ANALYSIS

The PUD amendment adds “**motor vehicle service center**” as a permitted use on ±3.072 acres within the designated Commercial area. This amendment does not include any changes to the permitted density or intensity established under the existing PUD approval (Ord. #2022-15). Therefore, approval of this application will maintain the subject property’s current development rights and is not anticipated to create adverse impacts on Level of Service (LOS) standards. All applicable LOS requirements will continue to be met under this amendment.

2. CONSISTENCY WITH TOWN OF LADY LAKE COMPREHENSIVE PLAN

This section identifies specific Town of Lady Lake (Town) Comprehensive Plan Goals, Objectives, and Policies and explains how this Planned Unit Development (PUD) amendment is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

FUTURE LAND USE ELEMENT

GOAL FLU 1: IMPLEMENT THE TOWN OF LADY LAKE'S FUTURE LAND USE PLAN TO ACHIEVE SUSTAINABLE GROWTH THROUGH AN APPROPRIATE BALANCE BETWEEN PUBLIC AND PRIVATE INTERESTS IN THE:

1. CONSERVATION OF THE NATURAL RESOURCES;
2. CREATION OF FAVORABLE ECONOMIC CONDITIONS;
3. PROVISION OF ADEQUATE HOUSING;
4. PROTECTION AND IMPROVEMENT OF ESTABLISHED NEIGHBORHOODS;
5. PROTECTION OF PUBLIC HEALTH AND SAFETY;
6. DEVELOPMENT OF UNIQUE NEIGHBORHOODS AND BUSINESS DISTRICTS; AND
7. PROTECTION OF RESPONSIBLE DEVELOPMENT PRIVATE PROPERTY RIGHTS.

The proposed amendment to the Hammock Oaks Planned Unit Development (PUD) to allow *motor vehicle service centers* within a portion of the designated Commercial use area is consistent with the Town of Lady Lake Comprehensive Plan, Goal FLU 1, which seeks to achieve sustainable growth through a balance of public and private interests. Specifically:

Conservation of Natural Resources: The amendment does not compromise natural resource protection, as all development will comply with applicable environmental regulations, stormwater management standards, and buffering requirements.

Creation of Favorable Economic Conditions: Allowing motor vehicle service centers expands commercial opportunities, supports local economic development, and provides employment within the Town.

Provision of Adequate Housing: The amendment does not reduce residential capacity within the PUD and complements housing by providing convenient services for residents.

Protection and Improvement of Established Neighborhoods: The proposed use will be located within the planned commercial area and will incorporate design standards, landscaping, and buffering to ensure compatibility with adjacent neighborhoods.

Protection of Public Health and Safety: Development will adhere to all applicable safety, hazardous material handling, and traffic management regulations, ensuring public health and safety.

Development of Unique Neighborhoods and Business Districts: Integrating automotive services within the mixed-use PUD enhances the functionality and uniqueness of the commercial district, reducing the need for residents to travel outside the community for essential services.

Protection of Responsible Development and Private Property Rights: The amendment respects private property rights while maintaining responsible development practices through the Town's review and approval process.

The proposed amendment supports the Town’s vision for sustainable growth and mixed-use development, aligning with the objectives outlined in the Town’s Comprehensive Plan.

Policy FLU 1-5.1: Coordinate Public Facilities with Land Use.

The Town shall extend public facilities as development occurs in compliance with the Future Land Use Map. The extension of such facilities shall be programmed in the Capital Improvement Element and the Town’s Five Year Schedule of Capital Improvements. The approval of land uses, including their densities and intensities, shall be coordinated with the Town’s ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards as specified in Level of Service Standards, Capital Improvement Element.

The amendment complies with Policy FLU 1-5.1 because the site is served by existing public facilities, and any necessary extensions will occur in accordance with the Future Land Use Map and the Town’s adopted Level of Service (LOS) standards. Public facility improvements will be programmed through the Capital Improvement Element and Five-Year Schedule of Capital Improvements.

OBJECTIVE FLU 1-6: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM.

The Town shall not approve development after the adoption of this comprehensive plan which cannot be served by adequate public facilities at adopted levels of service. The provision of such public facilities shall be planned in an efficient manner and programmed in the Capital Improvement Element and the Town’s Five Year Capital Improvement Program.

The proposed use will be reviewed in accordance with the Town’s Concurrency Management System to ensure adequate public facilities are available at adopted LOS prior to site plan approval, consistent with Objective FLU 1-6.

Policy FLU 1-10.1. Application of Land Use Designations.

P.) Mixed Development District \Traditional Neighborhood District (MDD-TND).

This designation encourages Traditional Neighborhood Designs, which includes but are not limited to the following land uses: residential, commercial, service, office, industrial, open space and active recreation. The primary location for this land use category is, but is not limited to, the Special Area Plans (SAP) designated on Map 7-1. Planned Unit Developments (PUDs) are required concurrent with requests for all new MDD-TND land use designations.

MDD-TND Land Use Categories for projects greater than or equal to 10 -acres, shall contain the following mixed land use standards:

- 1) Commercial uses may consist of retail, office, professional, restaurant, personal services, hotels, motels, bed and breakfasts, and artisan workshops. These uses shall be used on the following minimum area standard:
 - a) A minimum area equal to 10 percent of net developable project area.
 - b) A maximum area equal to 15 percent of net developable project area.
 - c) Maximum Floor Area Ratio for commercial uses shall not exceed 0.20 (20%) of the developable project area.

Net developable project area shall be defined as the total area of the parcel proposed for development less State and Federal jurisdictional wetlands, waterbodies and the open space as defined in the Town of Lady Lake Land Development Code.

The proposed amendment is limited to ±3.072-acres of commercially designated land within the Hammock Oaks PUD and does not alter residential land use designations. It remains consistent with Policy FLU 1-10.1 by maintaining residential integrity while allowing mixed-use development as permitted under Policy FLU 1-10.2.

Policy FLU 1-10.2: Planned Unit Developments.

The Town has incorporated within the Land Development Regulations provisions for a Planned Unit Development district that allows mixed uses.

The amendment is consistent with Policy FLU 1-10.2 because it applies to a ±3.072-acre commercial portion of an approved PUD. The proposed use meets the intent of the PUD to permit a mix of commercial uses within the Commercial use area.

Policy FLU 4-1.2

By December 31, 2012, the Town shall review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage an attractive and functional mix of uses within the Energy Conservation Areas.

Policy FLU 4-1.3:

By December 31, 2012, the Town shall develop and adopt strategies and incentives to encourage mixed use, higher density development in appropriate places within the Town (including the Energy Conservation Areas) in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

The amendment supports Policies FLU 4-1.2 and FLU 4-1.3 by promoting mixed-use development within an Energy Conservation Area, as identified on Comprehensive Plan Map 7-1. Allowing motor vehicle service centers within the commercial component enhances functional diversity, reduces trip lengths, and encourages efficient infrastructure use, consistent with the Town's energy conservation and community-building goals.

TRANSPORTATION ELEMENT

Policy TE 1-1.2: Review of Proposed Developments.

The Town of Lady Lake reviews all proposed development for compliance and consistency with the adopted levels of service through the Concurrency Management System. No development shall be approved until an evaluation which has been performed consistent with the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System TCMS has determined that estimated impacts will not cause the level of service on roads within a two (2) mile radius to the development to decrease below the adopted minimum standard. Available capacity on adversely affected roadways must be present concurrent with the impacts placed on those roads by the development unless the roadway segment(s) in question were failing prior to the addition of the proposed development's traffic. Roadway segments failing prior to the addition of a development's traffic impacts shall be deemed mitigated and sufficient for purposes of transportation concurrency per Section 163.3180(5)(h) Florida Statutes. If deficient segments have advanced through the right-of-way acquisition phase for any collector or arterial significantly and adversely affected by the subject development and remain programmed for design and/or construction within the 5 year improvement plan of the jurisdictional right-of-way authority, that segment shall be deemed sufficient to satisfy concurrency requirements.

Development will occur in accordance with the approved entitlements and approved Transportation Impact Analysis (TIA) for Hammock Oaks PUD. No additional impacts will result following approval of this application.

Policy TE 1-2.2: Coordination with Future Land Uses.

The Future Land Use Map series shall delineate all arterial and collector roadways. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

The subject Commercial use area is located adjacent to two (2) Collector Roads - CR 466 to the north and Rolling Acres Road to the east – as classified in Comprehensive Plan, Transportation Element Policy TE 1-1.1. In alignment with above Policy TE 1-2.2, easy access to Collector Roads supports minimizing traffic impacts on local residential streets and directing higher-intensity traffic to roads with adequate capacity.

4. CONSISTENCY WITH TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS

The following identifies how this rezoning application requesting a Planned Unit Development (PUD) amendment is consistent with the City of Starke's Land Development Regulations (LDRs). Language from the LDRs is provided in normal font, and the consistency statements are provided in **bold font**.

Sec. 3-3. - Rezoning.

- a) Applications. Application to rezone land under the Code may be initiated by the landowner(s), Town, Planning and Zoning Board or Town Commission. The requirements of this section are in addition to the requirements of applicable state law.
- 1) Applications shall be made on the appropriate forms provided by the Town and shall be accompanied by the appropriate review fee.
 - 2) Applications shall include a legal description of the property, sketch or survey of the property, proof of ownership, and authorization from the owner if represented by an agent or contract purchaser. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.
 - 3) Applications for rezoning shall be submitted no later than fourteen (14) days in advance of the regularly scheduled TRC meeting in order to be considered at that meeting.

The proposed rezoning seeks an amendment to the existing Hammock Oaks PUD (Ordinance #2022-15). The proposed change amends the permitted uses to allow *motor vehicle service centers* as a permitted use on ±3.072-acres within the designated Commercial use area. This application includes all required components, including the appropriate Town-provided forms, review fee, legal description, property survey, proof of ownership, and authorization documentation, meeting the requirements of subsection (1) and (2) above and satisfies all additional requirements of applicable state law, as referenced in Sec. 3-3(a).

Sec. 5-4. - Zoning district uses.

- p) *PUD "Planned Unit Development."* This district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Conceptual development plans or a memorandum of agreement and bubble plan are required to be submitted along with the rezoning application.
- 1) *Permitted uses.*
 - B) *Mixed Use PUD.* All uses as permitted under the AG-1, RS-3, RS-6, MX-5, MX-8, MF-12, MH-9, RP and LC zoning districts and other uses deemed appropriate and incidental to the primary use by the Growth Management Director.

The existing PUD (Ord. #2022-15) permits the following uses, by right, within the ±19.802-acre Commercial area: offices; personal services; day care centers; convenience stores with or without fuel stations, as long as they are not located at the corner of Cherry Lake and CR 466; adult congregate living facilities/skilled nursing; financial services; office supplies; retail sales and services; business services; office complex; medical offices/clinics; office condominiums; martial arts studio; restaurants; fast food restaurants; bank; commercial recreation facilities; health/exercise clubs; veterinary clinics; and religious facilities.

The subject property for this application consists of ±3.072-acres of commercially designated land within the PUD, and this application requests amending the Commercial permitted uses to add *motor vehicle service centers as a by-right use* on the subject property. The above Sec. 5-4(p)(1)(B) allows all uses permitted under various zoning districts as well as other uses deemed appropriate and incidental to the primary use by the Growth Management Director. The proposed use is consistent with the intent of the Commercial area and complements the existing list of permitted commercial uses, which includes convenience stores with fuel stations, retail services, and business services.

- 2) *Uses permitted as special exception use upon approval.* Special exception uses as listed under other commercial zoning districts shall be reviewed as part of the memorandum of agreement.

No special exception uses are requested with the proposed PUD amendment.

- 3) *Uses expressly prohibited.*
 - A) Industrial uses except manufacturing fabrication.
 - B) Adult entertainment.
 - C) RV parks.
 - D) Uses prohibited by Town, state and federal law.
 - E) Sweepstakes cafes/establishments housing simulated gaming devices.
 - F) Medical marijuana dispensaries.
 - G) Non-medical marijuana sales.
 - H) Cannabis farms.

No expressly prohibited uses are requested with the proposed PUD amendment.

- 4) *Maximum density/intensity.* The maximum density/intensity allowed within the PUD shall be as allowed within the overlay land use districts as delineated on the Future Land Use Map. A density bonus may be permitted as outlined in section below.

This application does not seek any changes to allowed maximum density/intensity allowed within the PUD. The existing PUD limits maximum impervious surface ratio for the Commercial property to 80%, including building coverage.

- 5) *PUD land uses.* Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.

The overall ±421-acre PUD area has the Town of Lady Lake's Mixed Development District / Traditional Neighborhood District (MDD/TND) land use designation on the Town of Lady lake's Future Land Use Map (FLUM). The existing PUD permits commercial uses within a ±19.802-acre area, and the proposed amendment is limited to ±3.072-acres of commercially designated land within the PUD.

- 6) *Minimum parcel size.* The minimum size of any parcel shall be five (5) acres.

The subject parcel, Lake County Tax Parcel #19-18-24-0010-00C-00001, is ±19.802 acres, which exceeds the five (5) acre minimum parcel size.

- 7) *Unified ownership.* All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations.

The subject property is under common ownership. A signed and notarized Property Owner Affidavit was submitted with this proposed PUD amendment.

- 8) *Setbacks and buffering.* Setback requirements within the PUD shall be flexible; however, in no case shall the setback be less than ten (10) feet between structures or zero-lot-line if structures abut. Buffering requirements shall be those set out later in chapter 10, "Landscaping and Tree Protection."

The following minimum setbacks are established in the approved Hammock Oaks PUD for the Commercial area:

Building Setbacks
50' from CR 466 ROW
25' from Cherry Lake Road (CR 100) ROW
10' from Copacabana Road ROW
10' from Hammock Oaks Boulevard ROW

A perimeter 10' buffer is required at the project perimeter and a minimum "Class A" Buffer along Cherry Lake Road (CR 100). No changes to the approved minimum setbacks and/or buffering are proposed in this application.

- 9) *Pre-application conference.* (Optional) It is recommended that a pre-application conference be held with the Administrative Official by the developer or the developer's representatives in order to verify the steps necessary for application and review, and to discuss potential issues regarding the PUD proposal.

A pre-application conference was held with Town staff on November 27th, 2025. Future meetings for site-specific development will be coordinated with Town staff throughout the site plan approval process.

- 10) *Application.* Application shall be made to the Town utilizing the rezoning application form provided by the Town. The application shall be accompanied by the appropriate review fee and six (6) copies of the conceptual development plan or a memorandum of agreement and bubble plan prepared in accordance with the requirements of this Code.

- A) *Conceptual development plan.* In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant may prepare a conceptual development plan to be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following:

1. Boundary of subject property.

A Boundary Survey was submitted with this application. No changes to the surveyed Commercial use area are proposed.

2. Major natural features such as lakes, streams, wetlands, and natural communities.

No major natural features exist on the site. This is reflected in the accompanying environmental GIS mapping submitted with this application.

3. Existing or proposed streets abutting the project.

The subject property abuts CR 466 right-of-way (ROW) to the north and Cherry Lake Road (CR 100) ROW to the west, and is adjacent Copacabana Road to the south and Hammock Oaks Boulevard to the east.

4. Generalized location map and legal descriptions, including acreage.

A generalized location map and legal description for the ±3.072-acre subject property are included in the accompanying application materials.

5. Proposed land use types and their location.

Proposed land use types are commercial in nature. Currently, construction is underway for a ±48,585 sq. ft. retail user and a 16-pump fuel station on adjacent Commercial property.

6. Gross densities.

No residential uses are proposed for the subject commercial property.

7. Typical lot sizes showing setbacks and dimensions.

Typical lot sizes with setbacks and dimensions for residential development are established in the approved PUD (Ord. #2022-15).

8. Number of units and type.

No residential development is proposed for the subject commercial property to this application.

9. Floor area for commercial or industrial.

The approved PUD limits maximum impervious surface to 80 percent, or ±2.457 acres, of the ±3.072-acre commercial property.

10. Adjacent zoning.

Adjacent zoning is indicated in Table 1 above and illustrated in the accompanying GIS map set. The subject property is part of the Hammock Oaks PUD, a master-planned, mixed-use community and abuts CR 466 and Cherry Lake Road (CR 100) public ROW to the north and west, respectively.

11. Anticipated internal major road network.

The anticipated internal major road network is illustrated on the approved PUD (Ord. #2022-15), Exhibit C, Conceptual Plan. No changes to the approved PUD's internal major road network are proposed in this application.

12. Maximum building heights.

The approved PUD establishes a 45' maximum building height across the overall Commercial use area. No change to the approved maximum building height is proposed.

13. Anticipated phasing plan (if applicable).

This application seeks an amendment to the allowed uses within the Commercial use area. No changes to approved phasing are included with this application.

14. A statement of the proposed method of providing water service, fire protection, sewage disposal and stormwater management.

Statements of the proposed method for providing water service, fire protection, sewage disposal and stormwater management are provided on the approved PUD (Ord. #2022-15), Conceptual Plan (Exhibit C). Town of Lady Lake will provide police and fire protection, potable and reclaimed water, and sewer service. Future site development will adhere to all applicable stormwater rules and regulations.

15. Percentage of open space and location.

Over 25%, or ±105.25 acres, of the overall PUD area is dedicated to open space. The location of open space is illustrated on the approved PUD (Ord. #2022-15), Conceptual Plan (Exhibit C).

16. Acreage of parks/recreation and location.

No parks/recreation facilities are proposed in connection with this application, which seeks to amend allowed uses to include motor vehicle service centers within the ±19.802-acre Commercial property.

17. Typical road section.

No changes to typical road section(s) are proposed in this application.

18. Soils and 100-year flood prone areas.

Soils are identified in the accompanying NRCS soils map. The 100-year flood prone areas are identified on the in the accompanying environmental map.

19. Project name.

The project name is Hammock Oaks PUD, and this application seeks an amendment to the permitted uses allowed on ±3.072-acres of commercially designated land within the PUD.

20. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum.

Topography, at one-foot contours, is reflected in the environmental map.

21. Net living area for each type of dwelling unit.

No residential dwellings are proposed for the Commercial use area subject to this application.

22. Parking and loading facilities.

Per the approved PUD, condition A), subsection 4, parking requirements will be in accordance with Chapter 7 of the Town's LDRs for the specified use at the time of site plan approval.

23. Preliminary environmental assessment per the "Environmental Regulations" chapter of this Code.

This application requests an amendment to the permitted uses allowed ±3.072-acres of commercially designated land within the PUD. Preliminary environmental assessments will be provided during development plan approval and in accordance with the Town's LDRs, Chapter 12 – Environmental Regulations.

24. Any other information deemed pertinent by the Growth Management Director, Planning and Zoning Board, and the Town Commission.

No additional information was deemed pertinent at the time of submittal.

- 17) *Open space requirements.* A minimum of twenty-five (25) percent of the total project area for residential and twenty (20) percent for mixed use, commercial or industrial shall be established and maintained as common open space (which includes common green space left in its natural condition) or common facilities. No area shall be accepted as common open space unless it satisfies the following standards:
- A) Common open space shall be dedicated to and useable by all residents of the planned unit development or specific phase thereof.
 - B) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational facilities.
 - C) Common green space set aside for the preservation of natural features or listed species habitats, or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the Town pursuant to the Environmental Regulations chapter of this Code.
 - D) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
 - E) Common open space shall be maintained by the developer or Home Owner's Association of the planned unit development or the specific phase thereof.

Over 25%, or ±105.25 acres, of the overall PUD area is dedicated to open space. The location of open space is illustrated on the approved PUD (Ord. #2022-15), Conceptual Plan (Exhibit C).

- 18) *Density bonuses.*

No density bonus is requested with this PUD amendment.

Sec. 10-3. - Landscaping requirements.

- b) *Buffer landscaping requirements.* Buffers shall be provided along the outer parcel lines that abut other parcels. The requirements for buffers are based on the proposed use of the subject site and the zoning of the contiguous parcels or parcel across the adjacent right of way.
- A) *Buffer class determination.* The buffer class required is determined by using Table 10-1 and Table 10-2.
 - B) *Buffer class planting requirements.* The plant material specified below for each buffer class is required per each one hundred (100) linear feet (LF) of parcel or property line. (Calculation Example: 125' of property line with a Class A buffer requirement would require the following: CANOPY TREES: $125'/100 = 1.25 \times 3$ per 100 feet = 3.75 = 4 Canopy Trees; SHRUBS: $125'/100 = 1.25 \times 10$ per 100 feet = 12.5 = 13 Shrubs (round up if 0.5 or greater, round down if under 0.5)). The total required materials may then be planted evenly along the entire buffer length. As an option, plant material may be grouped in clusters as long as the minimum number per 100 LF is met. All remaining areas within the buffer shall be planted with grass and/or ground cover.
 - 1) *Buffer Class "A".*
 - a. Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge.

In accordance with the existing approved PUD (Ord. #2022-15), a 10' buffer is required around the PUD's perimeter and a minimum "Class A" Buffer along Cherry Lake Road (CR 100).

TOWN OF LADY LAKE

221 WEST GUAVA ST., LADY LAKE, FL 32159 (352) 751-1511 WWW.LADYLAKEFL.GOV



January 26, 2026

RE: Public Hearing Notice – PUD Amendment

Dear Property Owner,

This letter serves to notify you that a rezoning application for a Planned Unit Development (PUD) amendment has been filed with the Town of Lady Lake by Craig Brashier with NV5, Inc on behalf of property owner, VSI Lady Lake, LLC, for property located east of Cherry Lake Road and south of Highway 466 within Hammock Oaks Commercial Park.

Ordinance 2026-01 –PUD Amendment

This application proposes to amend the current entitlements of the Memorandum of Agreement within Ordinance 2022-15. The applicant seeks to add motor vehicle service center as an allowable use within a 3.072-acre portion of the Hammock Oaks Commercial Park.

The public hearings for these petitions are scheduled as follows, and your participation is encouraged. All meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida:

PLANNING AND ZONING BOARD – Monday, February 9, 2026, at 5:30 p.m.
COMMISSION MEETING – Monday, March 2, 2026, at 6:00 p.m.
COMMISSION MEETING – Monday, March 16, 2026, at 6:00 p.m.

Petition details are available for inspection at the Growth Management office located at 221 West Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday).

If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

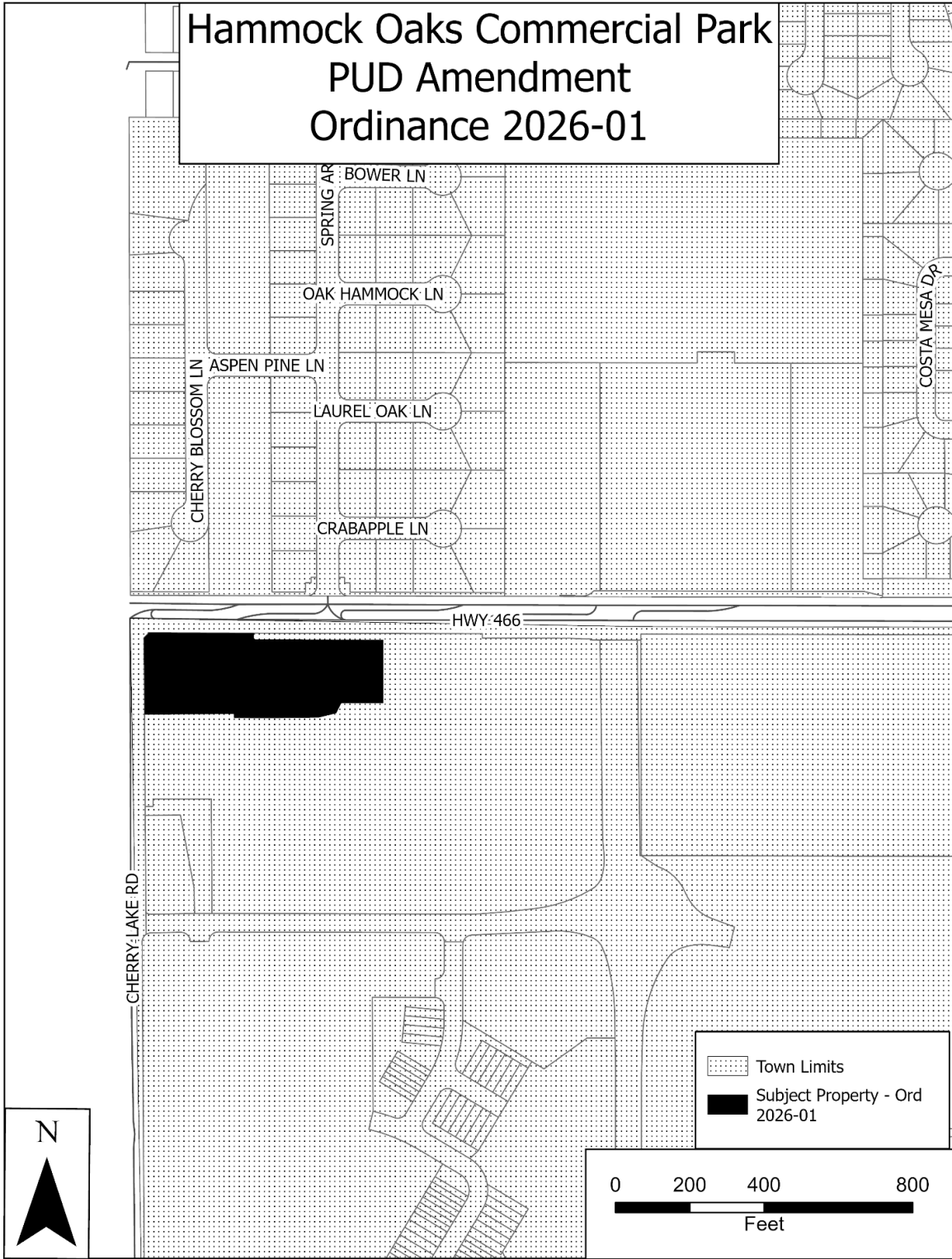
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Schneider".

Rebecca Schneider, AICP
Senior Town Planner
Growth Management Department

Hammock Oaks Commercial Park PUD Amendment Ordinance 2026-01



Owners within 150'					
OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip	
CARTER CHRISTOPHER M	1208 CRABAPPLE LN	LADY LAKE	FL	32159	
VIOLA SUSAN D &	1206 CRABAPPLE LN	LADY LAKE	FL	32159	
SMITH JOYCE	102 SPRING ARBOR LN	LADY LAKE	FL	32159	
LIS-PLANELLS MIGUEL & IRENE	102 CHERRY BLOSSOM LN	LADY LAKE	FL	32159	
AKHTER TANJEEN & MD SHAFIQU L ISLAM	3015 ETOWAH PARK BLVD	TAVARES	FL	32778	
SPRING ARBOR VILLAGE PROPERTY OWNERS ASSN INC	801 N MAIN ST	KISSIMMEE	FL	34744-4565	
VSI LADY LAKE LLC	120 W TRINITY PL STE 400	DECATUR	GA	30030	
CRAINE S R & JODY	PO BOX 484	LADY LAKE	FL	32158	SUMTER
FORTUOSITY LLC	8620 E CR 466	THE VILLAGES	FL	321562	SUMTER
LAKE SUMTER RESERVE II PARTNERS LTD	335 N KNOWLES AVE, STE 101	WINTER PARK	FL	32789	SUMTER





RECEIVED

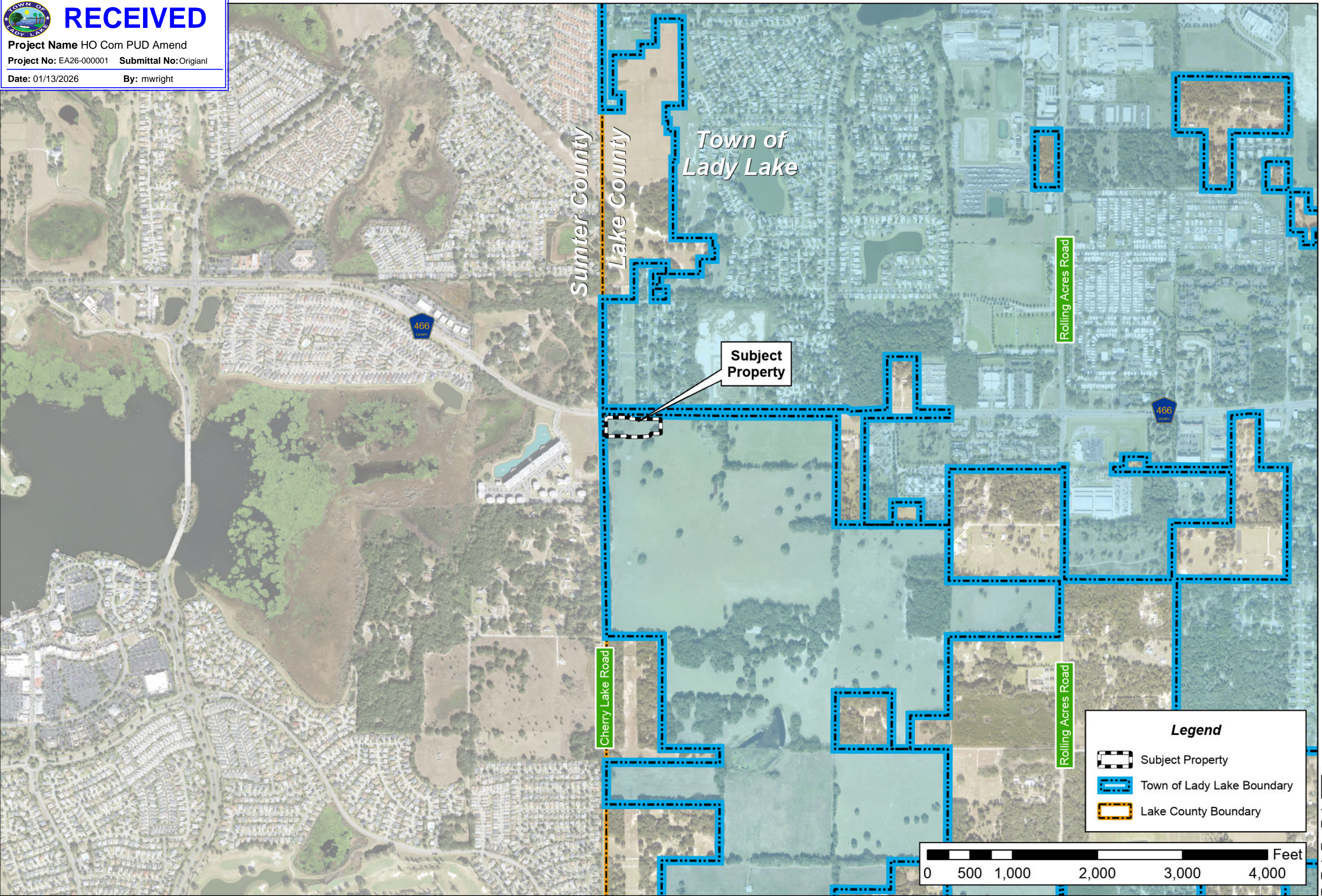
Project Name HO Com PUD Amend

Project No: EA26-000001 Submittal No: Orignal

Date: 01/13/2026

By: mwright

ILLUSTRATION 1A:
CONTEXT MAP



Sumter County

Lake County

Town of
Lady Lake




Subject
Property

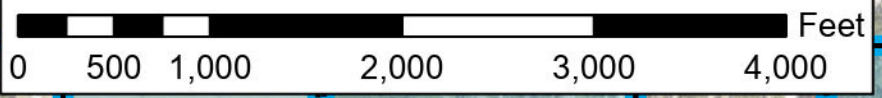
Rolling Acres Road

Cherry Lake Road

Rolling Acres Road

Legend

-  Subject Property
-  Town of Lady Lake Boundary
-  Lake County Boundary



A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001



Prepared by: Employee ALD
Date: 1/7/2026



Subject Property
±3.072 Acres
A portion of Tax Parcel #
19-18-24-0010-00C-00001
Alt Key #
3957598

Sumter County

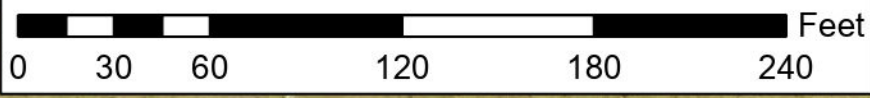
Town of Lady Lake

Cherry Lake Road

466

Legend

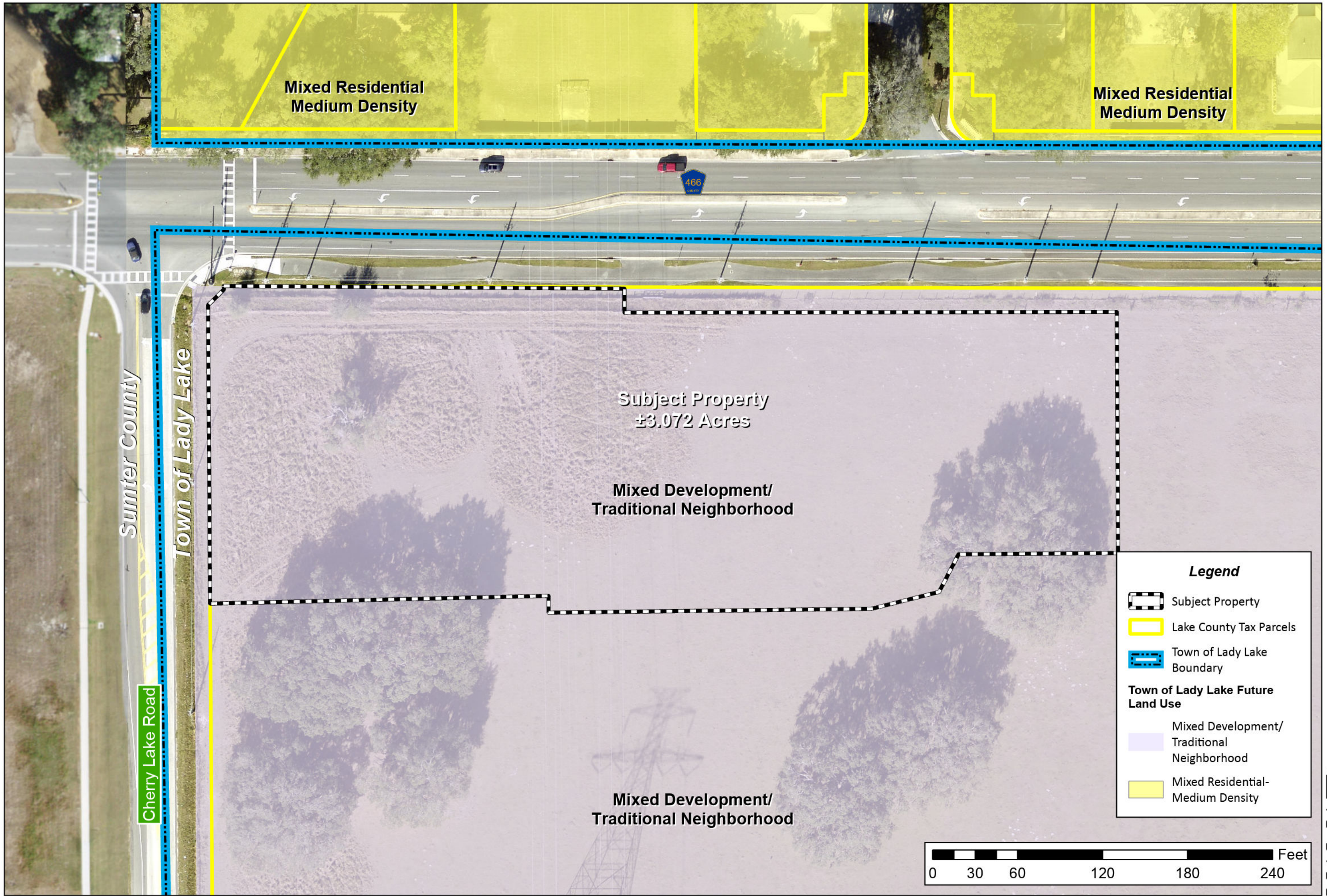
- Lake County Tax Parcels
- Town of Lady Lake Boundary



**A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001**



Prepared by: Employee ALD
Date: 1/7/2026



Legend

- Subject Property
- Lake County Tax Parcels
- Town of Lady Lake Boundary

Town of Lady Lake Future Land Use

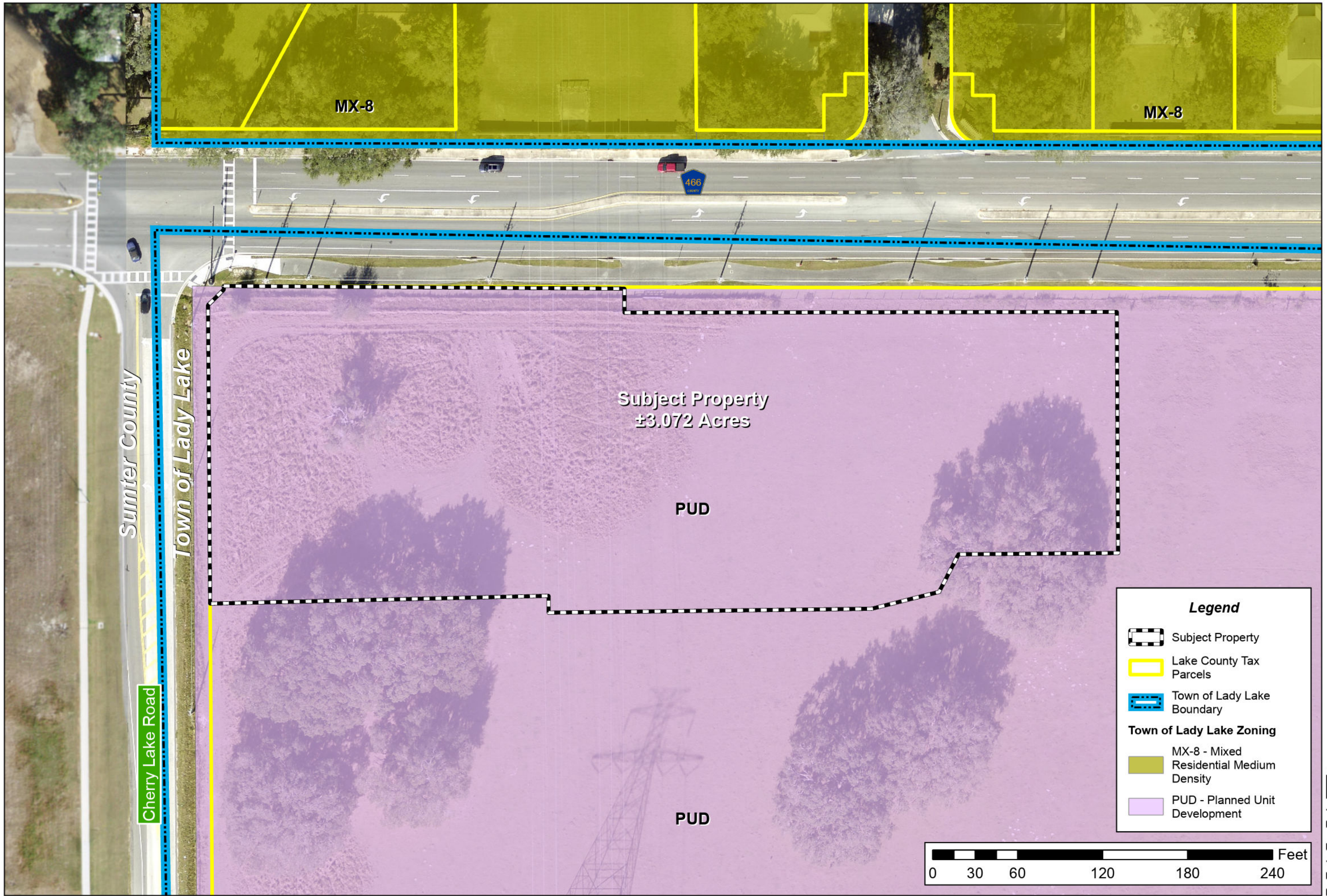
- Mixed Development/
Traditional Neighborhood
- Mixed Residential-
Medium Density



**A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001**



Prepared by: Employee ALD
Date: 1/17/2025
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**A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001**

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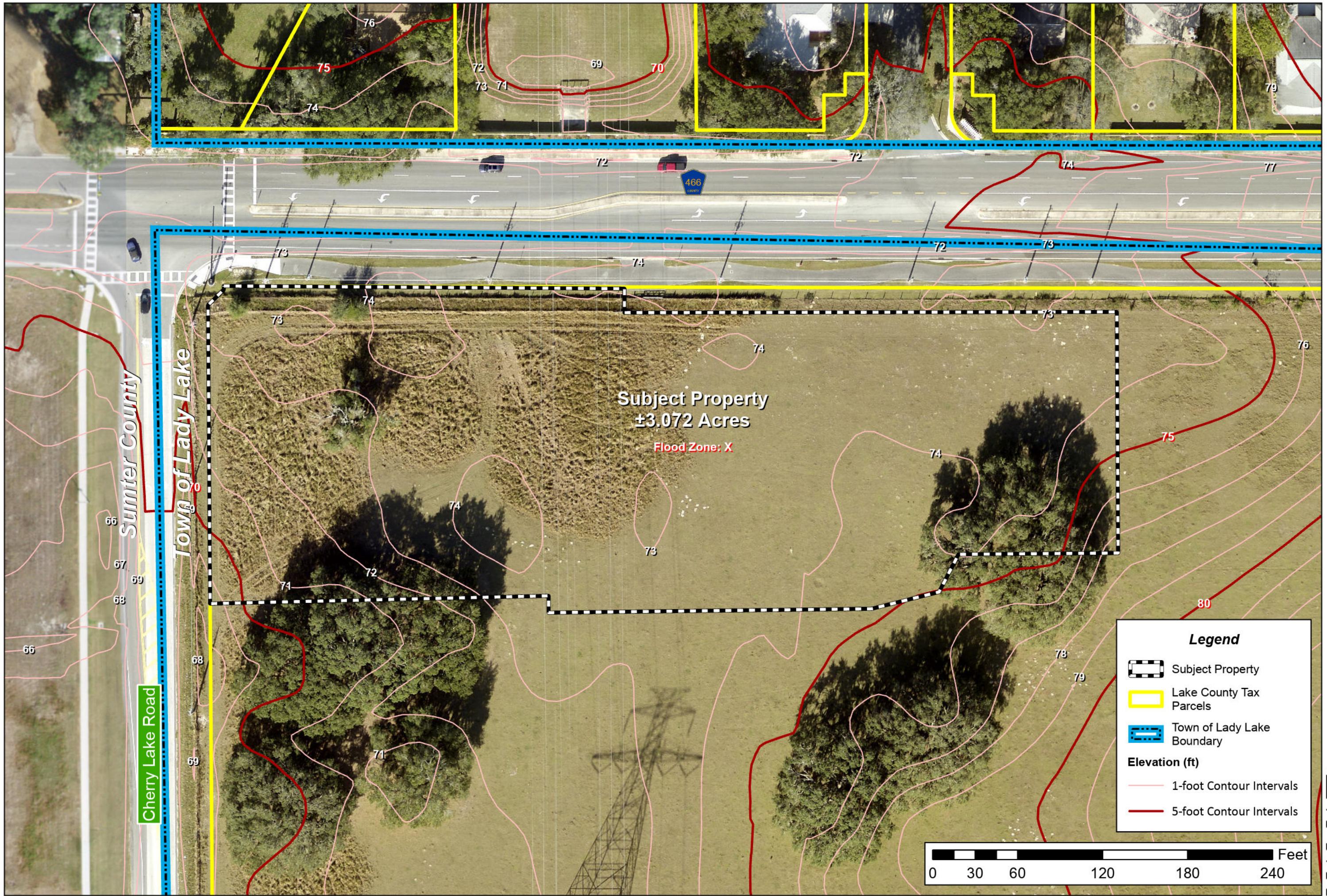
-  Subject Property
-  Lake County Tax Parcels
-  Town of Lady Lake Boundary

Town of Lady Lake Zoning

-  MX-8 - Mixed Residential Medium Density
-  PUD - Planned Unit Development



Prepared by: Employee ALD
Date: 1/17/2025
Document Path: N:\2025\25-0768\Admin & Information\07_Maps\Projects\Planning\Hammoock\OaksPUD\Amendment\HammoockOaksPUDAmendment.aprx



Subject Property
±3.072 Acres
Flood Zone: X

Legend

- Subject Property
- Lake County Tax Parcels
- Town of Lady Lake Boundary

Elevation (ft)

- 1-foot Contour Intervals
- 5-foot Contour Intervals



**A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001**

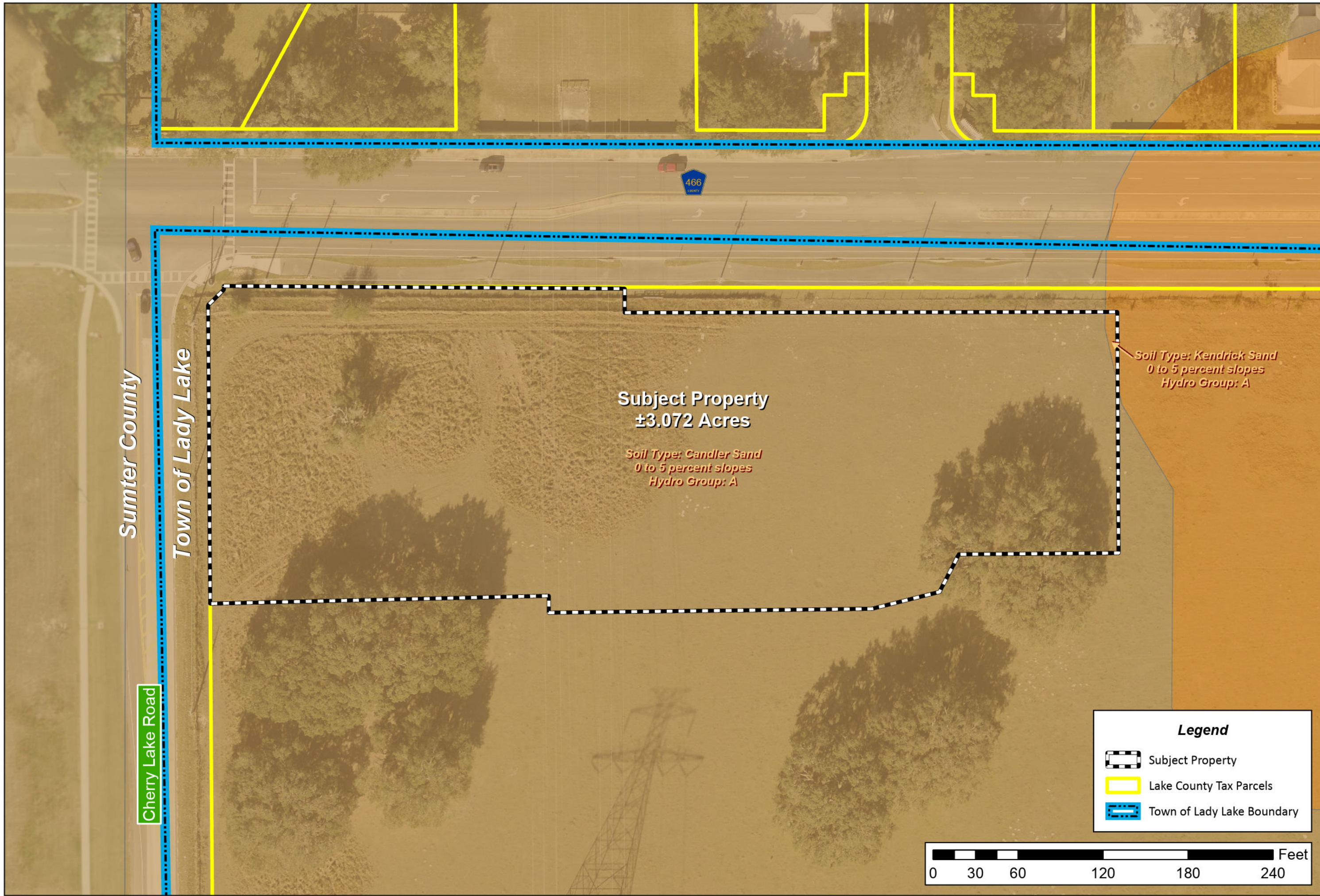


Prepared by: Employee ALD
Date: 1/7/2025

Project/Case/Map System:
MAD 1903 (2011) State Plane
Florida Base FIPS 5001 (US Foot)
Projection: Transverse Mercator
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Prepared by: Employee ALD
Date: 1/7/2026
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Subject Property
±3.072 Acres

Soil Type: Candler Sand
0 to 5 percent slopes
Hydro Group: A

Soil Type: Kendrick Sand
0 to 5 percent slopes
Hydro Group: A

Sumter County

Town of Lady Lake

Cherry Lake Road

466

Legend

-  Subject Property
-  Lake County Tax Parcels
-  Town of Lady Lake Boundary

