



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
MARCH 2, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
6:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION** Led by Father Gregory Koon — St. Alban's Anglican Church
- 4. PLEDGE OF ALLEGIANCE**
- 5. PRESENTATIONS**
 - a.** Proclamation — Irish-American Heritage Month
 - b.** Proclamation — Women's History Month
 - c.** Proclamation — Flood Awareness Week March 9-15, 2026
- 6. CONSENT - (PUBLIC COMMENT TAKEN)**

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one Motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda

and considered separately.

- a. **Town Clerk** — Town Commission Workshop Minutes — February 18, 2026
- b. **Town Clerk** — Town Commission Minutes — February 18, 2026
- c. **Parks & Recreation Department** - Consideration for New Song Community Church to Utilize the Log Cabin for Easter Sunrise Services on the Morning of April 5th. (Mike Burske)

7. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. **Town Clerk's Office** — Consideration of Service Agreement with Orange Data to perform Lien Searches. (Kathy Rosado)
- b. **Growth Management — Ordinance 2026-01 — First Reading — Rezoning** — Hammock Oaks Commercial Park 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 3957598; Located south of County Road 466, east Cherry Lake Road, and north of Copacabana Road; Amending the commercial permitted uses of the Planned Unit Development (PUD) Memorandum of Agreement. (Thad Carroll)
- c. **Growth Management** - Waiver request to Section 3-3(e) of the Town's Land Development Regulations, for subject property being 24.91 acres located on Teague Trail/CR 25, which provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part. (Thad Carroll)

8. MAYOR AND COMMISSIONER'S REPORTS

9. TOWN MANAGER'S REPORT

10. TOWN ATTORNEY'S REPORT

11. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town's approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

12. 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 special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennell 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.



Proclamation

WHEREAS, by 1776, nearly 300,000 Irish Nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and

WHEREAS, five signers of the Declaration of Independence were of Irish descent, three signers were Irish born; and

WHEREAS, Irish Americans helped to fashion a system of government for our young Nation; and;

WHEREAS, twenty-two Presidents have proudly proclaimed their Irish American heritage; and

WHEREAS, in 1792 Irish born James Hoban provided the architectural plans of the White House and served as one of the supervising architects for the construction of the Capitol; and

WHEREAS, Irish born Commodore John Barry was recognized by the United States Congress in September 2002 as the "First Flag Officer of the United States Navy"; and

WHEREAS, Commodore John Barry fought the last sea battle of the American Revolution off the coast of Florida; and

WHEREAS, in 1813, Captain Oliver Perry, an Irish American, achieved a major naval victory in the Battle of Lake Erie; and

WHEREAS, in 1942, the 5 Sullivan brothers made the ultimate sacrifice for democracy and freedom during the Naval Battle of Guadalcanal and later had the Destroyer USS Sullivan commissioned in their memory; and

WHEREAS, the Irish first came to Spanish "La Florida" in the 1500s – first as missionaries and mercenary soldiers and then as planters, traders, businessmen, doctors and administrators; and

WHEREAS, three of the Spanish Governors of "La Florida" were actually Irish military officers; and

WHEREAS, Fr. Richard Arthur, an Irish-born priest from Limerick who was appointed parish priest for St. Augustine in 1597 and ecclesiastical judge of "La Florida", established the first public school in America and opened it to both boys and girls of all races; and

WHEREAS, Andrew Jackson, whose family came from County Antrim, served as Florida's military governor following its acquisition by the United States; and

WHEREAS, Irish Americans, since America's inception, have provided and continue to provide leadership and service to this nation's political, business and religious establishments; and

WHEREAS, it is fitting and proper to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans.

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, in recognition of the long history of Irish American contributions to the State of Florida do hereby proclaim the month of **March 2026** as:

"Irish American Heritage Month"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this second day of March 2026.

Ed Freeman, Mayor

Attest: _____
Kathleen Rosado, Town Clerk



Proclamation

WHEREAS, March is recognized nationally as Women’s History Month, a time to reflect on and celebrate the contributions of women to the history, growth, and strength of communities across the nation; and

WHEREAS, women have played an essential role in shaping families, neighborhoods, businesses, and public institutions through leadership, service, and civic engagement; and

WHEREAS, the Town of Lady Lake has benefited from the dedication of women who have served the community in a wide range of roles, including elected officials, department directors, public safety professionals, educators, volunteers, and municipal staff; and

WHEREAS, women have served in key leadership positions within Lady Lake’s town government, including past mayors and commissioners, helping guide the Town through periods of growth, change, and community development; and

WHEREAS, women continue to contribute to the effective operation of Town government by bringing professionalism, experience, and a commitment to public service that strengthens decision-making and community trust; and

WHEREAS, recognizing the achievements of women encourages future generations to participate in civic life and contribute their talents to the betterment of the community.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake hereby proclaims **March as Women’s History Month** in Lady Lake; and

BE IT FURTHER RESOLVED that the Town of Lady Lake encourages residents to recognize and appreciate the many ways women have contributed—and continue to contribute—to the Town’s history, governance, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 2nd day of March, two thousand twenty-six.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk



Proclamation

WHEREAS, the Town of Lady Lake has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding, and this flooding has caused damage and flood losses to homes and buildings in all areas, whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

WHEREAS, the Town of Lady Lake is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), have declared the week of March 9th -15th, 2026 as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, We The Town of Lady Lake, in coordination with Lake County and other local municipalities throughout the State of Florida, do hereby proclaim March 9th through 15th, 2026, as

FLOOD AWARENESS WEEK IN LADY LAKE

and further encourage the citizens of LADY LAKE to increase their knowledge of how to protect themselves and their property from flooding.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 2nd day of March 2026.

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

1 **DRAFT MINUTES OF THE TOWN COMMISSION WORKSHOP**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **February 18, 2026**

4 The workshop meeting of the Lady Lake Town Commission was held in the Commission
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman
6 presiding. The meeting convened at 4:30 p.m.

7 **CALL TO ORDER**

8 **ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Lady Lake Police Chief Steve Hunt;
11 Lt. Robert Tempesta, Lady Lake Police Department; C.T. Eagle, Public Works Director; Mike
12 Burske, Parks and Recreation Director; Tanner King, System Administrator; and Carol
13 Osborne, Deputy Town Clerk.

14 Town Attorney Derek Schroth was also in attendance.

15 **A. Presentation – Staffing and Space Needs Study for Police Department, Presented by**
16 **Stockton Reeves, Center for Public Safety.**

17 Mr. Reeves stated that the Town’s population is projected to grow to over 30,000 by 2045,
18 which is a 76% increase from the current population of 17,300. This growth creates demand
19 for public safety, with general calls for service to rise approximately 44% by 2030. There will
20 be increases in general calls, arrests, traffic citations, traffic accidents, and medical calls. This
21 would require approximately 68 police department personnel.

22 Mr. Reeves stated that the proposed two-story, tilt-wall facility would be on a 5.5 acre site
23 with secure perimeters, covered parking, and 20% future expansion reserve. The facility
24 would encompass many modern law enforcement needs, including a community meeting
25 room, an evidence and forensic complex, training facilities, a physical fitness center, patrol
26 briefing room.

1 Mr. Reeves reviewed two project cost estimates, stating that both include identical site
2 development, technology, and equipment costs ranging from approximately \$53,214,000 to
3 \$56,784,000. He advised that the first step is to secure funding authorization and site
4 acquisition.

5 Commissioner Roberts inquired if the large community meeting room would be for police use
6 only or for community use as well.

7 Mr. Reeves clarified that the square footage of the meeting room includes approximately five
8 storage spaces, along with a food prep area, food pantry, an audio-visual room, and a
9 mechanical and electrical room. The main space would be for meetings or community events.

10 Commissioner Roberts inquired about the capacity of this room.

11 Mr. Reeves stated that the meeting room would have multiple uses, such as a backup
12 emergency operations center. It is located at the front of the building to provide public access
13 to the meeting room without going into the interior of the police department.

14 Town Manager Bill Lawrence stated that the meeting room could be used for press
15 conferences and swearing-in ceremonies.

16 Commissioner Roberts inquired if the fitness center would be for all town personnel or for
17 police use.

18 Mr. Reeves stated this would be a multi-use facility with cardio, free weights, and defensive
19 tactics training. He stated that the town policy would outline who has access.

20 Mayor Freeman inquired if this would be a two-story building.

21 Mr. Reeves stated that a single-story building is less expensive. A two-story building requires
22 stairwells, elevators, and stronger materials to support the weight of each floor above it.

23 Mayor Freeman inquired why it takes more than five acres to construct a 1.5 acre building.

24 Mr. Reeves stated this is due to circulation space, separate parking areas for staff and the
25 public, setbacks for water mitigation, and security purposes. This allows outdoor space for
26 outdoor training, as well.

27 Commissioner Sage inquired if there would be a jail in the new building.

28 Mr. Reeves replied negatively, adding that there is a secure holding area for interviews before
29 transporting the suspect to the county jail.

30 Commissioner Regan inquired when this construction would begin.

31 Mr. Reeves, this will be determined after the style of building is decided and the bid is
32 awarded.

1 Mayor Freeman inquired how this project would be funded.

2 Mr. Reeves stated federal and state grants.

3 Mr. Lawrence stated that there is no guarantee that the town would be awarded a grant. He
4 stated that the town may need to acquire a municipal bond.

5 Mr. Reeves advised doing a bond during the spring and not during a general election. He
6 stated to make it public safety only, communicate early and often, and invite the public to
7 view the current facility to show the need for a new public safety building.

8 Mr. Lawrence stated that the town has zero debt and does not have experience with the bond
9 process.

10 Mr. Reeves stated that his company could help with this. He advised to keep the project
11 simple and not include other amenities such as a dog park.

12 **ADJOURN**

13 There being no further discussion, the meeting adjourned at 4:59 p.m.

14 _____
15 Kathleen Rosado, Town Clerk

16 _____
17 Ed Freeman, Mayor

1 **DRAFT MINUTES OF THE TOWN COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **February 18, 2026**

4 The regular meeting of the Lady Lake Town Commission was held in the Commission
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman
6 presiding. The meeting convened at 6:00 p.m.

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Lady Lake Deputy
12 Police Chief Jason Brough; C.T. Eagle, Public Works Director; Joella LeDonne, Finance
13 Director; Tamika DeLee, Human Resources Director; and Carol Osborne, Deputy Town Clerk.

14 **3. INVOCATION**

15 Led by Reverend Dr. Kyle Hite – North Lake Presbyterian Church

16 **4. PLEDGE OF ALLEGIANCE**

17 **5. CONSENT — (Public Comment Taken)**

18 **a. Town Clerk** — Approval of the Town Commission Meeting Minutes — February 2, 2026

19 **b. Town Clerk** — Approval of the Town Commission Workshop Minutes — February 2,
20 2026

21 **Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the**
22 **Commission approved the Consent Agenda as presented. Motion carried 4-0.**

23 **6. NEW BUSINESS — (Public Comment Taken)**

1 **a. Parks and Recreation Department** — Consideration of Approval to Host the Annual
2 Tree Raffle and Invest \$10K of Donated Tree Funds to Finance the Project. (Mike Burske)

3 Parks and Recreation Director Mike Burske stated that the tree raffle allows town residents to
4 enter and win a \$200 gift card to Fairfield Farm Nursery.

5 Commissioner Sage stated that Fairfield Farms Nursery is not in Lady Lake and inquired if a
6 Lady Lake nursery has been considered.

7 Mr. Burske stated that a new nursery recently opened in Lady Lake, and he has contacted
8 them. He stated that since they are new to the area, it may be too early for them to
9 accommodate this event.

10 **Upon a motion by Commissioner Sage and seconded by Commissioner Regan, the**
11 **Commission approved investing \$10K of donated tree bank funds to finance the annual**
12 **tree raffle.**

13 **Motion passed by a vote of 4-0.**

14 **b. Parks and Recreation Department** — Consideration of Approval to Contract with Nidy
15 Sports Construction to Reconstruct the Tennis Court and Pickleball Courts into Six
16 Pickleball Courts, Eliminate Tennis and the Guava Street Athletic Complex Courts, and
17 Resurface the Basketball and Handball Courts at the Complex. (Mike Burske)

18 Parks and Recreation Director Mike Burske stated that the tennis and pickleball courts at the
19 Guava Street Athletic Complex need resurfacing. The existing tennis courts will be removed
20 and the complex converted to house six dedicated pickleball courts. He stated that the
21 town’s pickleball professional, Ralph Jones, has been heavily involved in the redesign and
22 development of the proposed courts’ layout. The project will utilize the National Cooperative
23 Purchasing Alliance contract.

24 Commissioner Roberts inquired if this project requires a bid process since this project will be
25 through the NCPA. She inquired if the new courts will be contained in the tennis court areas
26 or if the area will be increased.

27 Mr. Burske stated that this is a national contract utilized by many colleges and municipalities.
28 He stated that tennis courts will be eliminated and a fence will be installed around the courts.
29 He stated that this is funded through the general fund.

30 **Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the**
31 **Commission approved Contracting with Nidy Sports Construction to reconstruct the**
32 **Tennis Court and Pickleball Courts.**

33 **Motion passed by a vote of 4-0.**

1 **7. MAYOR AND COMMISSIONER’S REPORT**

2 Commissioner Regan stated he would like to place the proposed new police department on
3 an upcoming agenda.

4 Commissioner Sage stated that the commission should not make this decision until we know
5 if the property tax law passes.

6 Commissioner Roberts and Mayor Freeman concurred.

7 Mr. Lawrence stated that he and the staff will gather further information regarding pricing
8 and alternative funding sources.

9 Commissioner Roberts stated that the commission is also waiting for the results of the new
10 wastewater treatment plant study.

11 Mr. Lawrence clarified that these projects are paid through two separate funds. The
12 wastewater treatment plant is paid with user fees through the Enterprise Fund, and the police
13 station is paid for through the General Fund. He stated that these projects could be
14 constructed simultaneously.

15 Commissioner Sage stated there was discussion regarding constructing the police station and
16 a new recreation center on the same property.

17 Mr. Lawrence stated that a potential downtown area for this project was suggested by a
18 developer. The issue is that the town is leasing the building rather than owning it.

19 Commissioner Sage inquired if there is an update regarding the new recreation building.

20 Mr. Lawrence stated that this study was completed by Stockton Reeves, and Mr. Burske will
21 present it at a future date.

22 Mr. Lawrence stated that two of these proposed projects would be paid through the General
23 Fund, and one through the Enterprise Fund.

24 Commissioner Roberts stated that she and the mayor attended the League of Mayors
25 Regional Roundtable discussion regarding Leadership During Crisis. She stated it was a
26 valuable and helpful presentation in outlining how the commissioners could deal with a crisis
27 in the future.

28 Mayor Freeman stated that he spoke with Mr. Lawrence regarding formalizing a crisis plan for
29 the town. This will be on a future workshop agenda.

30 Mayor Freeman stated that Heartland League of Cities will be working with the Florida League
31 of Cities to bring the EMO courses closer to our area, including the mandatory ethics training.

32 **8. TOWN MANAGER’S REPORT**

1 Town Manager Bill Lawrence stated that the open house for the new Children’s Library is
2 Monday, February 23, at 9:30 a.m. A tour of the new Growth Management Department at the
3 library is also open to anyone who wishes to see it.

4 Mr. Lawrence stated that Town Engineer Jason Shepler will present the study for the new
5 wastewater treatment plant at a Special Commission meeting on Wednesday, March 4, at
6 2:00 p.m.

7 **9. TOWN ATTORNEY’S REPORT**

8 Town Attorney Derek Schroth stated that the oral arguments on the appeal for Grand Oaks is
9 scheduled for July 8 at 2:00 p.m. via Zoom.

10 **10. PUBLIC COMMENTS**

11 There were no comments

12 **11. ADJOURN**

13 There being no further business to discuss, the meeting adjourned at 6:23 p.m.

14 _____
15 Kathleen Rosado, Town Clerk

16 _____
17 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation Department - Consideration for New Song Community Church to Utilize the Log Cabin for Easter Sunrise Services on the Morning of April 5th. (Mike Burske)

AGENDA ITEM ID

2026-51

DEPARTMENT

Parks & Recreation

SUMMARY

New Song Community Church has had a long tradition of utilizing the Log Cabin for their Easter Sunrise Services. Over the years, they have been excellent stewards of the property and the Parks and Recreation Department has enjoyed working with them. Their usage request is from 5 a.m.- 8 a.m. on Easter Sunday. Van and I will be on call if needed for assistance. The church has always returned the grounds to pre-event status after the services.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact

FUNDING SOURCE

N/A

...and we will need electricity also.

Thank you!!!

On 2/18/2026 12:20 PM, Pastor D Dimry wrote:

Dear Mike,

I hope all is well with you and yours!

We'd like to request the Veterans/ Log Cabin park Sunday April 5th from 5am to 8am for our Sun Rise service.

Thank you.

Derick Dimry

New Song Community Church

--

BTW

**Isaiah 53, is a key scripture, hidden in plain sight, from the "Chosen Ones" for centuries
I Corinthians 15:1-11...over 500, 1st century eyewitnesses to Yeshua's Resurrection.
From all walks of life...the veil is coming off! Jeremiah 31:31-33... [Jewish testimonies](#)**

--

BTW

**Isaiah 53, is a key scripture, hidden in plain sight, from the "Chosen Ones" for centuries
I Corinthians 15:1-11...over 500, 1st century eyewitnesses to Yeshua's Resurrection.
From all walks of life...the veil is coming off! Jeremiah 31:31-33... [Jewish testimonies](#)**



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Clerk's Office — Consideration of Service Agreement with Orange Data to perform Lien Searches. (Kathy Rosado)

AGENDA ITEM ID

2026-24

DEPARTMENT

Town Clerk

SUMMARY

Staff met with representatives from Orange Data, a company that specializes in performing lien searches for third parties. These searches include inquiries related to code enforcement, building permits, utilities, and any associated lien statute. Currently, city staff process these requests directly, which is a time-consuming task that diverts staff resources from other essential duties.

We polled other cities to find the cost that they were charging for lien searches, and the range was from \$25 up to \$125. The Town currently does not charge a fee for lien searches. Under the proposed agreement, Orange Data will assume responsibility for fulfilling lien search requests. Orange Data will charge \$100 per search, retaining \$20 as compensation for their services, and will remit to the Town \$80 per search monthly. This arrangement ensures the Town continues to receive its established lien search revenue while reducing staff workload.

The service agreement with Orange Data is scheduled to take effect on March 15, 2026.

STAFF RECOMMENDATION

Staff recommends approval of the Service Agreement with Orange Data, Inc.

FISCAL IMPACT

Revenues of up to \$50,000 annually

FUNDING SOURCE

N/A



Orange Data

POWERED BY MUNIBRIDGE



Stewart Holley
Orange Data Systems
5901 N. Honore Blvd.
Sarasota, FL 34243

Date: January 27, 2026

Re: Single Source Provider of MuniConnect

To Whom It May Concern,

This letter confirms that MuniConnect, a lien search automation and code lien settlement platform, is a single source product developed, maintained, and distributed exclusively by Proplogix LLC d/b/a Orange Data Systems. No other company may resell or distribute MuniConnect.

This product must be purchased directly from Orange Data Systems at the address listed above. There are no agents, resellers, or dealers authorized to represent this product.

Furthermore, there are no known competing products or services that provide the same comprehensive combination of core lien search automation, code lien settlement capabilities, and additional integrated functionalities unique to the MuniConnect platform.

The point of contact for Orange Data Systems is Stewart Holley, whose contact information is provided below:

Stewart Holley
Email: stewart@orangedata.com
Office: 407.969.4245
Website: www.orangedata.com

Respectfully submitted,

Stewart Holley
Vice President
Orange Data Systems



SERVICES AGREEMENT

This Services Agreement (“**Agreement**”) is entered into this ____ day of _____, 2026 (the “**Effective Date**”), by and between the Town of Lady Lake, a Florida municipal entity (the “**MUNICIPALITY**”) located at 409 Fennell Boulevard, Lady Lake, FL 32159 and PropLogix, LLC d/b/a Orange Data Systems (“**ODS**”), a Florida limited liability company, located at 5901 N. Honore Ave., Ste. 200, Sarasota, FL 34243 (each a “**Party**” and collectively, the “**Parties**”).

WHEREAS, ODS is engaged in the business of providing certain real estate-related software and services.

WHEREAS, the MUNICIPALITY is engaging ODS to provide the same, as further described herein.

NOW THEREFORE, in consideration of the foregoing recitals and for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I SERVICES AND FEES

Section 1.1. Scope of Services. ODS shall provide the services and reports, as further described in any Statements of Work (SOWs) attached hereto (the “**Services**”). ODS shall provide the Services on a non-exclusive basis to the MUNICIPALITY. The Services shall be provided in a professional, workmanlike, and timely manner, by qualified personnel and in accordance with the terms of this Agreement.

Section 1.2. Fees; Invoicing. Payment for the services shall be made as described in any SOWs attached hereto.

ARTICLE II CONFIDENTIALITY AND INTELLECTUAL PROPERTY

Section 2.1. Confidentiality Requirements. Each Party acknowledges that during the Term of this Agreement, it may come in contact or be provided with knowledge and information relating to customer, client, vendor, partner, contractor, and/or employee information; financial information; business and marketing plans; concepts, techniques, processes, ideas, discoveries, improvements, and inventions whether patented or not; software, programs, and source code; and other confidential and proprietary information relating to the other Party (collectively “**Confidential Information**”). Confidential Information shall further include any information that is expressly identified as confidential by the disclosing Party, or would reasonably be deemed confidential under the context of disclosure or due to the nature of the information.

Each Party agrees that during the Term of this Agreement and for the two (2) year period thereafter, it shall use at least the same degree of care to safeguard the disclosing Party’s Confidential Information as it would its own similar information, and it shall not use, directly or indirectly, on its own behalf or on behalf of any other person or entity, in any capacity any Confidential Information; it shall not disclose or use any of the other Party’s Confidential Information except (i) to subcontractors, parent companies, affiliates, subsidiaries, agents or representatives who need to know such information and only to the extent necessary to carry out such Party’s obligations under this Agreement or (ii) as required by any order of any government authority or otherwise required by law.

Notwithstanding the foregoing, it is acknowledged that the MUNICIPALITY is a public agency subject to Chapter 119, Florida Statutes, and the Parties shall comply with Florida’s Public Records Law, as the same

may be amended from time to time. Nothing shall alter the public status of records which would otherwise be deemed public independent of this Agreement. ODS will keep and maintain public records required by the MUNICIPALITY to perform the service. Upon request from the MUNICIPALITY's custodian of public records, ODS will provide the MUNICIPALITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. ODS will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if ODS does not transfer the records to the MUNICIPALITY. Upon completion of the Agreement, ODS will transfer, at no cost, to the MUNICIPALITY all public records in possession of the ODS or keep and maintain public records required by MUNICIPALITY to perform the service. If ODS transfers all public records to the MUNICIPALITY upon completion of the Agreement, ODS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If ODS keeps and maintains public records upon completion of the Agreement, ODS shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the MUNICIPALITY, upon request from the MUNICIPALITY's custodian of public records, in a format that is compatible with the information technology system of the MUNICIPALITY. If ODS does not comply with the MUNICIPALITY's request for public records, the MUNICIPALITY shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF ODS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ODS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 409 FENNEL BLVD., LADY LAKE, FL 32159; EMAIL: KROSADO@LADYLAKE.ORG; OR CALL 352-751-1502

Section 2.2. Exceptions to Confidential Information. Confidential Information shall not include information to the extent that it (i) is or becomes public knowledge through no act or omission of the receiving Party, (ii) is disclosed to the receiving Party by a third party having no obligation of confidentiality with respect to the subject information, or (iii) was known to the receiving Party prior to disclosure of the information by the disclosing Party.

Section 2.3. Return of Confidential Information. Upon the request of the disclosing Party or upon the termination of this Agreement, the receiving Party shall return or destroy any Confidential Information of the disclosing Party in its possession and certify to the disclosing Party its return or destruction. Notwithstanding the foregoing, the receiving Party shall not be obligated to return or destroy Confidential Information that is required to be held or maintained for regulatory or audit purposes or retained in accordance with the receiving Party's security or disaster recovery procedures, provided that it will remain subject to the obligations of confidentiality contained herein for the duration for which it is held.

Section 2.4. Intellectual Property. Each Party shall retain ownership of all of its: (a) patents, patent applications and disclosures, inventions and methods (whether patentable or unpatentable and whether or not reduced to practice), and related improvements, (b) trademarks, service marks, trade dress, logos, trade names, internet domain names, corporate names and telephone numbers containing or reflecting any of the foregoing, along with any associated goodwill, (c) software interfaces (e.g., APIs), programs and applications (including object code and source code), copyrights, copyrightable works, works of authorship (including advertisements, commercials and promotional materials), data, databases, articles, abstracts, graphics, photographs, programs and programming material, jingles, and slogans, (d) trade secrets or proprietary information, (e) internet websites, including all content and materials displayed on and/or accessible through such sites, (f) other intangible property, including the aesthetic design, format, and layout of the reports and any non-public data provided therein, (g) copies and tangible embodiments of and

any documentation (e.g., user manuals) relating to any of the foregoing (in whatever form or medium), and (h) licenses granting any rights with respect to any of the foregoing (including, without limitation, software licenses) (“Intellectual Property”). Nothing in this Agreement creates, or is intended to create, any right, title or interest for the benefit of one Party in the Intellectual Property rights of the other Party.

Section 2.5. Brand Usage. Each Party agrees that it shall not use the names, including registered and fictitious names, trademarks, branding, logos, etc. of the other Party in its promotional activities without the prior written consent of the other Party. The MUNICIPALITY hereby gives authorization for ODS to utilize its name, logos, and branding on the ODS public-facing website to identify the MUNICIPALITY as a municipal entity which utilizes the ODS services.

Section 2.6. Injunctive Relief. Each Party acknowledges that its breach of any of the provisions of this Article 2 would cause irreparable injury to the other which cannot be reasonably or adequately compensated by monetary damages. Accordingly, either Party will be entitled to seek injunctive relief and other equitable remedies in the event of such a breach by the other. The right of each of the Parties to seek injunctive relief shall not limit in any manner their respective rights to seek other and/or additional remedies at law or in equity.

ARTICLE III TERM AND TERMINATION

Section 3.1. Term. Unless terminated earlier as provided below, this Agreement shall commence on the Effective Date and shall continue for three (3) years thereafter (“**Term**”). This Agreement will automatically renew for successive two (2) year terms unless written notice of nonrenewal is received by the other Party at least thirty (30) days prior to the expiration date. Termination of an SOW shall not result in termination of this master Services Agreement unless such SOW is the only one pursuant to which services are being provided.

Section 3.2. Termination. This Agreement may be terminated by either Party (i) as provided in Section 3.1, (ii) in the event that the other Party materially breaches this Agreement, so long as the non-breaching Party provides the breaching Party with written notice of the subject breach and a ten (10) business day opportunity to cure the same, or (iii) upon thirty (30) days’ prior written notice of termination. Termination for breach does not constitute waiver of any other rights or remedies that the non-breaching Party may have for such breach of this Agreement. In the event of termination of this Agreement, ODS retains the right to pursue payment of outstanding Fees and any other amounts to which it may be entitled pursuant to this Agreement.

ARTICLE IV LIABILITY AND INDEMNIFICATION

Section 4.1. Services Warranty. ODS hereby agrees to use commercially reasonable efforts to correct any reproducible and correctable error in the Services, to the extent that the MUNICIPALITY advises ODS of such error in writing during the term of this Agreement. SUBJECT TO SECTION 4.3, ODS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ARISING FROM ITS NEGLIGENCE OR WILLFUL MISCONDUCT RELATED TO THE PROVISION OF THE SERVICES.

Section 4.2. Disclaimer of Warranty and Limitation of Liability. EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT, ODS DISCLAIMS AND SHALL NOT BE LIABLE FOR ANY WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE,

WARRANTIES BASED ON A PARTICULAR USE IN TRADE OR BASED ON A COURSE OF DEALING, AND WARRANTIES WITH RESPECT TO THE QUALITY, ACCURACY, OR FREEDOM FROM ERROR OF THE OPERATION, USE, AND FUNCTION OF THE SERVICES.

ODS SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING LOST PROFITS) SUFFERED BY THE OTHER PARTY ARISING IN CONNECTION WITH THIS AGREEMENT OR THE PERFORMANCE, OMISSION OF PERFORMANCE, OR TERMINATION THEREOF, WITHOUT REGARD TO THE NATURE OF THE CLAIM (E.G., BREACH OF CONTRACT, NEGLIGENCE, OR OTHERWISE), EVEN IF ODS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ODS SHALL NOT BE RESPONSIBLE FOR, AND HEREBY DISCLAIMS ANY AND ALL LIABILITY RELATED TO OR ARISING FROM (i) ANY INVALID, INACCURATE OR ERRONEOUS INFORMATION FURNISHED BY THE MUNICIPALITY TO ODS OR OTHERWISE PROVIDED IN THE RECORDS OF THE MUNICIPALITY (OR COUNTY, AS APPLICABLE), INCLUDING ANY MIS-INDEXING, MIS-RECORDING, MIS-SPELLING, OR OMISSIONS, OR (ii) ANY LOSS OR CORRUPTION OF SOFTWARE OR DATA, OR THE INTERRUPTION, MALFUNCTION, DELAY OR ERROR OF ANY COMMUNICATION SYSTEM, OPERATION OR COMPUTER SYSTEMS, OR INTERNET OR TELECOMMUNICATION PROVIDER.

Section 4.3. Maximum Liability. ODS'S TOTAL LIABILITY AND THE MUNICIPALITY'S EXCLUSIVE REMEDY FOR ANY CLAIM ARISING FROM OR RELATED TO THE PROVISION OF THE SERVICES SHALL BE LIMITED TO THE DIRECT MONEY DAMAGES INCURRED BY THE MUNICIPALITY NOT EXCEEDING THE AGGREGATE AMOUNT OF \$200,000.00.

Section 4.4. Indemnity. The MUNICIPALITY shall indemnify, defend and hold ODS and its officers, directors, shareholders, members, employees, or agents harmless from any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses, judgments, suits, fines, penalties, including reasonable attorneys' fees and costs and/or any investigation or related action (collectively "Claims") incurred by, or imposed or asserted against ODS, by a third party that arise from or in connection with matters related to this Agreement or the Services. The MUNICIPALITY shall be permitted to control the defense and settlement of any claim, provided such settlement does not impute any admission of liability or expense on ODS. The MUNICIPALITY agrees to permit (barring any conflict of interest) and cooperate with any counsel ODS engages (at its own cost) to represent it in the participation of the defense and settlement of any claims in which indemnity is sought.

Section 4.5 Insurance. ODS shall maintain Errors and Omissions Insurance applicable to the services provided hereunder with a coverage limit of liability of no less than Five Hundred Thousand Dollars (\$500,000).

ARTICLE V MISCELLANEOUS PROVISIONS

Section 5.1. Independent Relationship. It is intended that each Party shall at all times be completely independent of the other Party. Nothing contained herein shall constitute a partnership, joint venture, employment, agency, or any other similar relationship by or between the Parties.

Section 5.2 Waiver and Cumulative Remedies. No failure or delay by either Party in exercising any right under this Agreement shall constitute a waiver of that right. Except as expressly stated, the remedies provided herein are in addition to, and not exclusive of, any other remedies at law or in equity.

Section 5.3. Severability and Joint Drafting. If any provision of this Agreement shall be determined to be invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and every provision of this Agreement shall remain in full force and effect and enforceable. Each of the Parties hereto acknowledge such participation and negotiation in order to avoid the application of any rule construing contractual language against the drafter and agree that the provisions of this Agreement shall be construed without prejudice to either Party to this Agreement.

Section 5.4. Applicable Law. If any legal action is brought by either Party relating to this Agreement, the prevailing Party shall be entitled to the recovery of reasonable attorneys' fees, costs and expenses, including appellate fees. This Agreement will be construed, interpreted and the rights of the Parties determined in accordance with the laws of the State of Florida, without regard to conflict of law principles, and the Parties hereby consent to the exclusive jurisdiction and venue of the courts of Lake County, Florida.

Section 5.5. Successors and Assigns. All of the terms and provisions of this Agreement will be binding upon and will inure to the benefit of the parties hereto and their respective successors and permitted assigns. Neither Party is permitted to assign this Agreement and/or the rights and obligations hereunder, unless approved in writing by the other Party; provided, however, that ODS may assign all or any portion of its rights and obligations hereunder to the purchaser of all or substantially all its assets or stock (by merger or otherwise).

Section 5.6. Notices. All notices, consents, and similar communications to any Party shall be deemed to be sufficient if in writing, delivered in person, by electronic mail, an overnight courier, or first class registered or certified mail, in all cases evidence of receipt or return receipt required, postage prepaid, addressed to such Party at the address first set forth above or such other address as may hereafter be designated in writing by such Party. Notice to ODS shall be addressed to the attention of General Counsel with copy to legal@proplogix.com.

All such notices, requests, consent, and other communications shall be deemed to have been given when actually received or delivery refused by the applicable Party.

Operational and regular course of dealings communications with ODS should be directed to David Harrington (david@orangedata.com) and Stewart Holley (stewart@orangedata.com).

Section 5.7. Force Majeure. ODS shall be excused from performance and shall not be held liable in any way for any delay, failure in performance, loss, or damage arising out of or relating to any cause beyond its reasonable control, including but not limited to (i) any act of God, war, act of a public enemy, riot or other civil disorder, act of any government body, labor dispute, shortage of fuel or power, explosion, epidemic, fire, flood, earthquake, windstorm, or other unusually severe weather, or (ii) any interruptions, omissions, malfunctions, delays, or errors of any third party communication system, telecommunication or similar carrier, operational or computer system, or access thereto which would have an impact on the Services.

Section 5.8. Entire Agreement; Counterparts; Amendment. This Agreement contains the entire agreement between the Parties, and supersedes all prior and collateral representations, promises, and agreements. Any representation, promise, or agreement not incorporated in this Agreement shall not be binding on either Party. This Agreement may be executed in several counterparts, each copy of which shall serve as an original for all purposes, but all copies shall constitute but one and the same Agreement. This Agreement may be amended at any time only by the signed, written agreement of the Parties. Electronic execution of this Agreement shall be deemed effective and legally binding.

Section 5.9. No Third-Party Beneficiaries. It is expressly intended and agreed that no third-party beneficiaries are created by this Agreement, and that the rights and remedies provided herein shall inure only to the benefit of the Parties to this Agreement

Section 5.10. Survival. The rights and obligations of the Parties which by their nature must survive termination or expiration of this Agreement in order to achieve their fundamental purpose shall survive in perpetuity any termination or expiration of this Agreement.

Section 5.11. Authority to Execute. Each Party has full power and authority to enter into this Agreement. The signatory for each Party, respectively, has the authority to legally bind the Party for which it executes this Agreement. Neither Party is bound by any other agreement, whether written or oral, which would preclude it from entering into this Agreement and/or undertaking the responsibilities and obligations contained herein.

[Signatures appear on the following page]

In Witness Whereof, the Parties hereto have executed this Agreement as of the date set forth above.

**PROPLOGIX, LLC D/B/A
ORANGE DATA SYSTEMS**

By: _____

Print Name: _____

As its: _____

Date: _____

TOWN OF LADY LAKE, FLORIDA

ATTEST:

Print Name:
Title:

By: _____
Bill Lawrence, as its Town Manager

Date: _____

Approved as to form and legality:

Print Name:
Title:

**STATEMENT OF WORK I
LIEN SERVICES**

1. Services Description. ODS shall generate a report in response to requests from third parties made to the MUNICIPALITY for information related to fees and debts owed to the MUNICIPALITY in connection with real property records pertaining to code enforcement, building permits, utilities, and their related lien status (if any). The MUNICIPALITY shall automatically provide such information and records to ODS electronically on a mutually agreed basis.

2. Fees; Invoicing. ODS shall collect payment in the total amount of One Hundred Dollars and no cents (\$100.00) from the third-party requestor for each Report completed (the “LS Fees”). Payment of the LS Fees shall be required upon order submission, except for requestors that maintain an established credit account with ODS. For each report, ODS shall retain Twenty Dollars and no cents (\$20.00) of the LS Fees as compensation for the Services, and shall remit the balance of Eighty Dollars and no cents (\$80.00) to the MUNICIPALITY on a monthly basis for those LS Fees collected in the prior month. For clarity, it is understood and agreed that the MUNICIPALITY shall not be responsible for payment of the Fees.

Any invoice for LS Fees not paid by the third-party requestor within thirty (30) days shall be deemed past due and shall incur interest at the lesser of (i) one and one-half percent (1.5%) per month or (ii) the highest rate permitted by applicable law. Such interest and any reimbursement of fees related to its collection efforts shall be retained by ODS as a reasonable estimate of its damages. ODS shall extend the foregoing Fees and payment terms provided in this Statement of Work to any city or similar municipal entity whose boundaries are entirely within the jurisdiction of the MUNICIPALITY. Any such city or similar municipal entity shall be required to execute a separate agreement with ODS.

STATEMENT OF WORK ACKNOWLEDGEMENT (Initial):

ODS: _____ MUNICIPALITY _____



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-01 — First Reading — Rezoning — Hammock Oaks Commercial Park 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 3957598; Located south of County Road 466, east Cherry Lake Road, and north of Copacabana Road; Amending the commercial permitted uses of the Planned Unit Development (PUD) Memorandum of Agreement. (Thad Carroll)

AGENDA ITEM ID

2026-52

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 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.

On Monday, February 9, 2026, an email was received from John Rohan on behalf of the owners who reside in Spring Arbor, stating that they oppose the zoning change that may allow a "Car Service Center" on this property.

PAST ACTIONS

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

At the February 9, 2026, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2026-01 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

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

None

FUNDING SOURCE

None

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

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

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

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

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

22 Town of Lady Lake, Florida

23
24
25 _____
Ed Freeman, Mayor

26 Attest:

27 _____
28 Kathleen Rosado, Town Clerk

29 Approved as to form:

30 _____
31 Derek Schroth, Town Attorney

32

EXHIBIT "A" – Legal Description

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

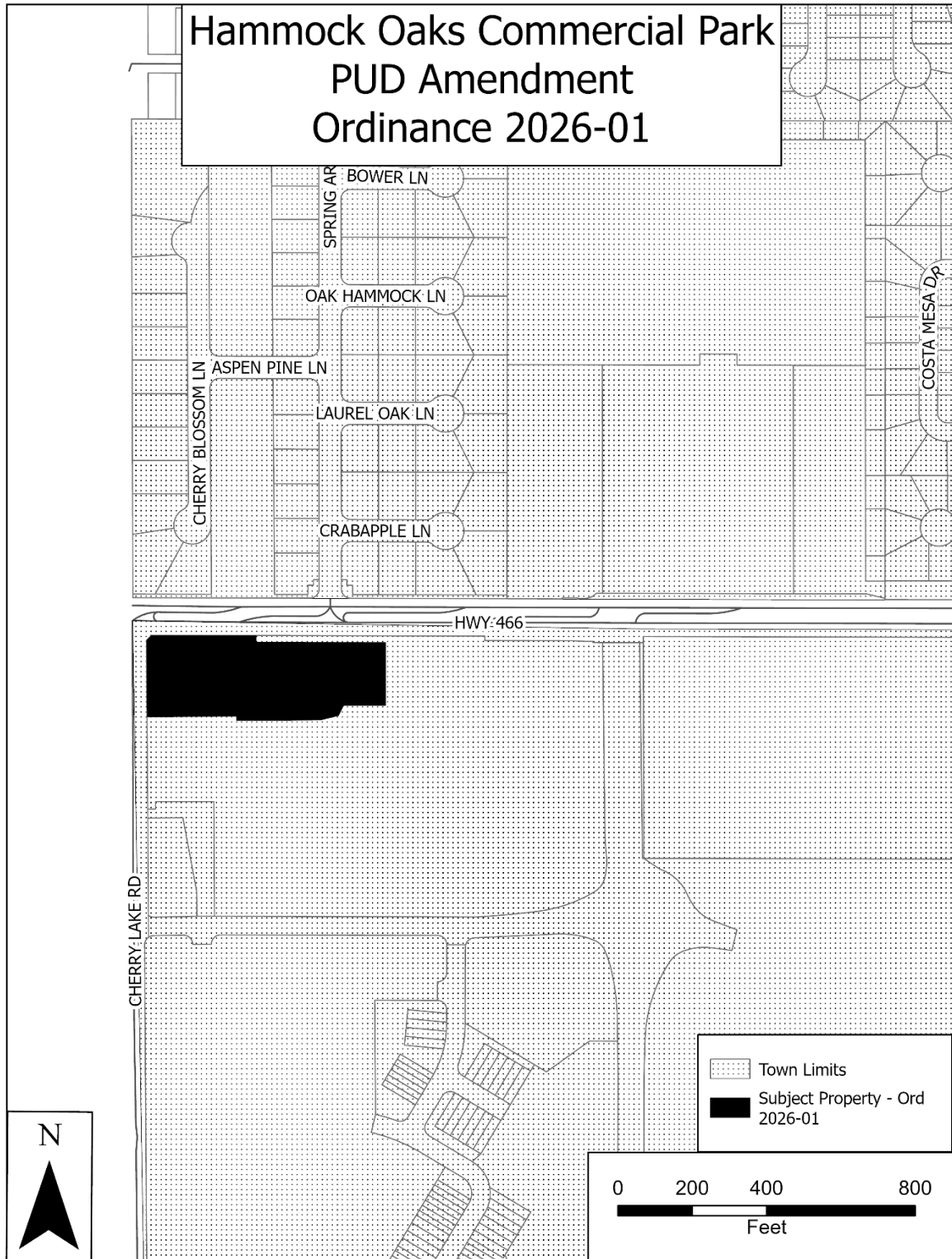
A PARCEL OF LAND BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

1

EXHIBIT "B" – Subject Property Map



2

- 1 • Convenience stores with or without fuel operations, as long as they are not located
- 2 at corner of Cherry Lake and 466**
- 3 • Adult congregate living facilities/skilled nursing
- 4 • Financial services
- 5 • Office supplies
- 6 • Retail sales and services
- 7 • Business services
- 8 • Office complex
- 9 • Medical Offices/clinics
- 10 • Office condominiums
- 11 • Martial arts studios
- 12 • Restaurants
- 13 • Fast food restaurants
- 14 • Banks
- 15 • Commercial recreation facilities
- 16 • Health/exercise clubs
- 17 • Veterinary clinics
- 18 • Religious facilities
- 19 3. Additional Commercial Permitted Use. All commercial uses identified in paragraph 2.
- 20 and Motor Vehicle Service Centers shall be allowed within the commercial area as
- 21 described in Exhibit “A” and shown in Exhibits “B” and “D”.
- 22 4. Uses Permitted as Special Exception Use Upon Approval pursuant to Chapter 6 of the
- 23 Town’s Land Development Regulations. A) Athletic/sports facilities. B) Mini-storage
- 24 warehouses. C) Offset printing. D) Wholesalers and distributors. E) Office/warehouse
- 25 facilities. F) Laundry and Dry-Cleaning Retail Stores. G) Clubs, lodges, and fraternal
- 26 organizations. H) Hotel
- 27 5. The operation of any restaurant shall be limited to between the hours of 6 a.m. and 10
- 28 p.m.
- 29 6. Uses Expressly Prohibited: All other uses are strictly prohibited.

- 1 7. Design, Development, and Setback Standards:
- 2 A. COMMERCIAL AND OFFICE USES: The property and portions of the Property
- 3 designated for Commercial uses may be developed and sold as single lots or as
- 4 multiple lot parcels without the necessity of platting according to the following
- 5 standards:
- 6 1) No minimum lot size is required.
- 7 2) No minimum lot width is required.
- 8 3) Maximum building height shall be 45 feet with a limitation of three stories for
- 9 multi-family apartments, condominiums, assisted living facilities, skilled nursing
- 10 facilities, independent living facilities, hotels and motels. For the purposes of
- 11 this section, habitable, occupancy use area shall mean that portion of a building
- 12 or structure included between the upper surface of a floor and the ceiling above,
- 13 intended for human occupancy. The height limitations of this chapter shall also
- 14 apply to all architectural features not intended for human occupancy.
- 15 4) Parking requirements will be in accordance with Chapter 7 of the Town’s Land
- 16 Development Regulations for the specified use at the time of site plan approval.
- 17 If a reduction of the parking requirements (shared parking) is requested for the
- 18 mixed-use areas, the reduction process will be presented for approval during the
- 19 Technical Review portion of the site plan approval.
- 20 5) The maximum impervious surface ratio for the Commercial property shall be
- 21 limited to 80 percent, including building coverage. Individual site plans with an
- 22 impervious surface ratio exceeding 80 percent shall be approved, so long as the
- 23 impervious surface ratio for the overall Commercial property does not exceed 80
- 24 percent.
- 25 6) Property Setbacks:
- 26 a) Residential lots shall have a 15 ft front setback, 10 ft rear setback and 5 ft side
- 27 setback. Side setback may be reduced to zero ft for Villas and Townhomes.
- 28 b) All structures shall have a ten-foot minimum setback from contiguous
- 29 property not zoned residential.
- 30 c) Setbacks for Multifamily, Townhomes, and Condominiums shall be a
- 31 minimum of 30 feet as measured from structure to structure from adjacent
- 32 single-family residential zoning districts for two-story developments, and a
- 33 minimum of 50 feet from adjacent single-family residential zoning districts for

- 1 three-story developments.
- 2 d) All structures shall have a minimum 50-foot setback from the right of way for
- 3 the C.R./Highway 466. This setback does not apply to walls, signage, and
- 4 signage structures, so long as they are uninhabitable.
- 5 e) All structures shall have a minimum 25-foot setback from the right of way for
- 6 Cherry Lake Road. This setback does not apply to walls, signage, and signage
- 7 structures, so long as they are uninhabitable.
- 8 f) Setbacks shall be as noted on the attached Exhibit “D” – Conceptual Plan. No
- 9 greater setbacks or separations than those described above shall be imposed
- 10 by the Town’s Code of Ordinances, Land Development Regulations, or zoning
- 11 ordinances, except as required by the Town’s Life Safety Code.
- 12 7) Landscaping Buffers: A perimeter 10 ft buffer is required at the project
- 13 perimeter. No buffers are required internal to the PD. Buffers along Cherry Lake
- 14 Road shall be a minimum of a “Class A” Buffer.

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

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

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

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

8 D. TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

9 1) Per each Phase of Development listed below (as depicted on Exhibit “D”), the
10 following off-site improvements shall be completed in conjunction with the
11 approved construction plans for that specific phase of the development.
12 Certificate of occupancies will be issued upon completion of the improvements
13 for each Phase:

14 a) 466 Access: The Developer will construct a right turn lane in the eastbound
15 direction on County Road 466 at Entrance #1 (depicted on Exhibit “D”), to
16 include the necessary dedication of right-of-way for all improvements as
17 required for County Road 466. The design of the turn lane shall comply with
18 F.D.O.T. Standards regarding the desirable lengths of tapers and storage. In
19 addition, the Developer will repair/replace the bicycle/pedestrian trail along
20 County Road 466 at the developer’s expense and constructed back in
21 accordance with the original specifications.

22 b) North Residential Access Cherry Lake: Developer will construct a right turn
23 lane in the northbound direction and a left turn lane in the southbound
24 direction on Cherry Lake Road at Entrance #2 (depicted on Exhibit “D”), to
25 include the necessary dedication of right-of-way for all improvements as
26 required for Cherry Lake Road/CR 100. The design of the turn lanes shall
27 comply with F.D.O.T. Standards regarding the desirable lengths of tapers and
28 storage.

29 c) Residential Access to Rolling Oaks: Developer will construct a right turn lane
30 in the southbound direction on Rolling Acres Road at Entrance #3 (depicted
31 on Exhibit “D”), to include the necessary dedication of right-of-way for all
32 improvements as required for Rolling Acre Road. The design of the turn lanes
33 shall comply with F.D.O.T. Standards regarding the desirable lengths of
34 tapers and storage. Alternately at the County’s sole direction a roundabout

- 1 may be constructed in lieu of the above requirements.
- 2 d) South Residential Access to Cherry Lake: Developer will construct a right turn
3 lane in the northbound direction and a left turn lane in the southbound
4 direction on Cherry Lake Road at Entrance #4 (depicted on Exhibit “D”), to
5 include the necessary dedication of right-of-way for all improvements as
6 required for Cherry Lake Road/CR 100. The design of the turn lanes shall
7 comply with F.D.O.T. Standards regarding the desirable lengths of tapers and
8 storage. Alternately at the County’s sole direction a roundabout may be
9 constructed in lieu of the above requirements.
- 10 e) A five-foot sidewalk shall be provided along the east side of Cherry Lake Road,
11 spanning the distance from County Road 466 to the southern end of the
12 property abutting Cherry Lake Road. The sidewalk shall be wholly located
13 within the right-of-way. This segment of sidewalk shall be constructed in
14 conjunction with Entrance #4 (depicted on Exhibit “D”).
- 15 2) The following improvements shall be required based upon the progression of the
16 development, as follows:
- 17 a) The directional median at Entrance #1 is to be maintained at this time. Signal
18 warrant studies shall be completed prior to commencement of any future
19 phase of development following Phase 1, or prior to the issuance of the
20 development order of any individual commercial or medical office site plan.
- 21 b) Site plan approval for proposed structures on the property shall be
22 contingent upon compliance with Chapter 7 of the Town’s Land Development
23 Regulations and will require the certification of a professional engineer that
24 the proposed drainage system will handle the runoff as required by Chapter
25 13 of the Land Development Regulations. Plat approval for proposed
26 neighborhoods in the development shall be contingent upon compliance
27 with Chapter 8 of the Town’s Land Development Regulations.
- 28 c) All proposed structures will be permitted by the Town only when shown to be
29 compliant to submitted site plans. Owners shall complete all required site
30 improvements prior to the Town issuing a Certificate of Occupancy.
- 31 d) The final Site Development Plan pursuant to the Town’s Land Development
32 Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.
- 33 e) Accessibility through Via San Polo shall not be permitted to access the

1 development.

2 OPEN SPACE/RECREATION

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

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

23 Town of Lady Lake, Florida

24 _____

25 Attest: Ed Freeman, Mayor

26 _____

27 Kathy Rosado, Town Clerk

28

29 Approved as to form:

30 _____

31 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 Notary Public Signature

12 My Commission Expires:

13

EXHIBIT "D" – Conceptual Plan

Notes:

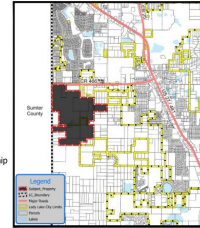
Total Acreage: 421 +/- acres (18,338,760sf)
 Total Developable Acreage: 412 +/- acres (17,946,720sf)
 Existing Zoning of Parcel: Agriculture/PUD
 Proposed Zoning: PUD
 Proposed User: Single-Family/Multi-Family/Commercial
 Density: 3.61 Units/Acre
 Minimum Dwelling Size: Apartments - 800 sf

Adjacent Zoning:
 North - R1, RA, AR
 South - A
 East - A
 West - Sumter County PUD
 MDD-TND, Urban Low
 Proposed Future Land Use: MDD-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
 WMA: 53.34 acres
 Total: 195.23 acres

Building Setbacks:
 Internal Lots: 0' setback on all sides
 10' setback for residential uses to Non-Residential uses
 30' setback for Multi-Family, Townhomes, and Condominiums to Single-Family Residential
 50' setback to CR 460 P.O.W.
 20' setback to Cherry Lake Road 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 truck 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.



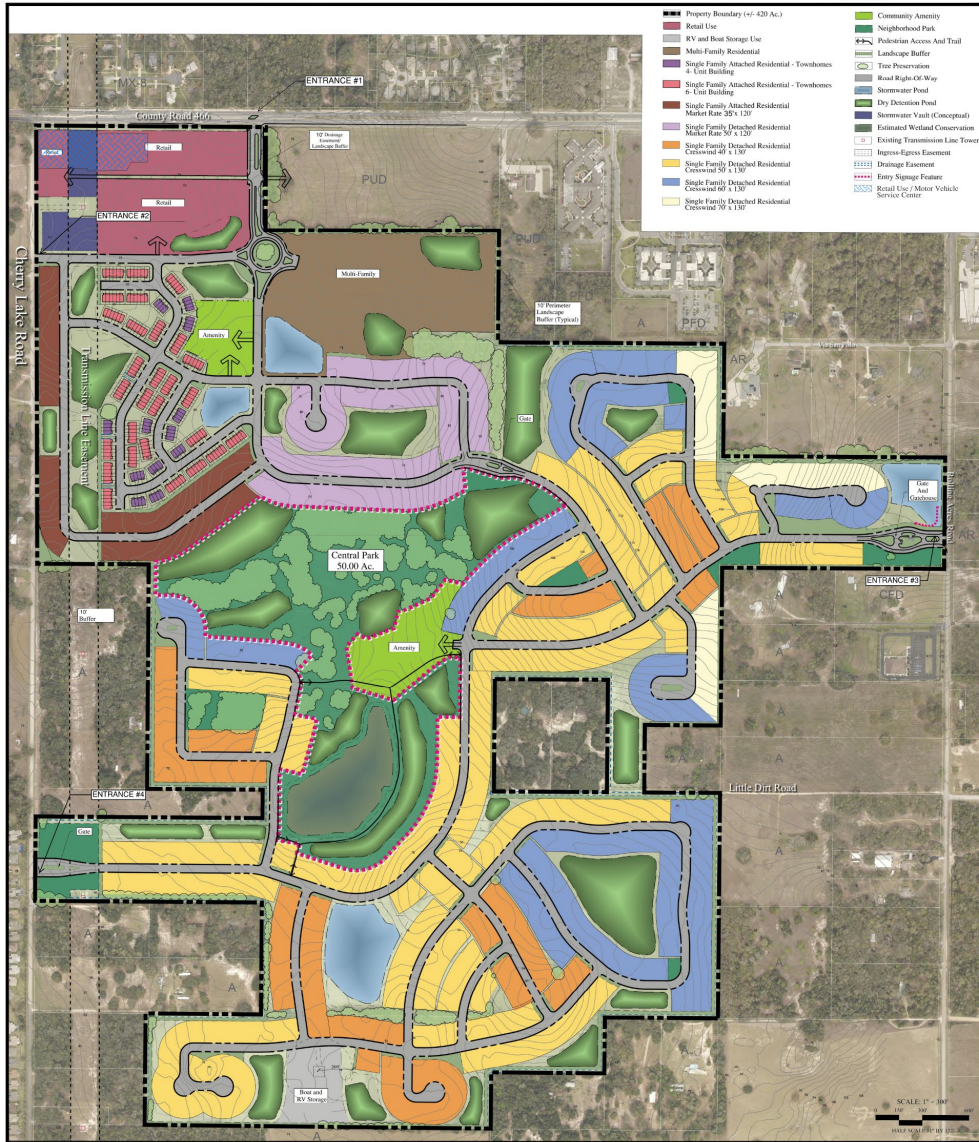
Site Location

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

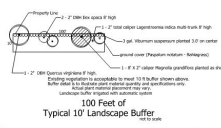
Kerry Hill, Personal
 Representative of the
 Estate of Douglas A Hill, Sr.
 2904 Register Road
 Fruitland Park, FL 34731

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



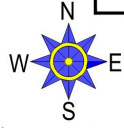
*The proposed layout may change slightly as a result of field conditions; however, densities, intensities, and general location of uses will be adhered to.



Land Use Summary	
Description	Ac. +/-
Total Site Area	421
Estimated Wetlands	9
Estimated Transmission Line Easement	12
Estimated Net Developable	400

Commercial/Office Professional	
Description	Sq./Ft.
Commercial	120,000
Medical Office	15,000
General Office	3,000
Total	138,000

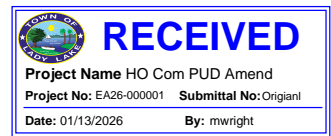
Residential Summary	
Description	DU
Multi-Family (est)	330
Townhome	216
SF Market Rate	190
SF Crosswind	750
Grand Total	1,486



February 25th, 2022

Hammock Oaks

Town of Lady Lake, FL



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

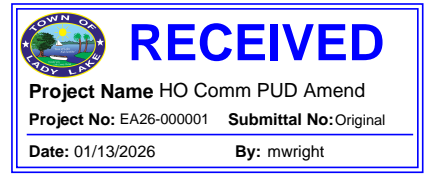
Utilities: Central Water Central Sewer Well Septic Tank

Existing Zoning of Property: PUD

Requested Zoning of Property: 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.

Notary Public signature



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

The ±3.072 subject property is currently undeveloped.

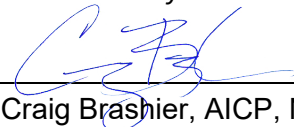
Proposed Use of Property: Motor vehicle service center, as a permitted commercial use.

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.



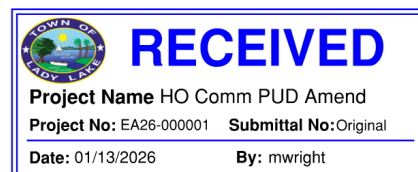
Craig Brashier, AICP, NV5, Inc., as Agent
Signature of Applicant

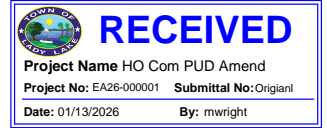
PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL 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

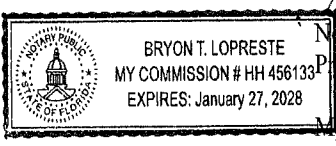
[Signature]
(Witness Signature)

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.

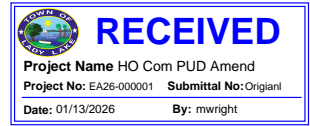
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.802 ACRES, MORE OR LESS.

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>		
<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.</p>			

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
 Property data updated nightly.
Site Notice



[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

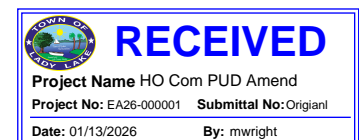
LEDBETTER, ROBERT H, JR.
 106 E. 8TH AVE.
 ROME, GA 30161

Annual Reports

Report Year	Filed Date
2025	02/10/2025

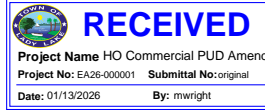
Document Images

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

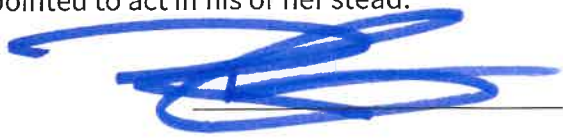
REZONING OWNER'S AFFIDAVIT

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.

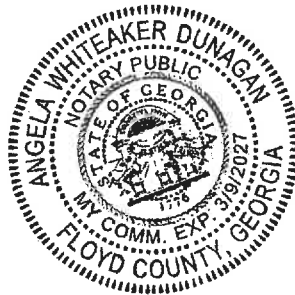


Affiant (Owner's Signature)

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

Table of Contents

Section	Page No.
1. Executive Summary.....	1
2. Statement of Proposed Change	2
3. Impact Analysis.....	6
2. Consistency with Town of Lady Lake Comprehensive Plan.....	8
4. Consistency with Town of Lady Lake Land Development Regulations.....	12

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations.....	4
---	---

List of Figures

Figure 1: Hammock Oaks PUD (Ordinance #2022-15), Conceptual Plan.....	2
Figure 2: Aerial Map	3
Figure 3: Context Map.....	4
Figure 4: Existing Future Land Use Map.....	5
Figure 5: Existing Zoning Map.....	5
Figure 6: Environmental Map	6
Figure 7: National Resources Conservation Service (NRCS) Map.....	7

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

<p>Jurisdiction: Town of Lady Lake, FL</p>	<p>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.</p>
---	---

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

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

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.

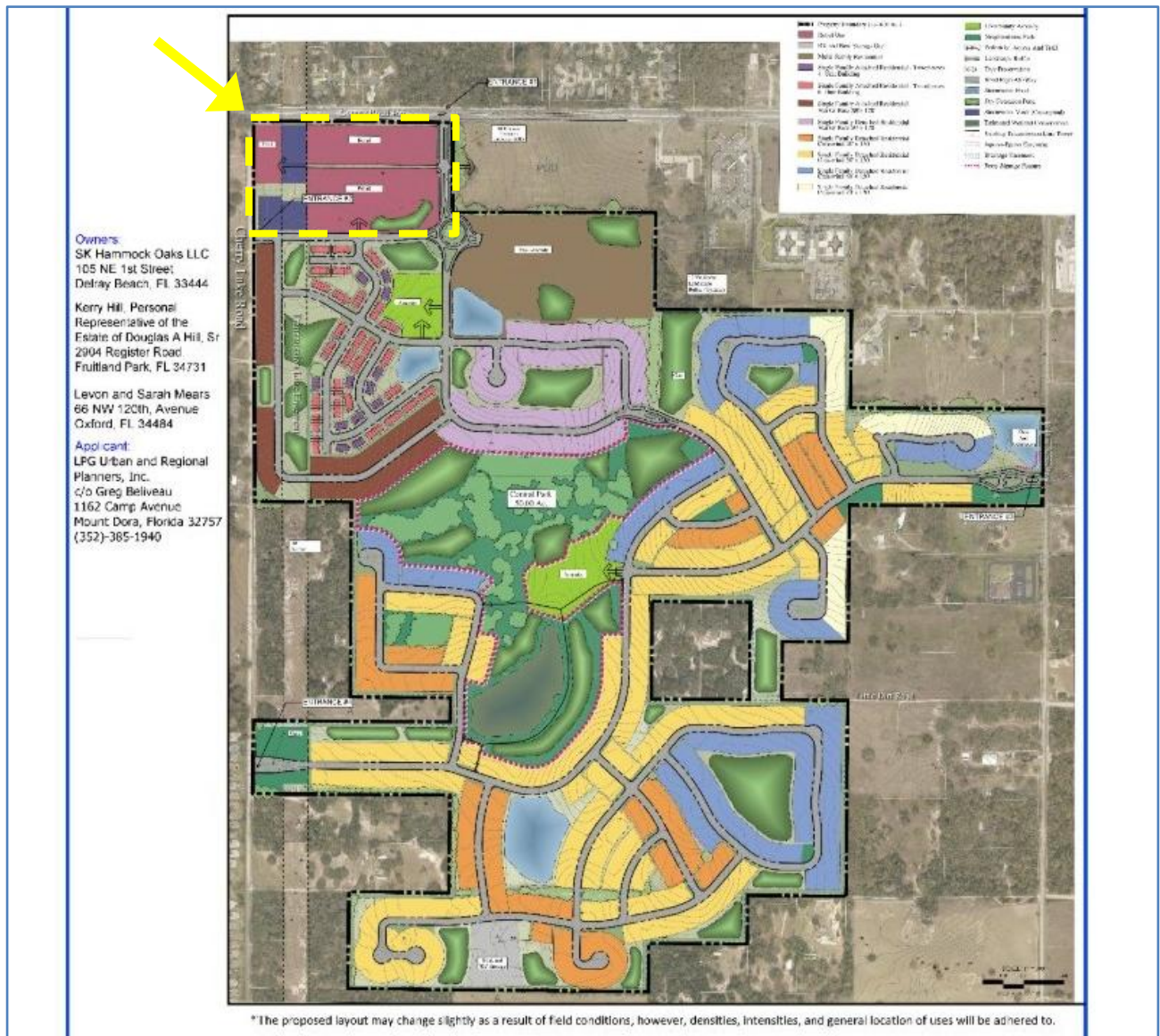


Figure 1: Hammock Oaks PUD (Ordinance #2022-15), Conceptual Plan

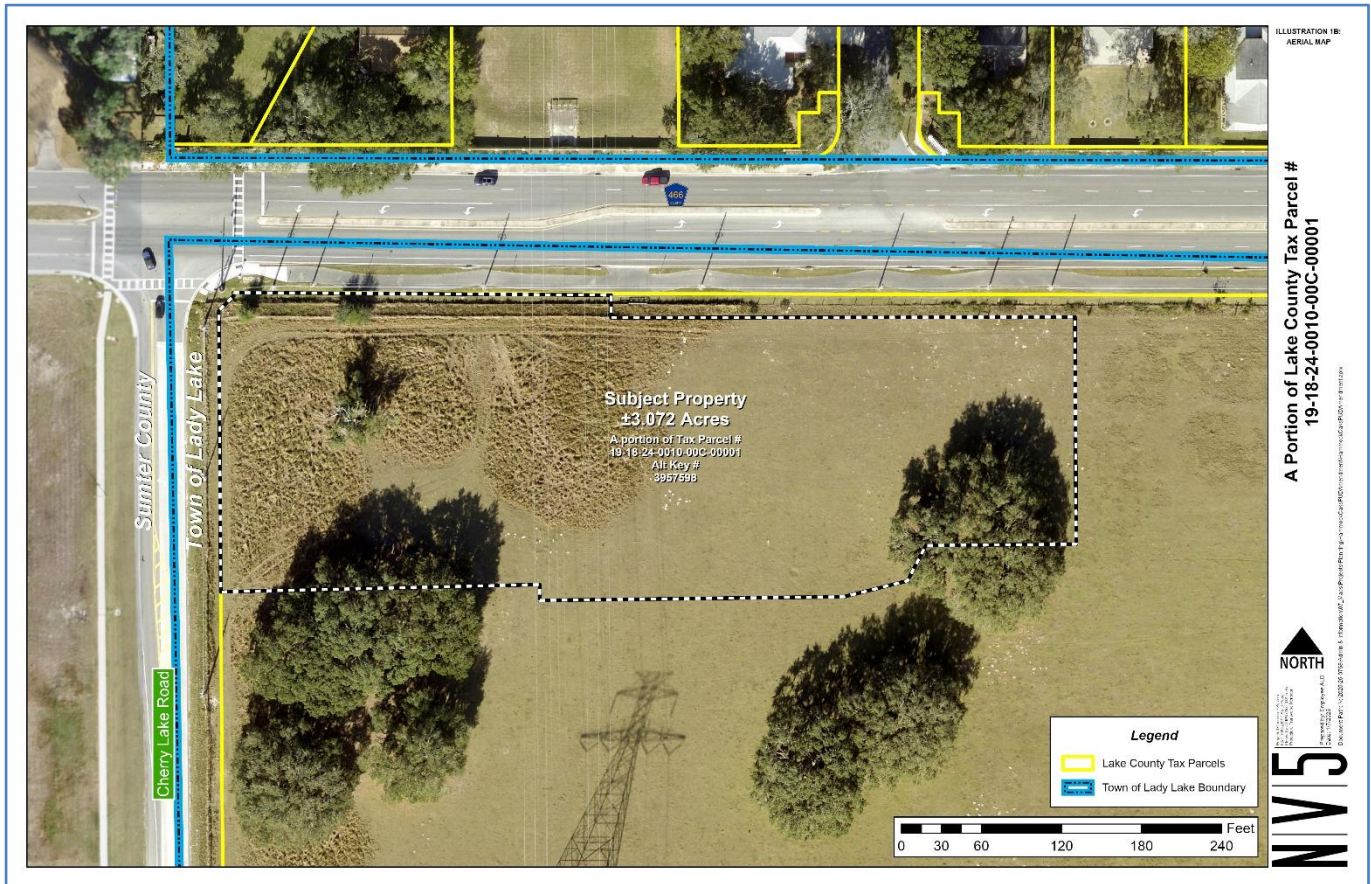


Figure 2: Aerial Map

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.

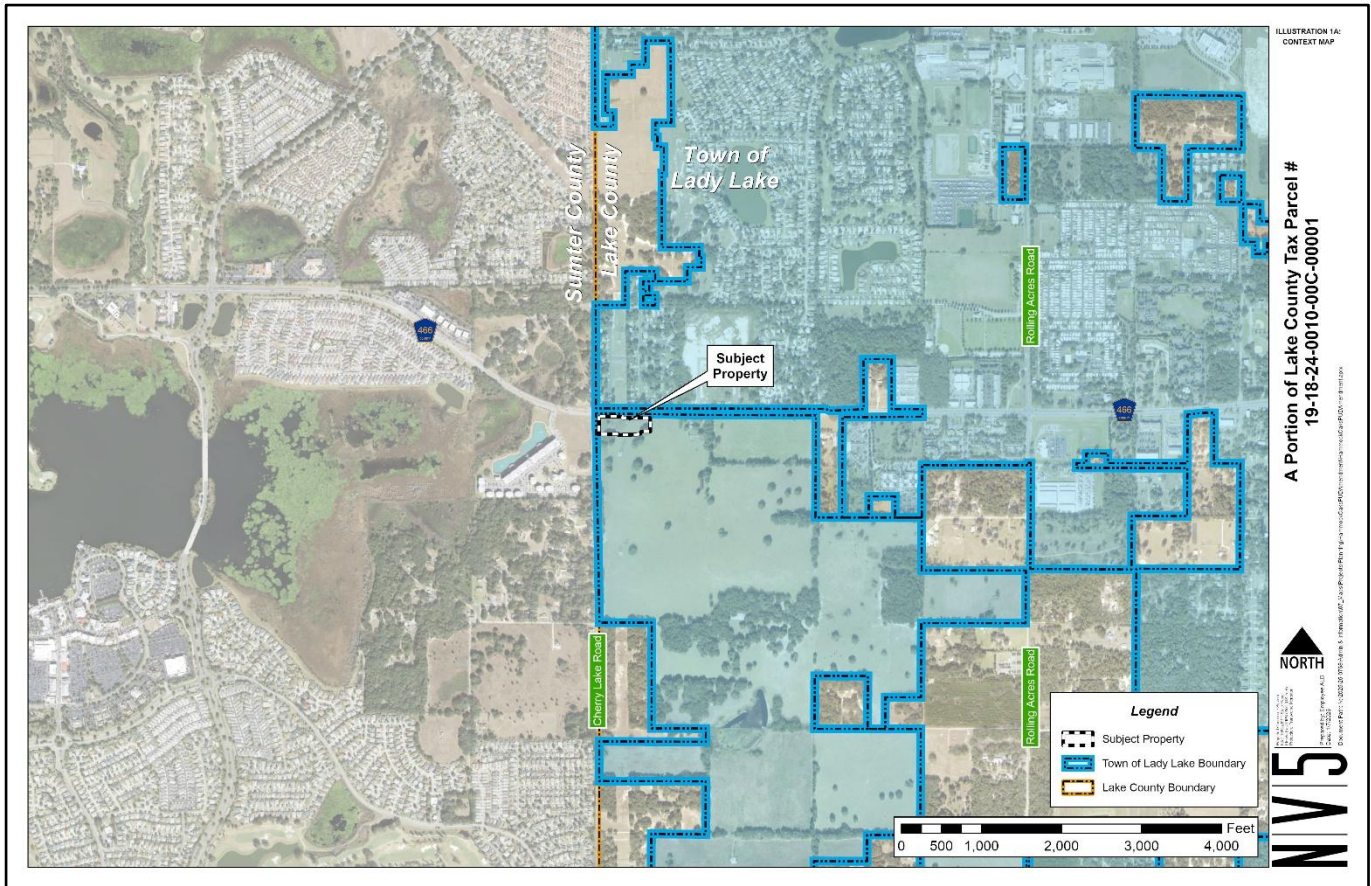


Figure 3: Context Map

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)

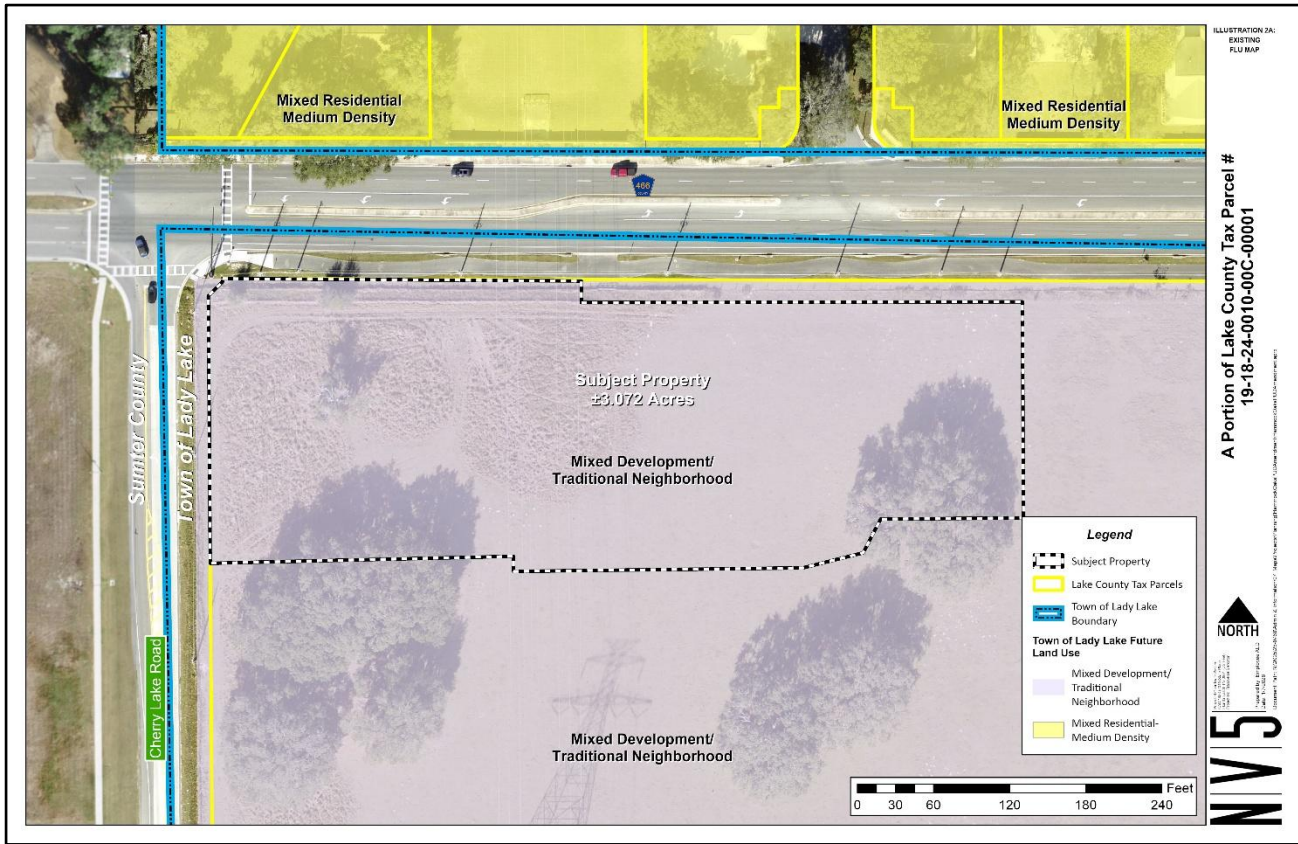


Figure 4: Existing Future Land Use Map

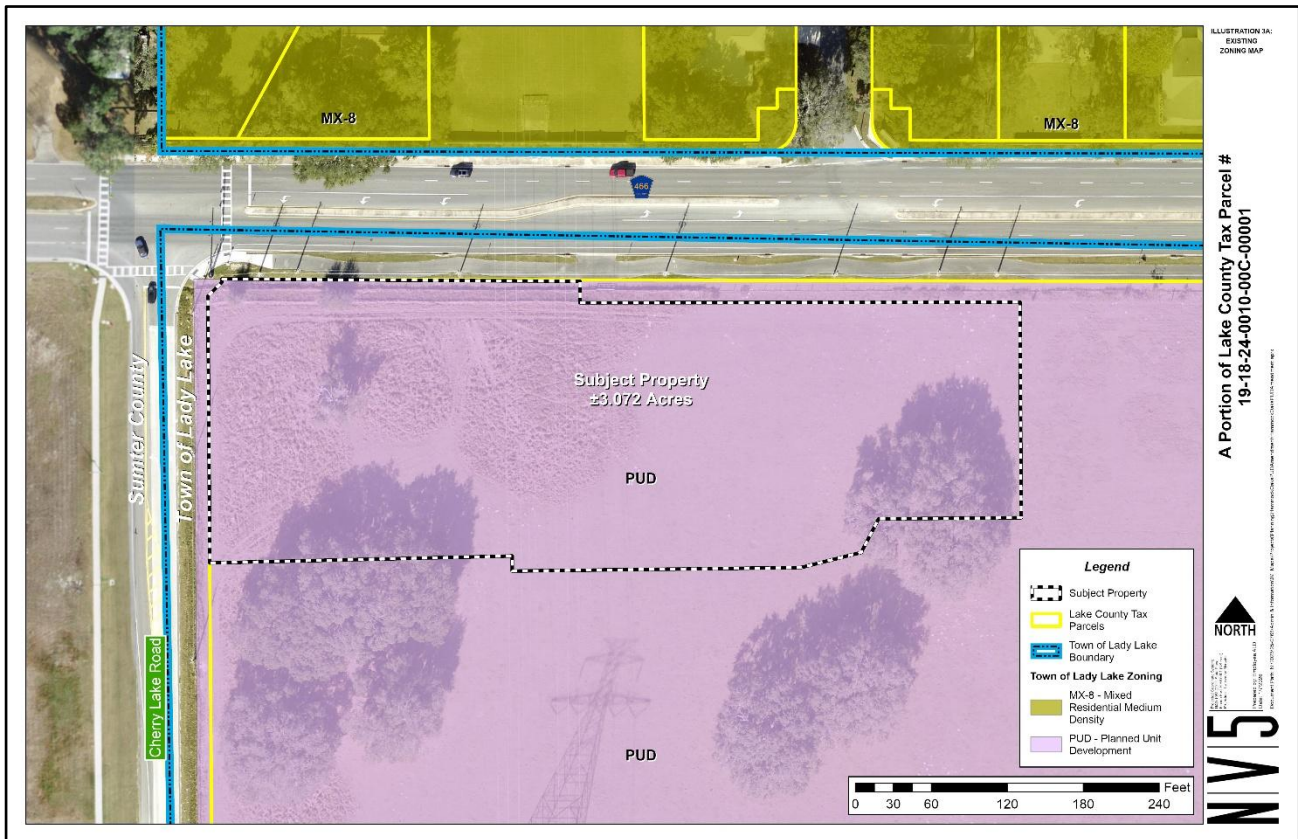


Figure 5: Existing Zoning Map

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.

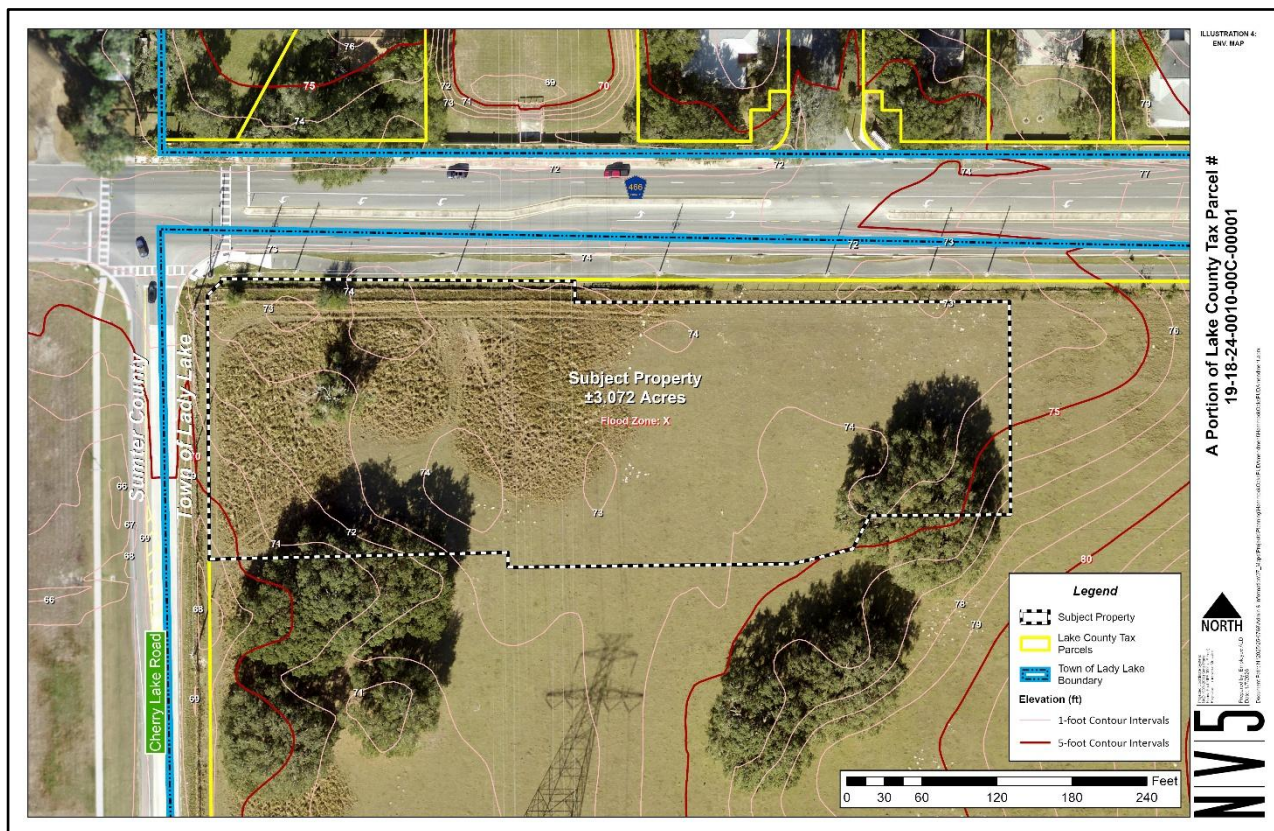


Figure 6: Environmental Map

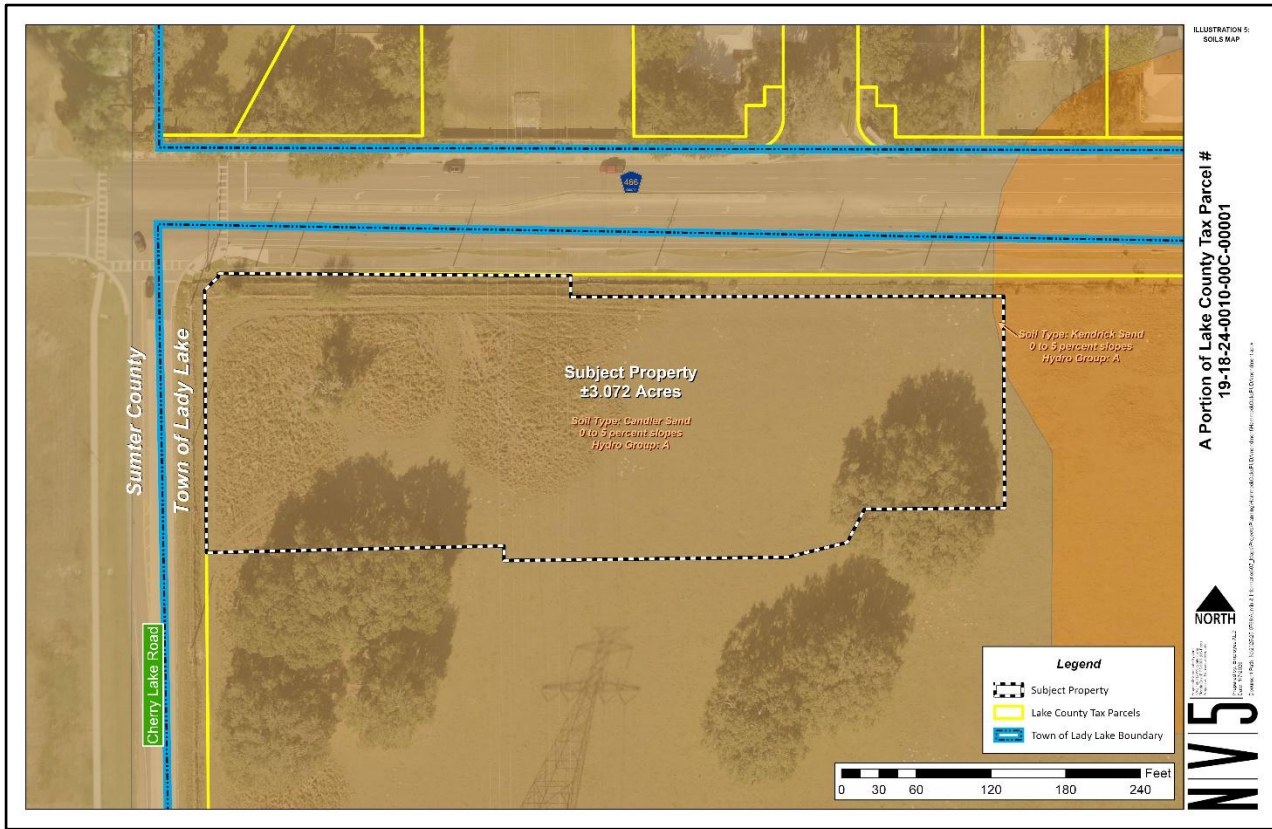


Figure 7: National Resources Conservation Service (NRCS) Map

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.

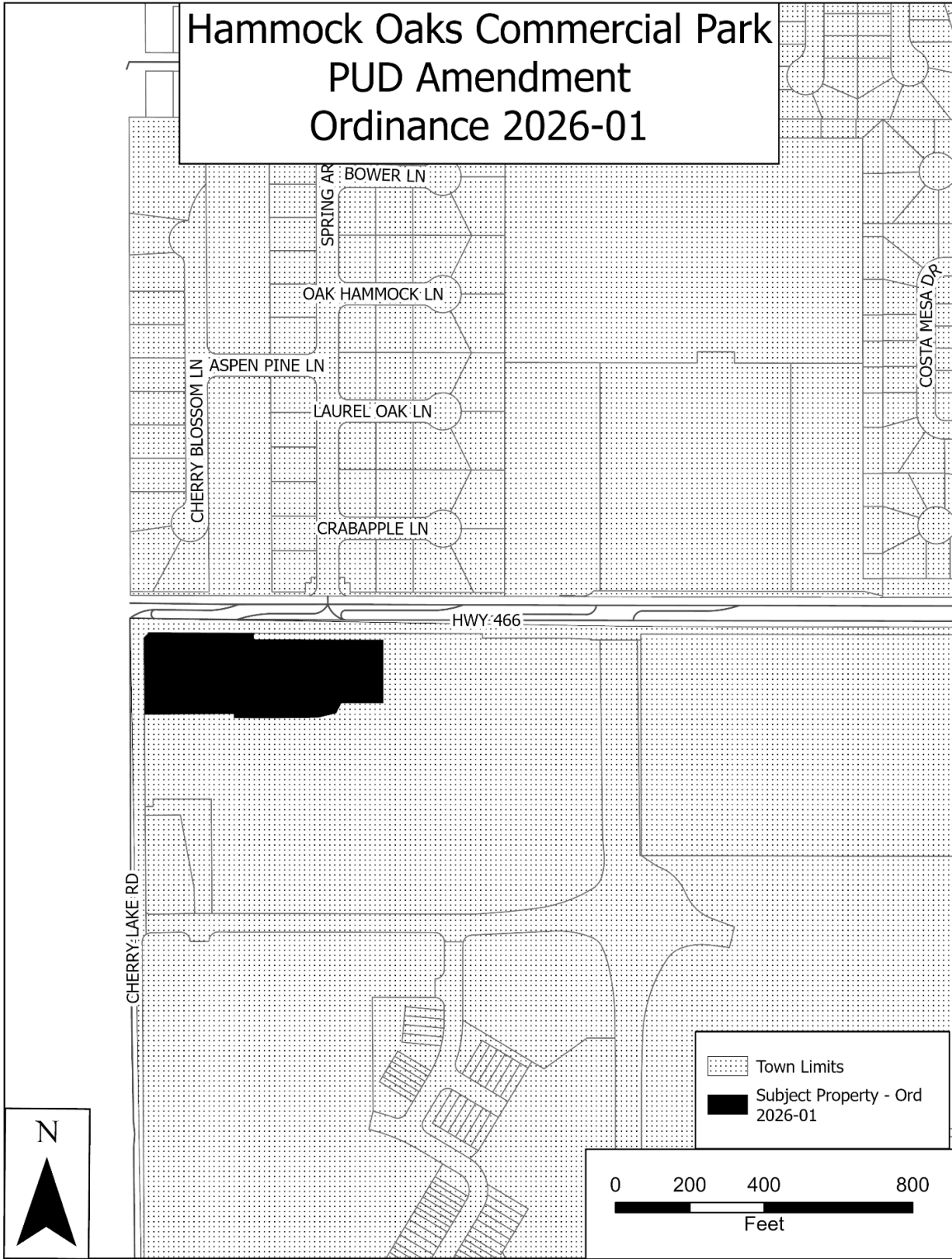
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

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



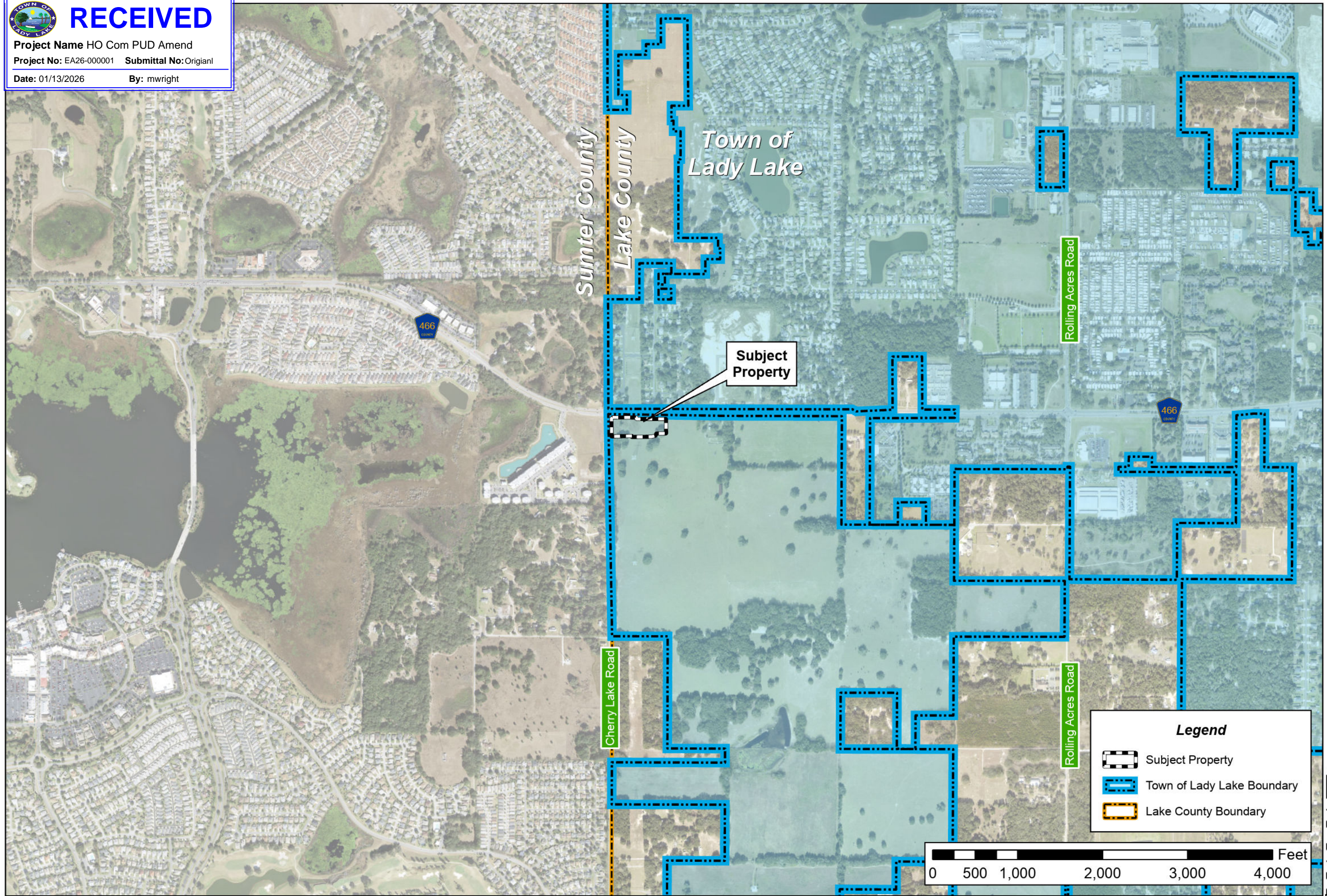
Owners within 150'					
OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip	
CARTER CHRISTOPHER M	1208 CRABAPPLE LN	LADY LAKE	FL	32159	
VIOLA SUSAN D &	1206 CRABAPPLE LN	LADY LAKE	FL	32159	
SMITH JOYCE	102 SPRING ARBOR LN	LADY LAKE	FL	32159	
LIS-PLANELLS MIGUEL & IRENE	102 CHERRY BLOSSOM LN	LADY LAKE	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



Sumter County

Lake County

Town of Lady Lake




Subject Property

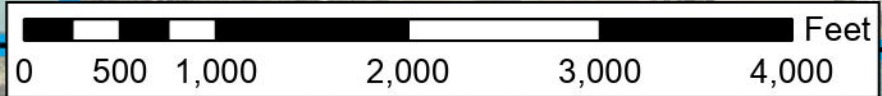
Rolling Acres Road

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: 1/17/2026
 Document Path: N:\2025\25-07868\Admin & Information\07_Maps\Projects\Planning\Hammoock\OaksPUDA\amendment\HammoockOaksPUDA\amendment.aprx



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



Sumter County

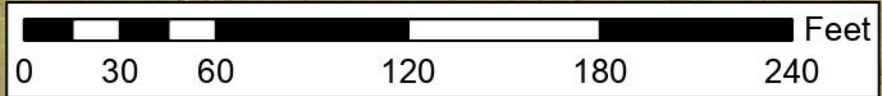
Town of Lady Lake

Cherry Lake Road

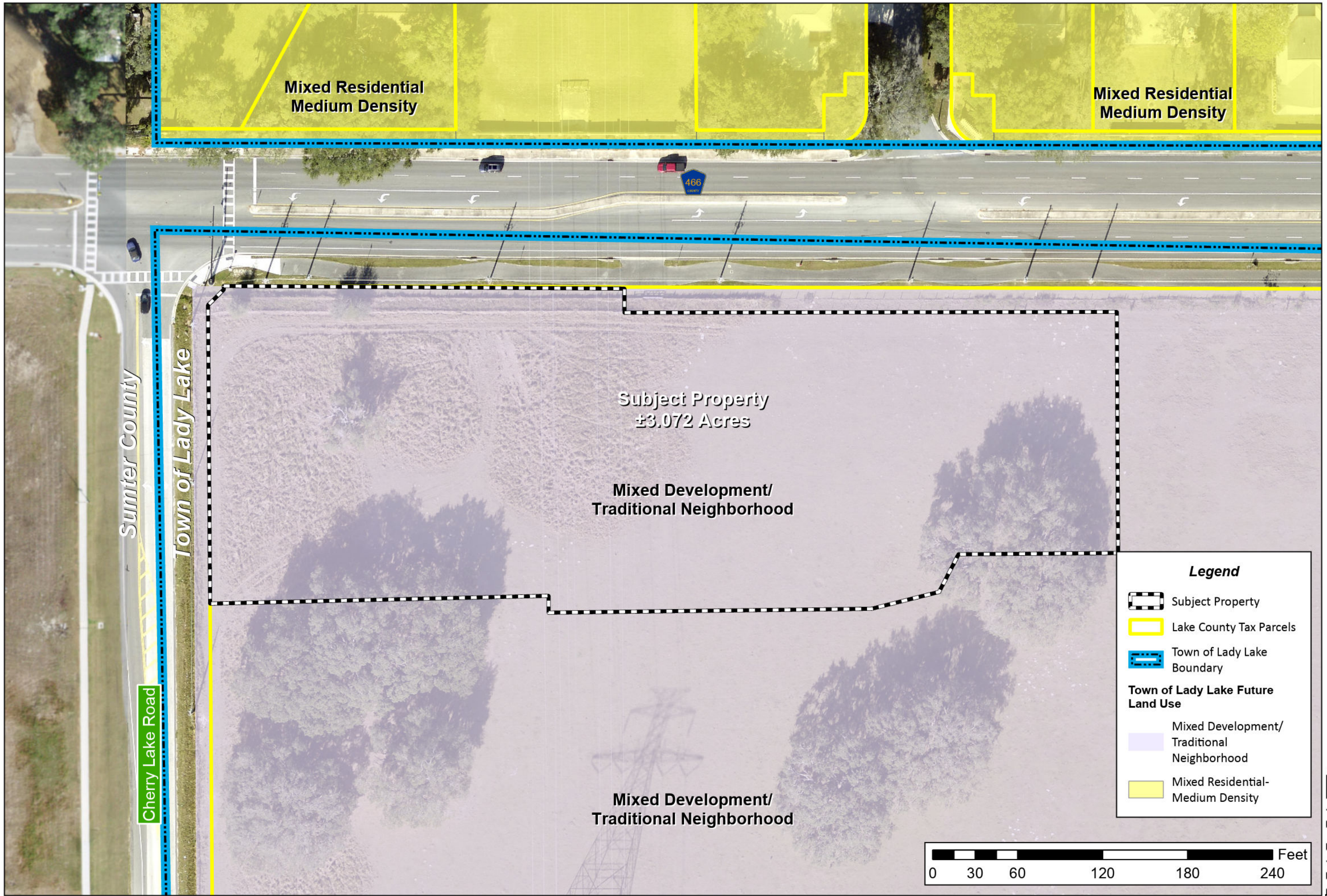
466

Legend

-  Lake County Tax Parcels
-  Town of Lady Lake Boundary



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



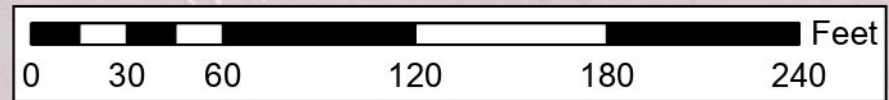
**A Portion of Lake County Tax Parcel #
19-18-24-0010-00C-00001**

Legend

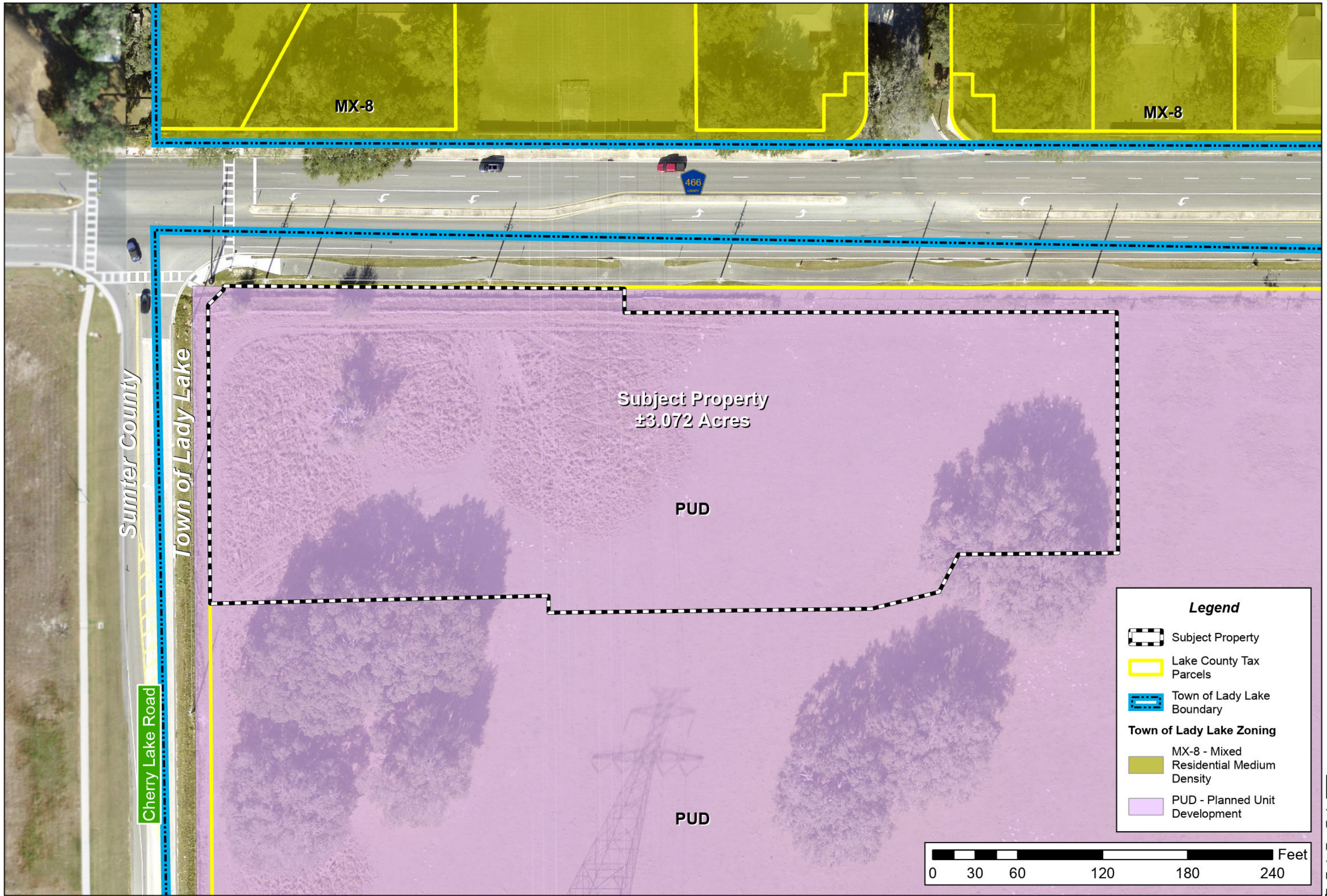
-  Subject Property
-  Lake County Tax Parcels
-  Town of Lady Lake Boundary

Town of Lady Lake Future Land Use

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



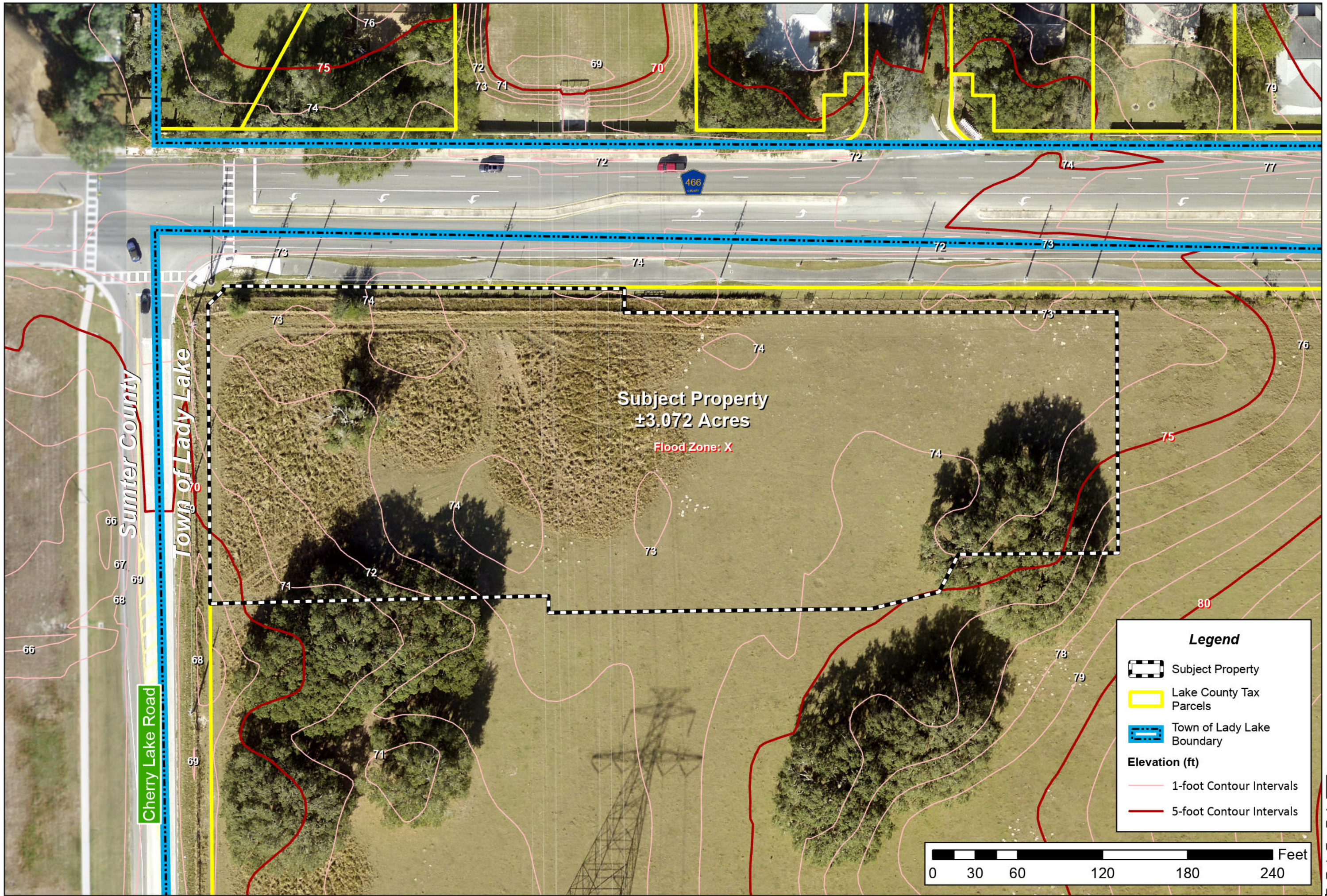
Prepared by: Employee ALD
Date: 1/7/2025
Document Path: N:\2025\25-0768\Admin & Information\07_Maps\Projects\Planning\HammoockOaksPUD\Amendment\HammoockOaksPUD\Amendment.aprx



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






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





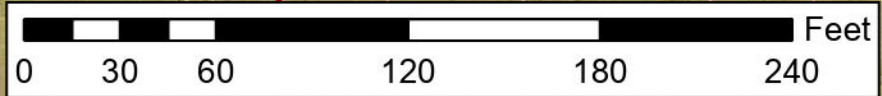
Subject Property
±3.072 Acres
Flood Zone: X

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**

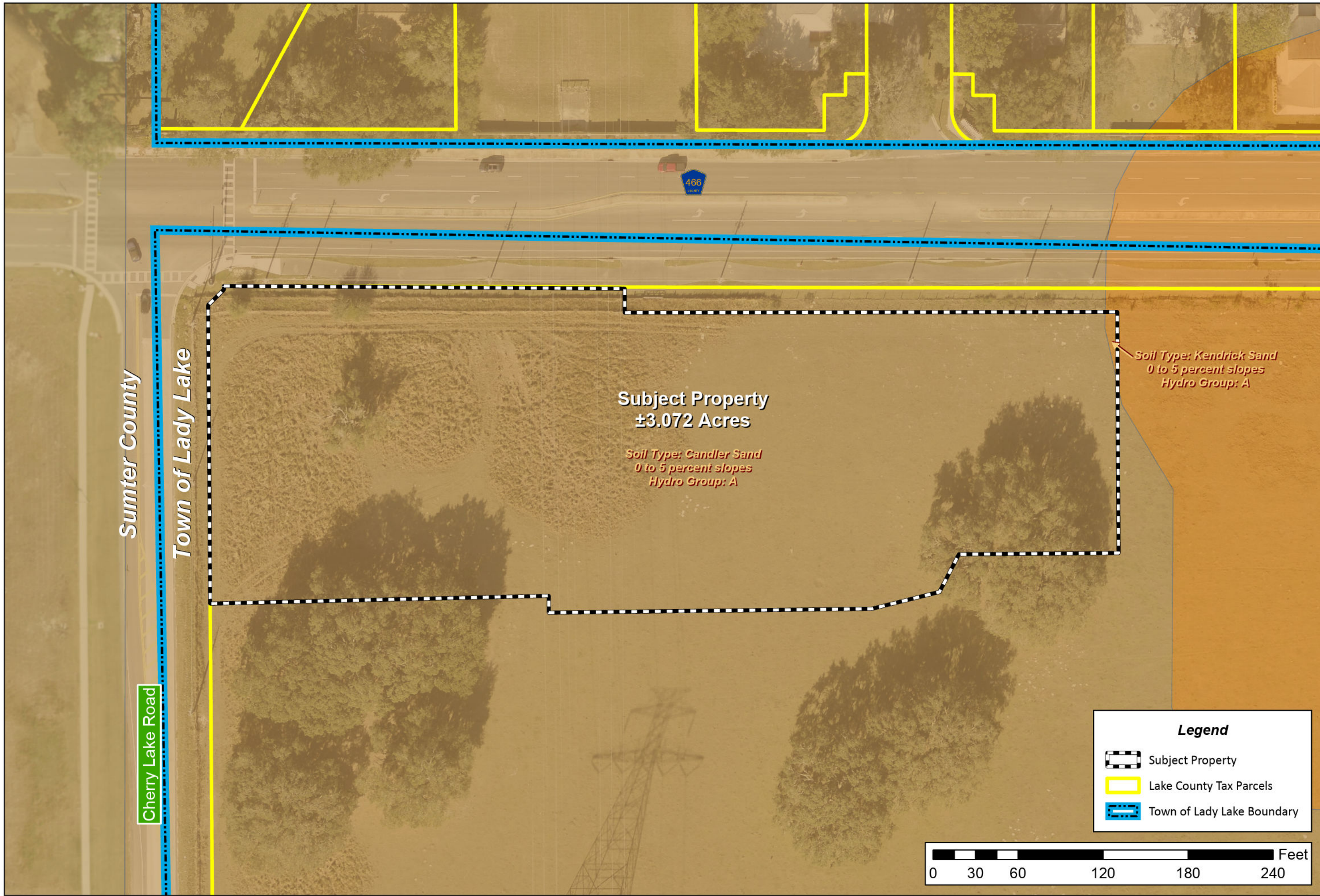


Prepared by: Employee ALD
Date: 1/7/2025

Document Path: N:\2025\25-0768\Admin & Information\07_Maps\Projects\Planning\HammockOaksPUDAmendment\HammockOaksPUDAmendment.aprx



Prepared by: Employee ALD
Date: 1/7/2026
Document Path: N:\2025\25-0788\Admin & Information\07_Maps\Projects\Planning\HammoctOaksPUD\Amendment\HammoctOaksPUD\Amendment.aprx



Sumter County

Town of Lady Lake

Cherry Lake Road

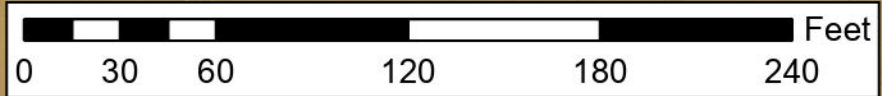
Subject Property
±3.072 Acres

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

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

Legend

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



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

3 **February 9, 2026**

4 The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409
5 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 Saunders

8 **ROLL CALL:**

Member	Present
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Masse	YES

9 **STAFF PRESENT:**

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

12 Attorney Taylor Tremel was also present.

13 **NEW BUSINESS**

14 ~~A. Town Clerk – Approval of Minutes – Planning and Zoning meeting minutes, October 13, 2025~~

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

17 **B. Growth Management – Ordinance 2026-01 – PUD Amendment –**

18 Senior Planner Higgins advised that on Monday, January 12, 2026, Craig Brashier with NV5, Inc, on
19 behalf of property owner VSI Lady Lake, LLC, applied to amend the zoning entitlements for
20 approximately 3.072 acres located within the Hammock Oaks Commercial Park at the southeast
21 corner of the intersection of Cherry Lake Road and Highway 466. The request is to modify the uses
22 under the Lady Lake Planned Unit Development (PUD) zoning classification to allow Motor Vehicle
23 Service Centers, and would be limited to the 3.072-acre site. Motor Vehicle Service Center is the

1 only additional use being added by the amendment. All other uses will remain the same. The
2 proposed location is the corner of Hwy 466 and Cherry Lake Road.

3 **Zoning Designations of Adjacent Properties:** **North** - Mixed Residential Medium Density (MX-8);
4 **East** - Planned Unit Development (PUD); **South** - Planned Unit Development (PUD); **West** - Sumter
5 County Master Planned District (MPD).

6 **CONSISTENCY WITH TOWN OF LADY LAKE COMPREHENSIVE PLAN**

7 This section identifies specific Town of Lady Lake (Town) Comprehensive Plan Goals, Objectives,
8 and policies and explains how this Planned Unit Development amendment is consistent with
9 each.

10 **FUTURE LAND USE ELEMENT**

11 GOAL FLU 1: Implement the Town of Lady Lake's Future Land Use Plan to achieve sustainable
12 growth through an appropriate balance between public and private interests as follows:

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

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

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

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

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

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

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

1 Public Hearings: The Town Commission's first reading of Ordinance 2026-01 is scheduled for
2 Monday, March 2, 2026, at 6:00 p.m. The second and final reading is scheduled for Monday, March
3 16, 2026, at 6:00 p.m.

4 Public Notifications: Staff mailed notices to inform the surrounding 10 property owners within 150
5 feet of the subject property on Monday, January 26, 2026. The notification signs were posted on
6 the property on Monday, January 26, 2026.

7 Ms. Higgins advised that an email was received this afternoon and a copy of the email is on the
8 dais for board members this evening. (John Rohan, President of the Spring Arbor Property
9 Owners' Association, expressing their opposition of the amendment)

10 Growth Management Director Thad Carroll stated that the email addresses concerns regarding the
11 potential noise adjacent to the residential area. He advised that a noise study is required per town
12 code at the time of site plan submittal. He stated that vehicle service centers typically operate
13 between 8:00 – 6:00PM, and the building must adhere to the town's commercial design standards.

14 Mr. Carroll stressed that even though there are over twenty proposed uses for this site, it does not
15 mean all twenty will be on this property. He stated that this is a marketing strategy to avoid
16 making repeated presentations before the planning and zoning board to add another use to the
17 property.

18 Margot Maurer – NV5 on behalf of VSI Lady Lake, LLC.

19 Ms. Maurer stated that this proposed amendment does not alter or modify the existing approved
20 density and intensity permitted under the PUD, nor alter the intended overall development. The
21 3.072-acre subject property is located south of Hwy 466 and east of Cherry Lake Road/CR 100 in
22 the northwest corner of the existing Hammock Oaks PUD.

23 Member Masso inquired where the Spring Arbor neighborhood is located relative to this project.

24 Mr. Carroll stated that it is on the northeast side of Hwy 466, across from this proposed PUD
25 amendment.

26 Member Masso inquired if there is a vehicle service company wanting to establish a business in
27 this area, or is this permitted use being added in the event that this type of business wants to
28 build there.

29 Ms. Maurer stated that the applicant has been contacted by a potential business, yet it is not
30 definite. She stated this is the reason for this amendment.

31 Member Auger stated that it appears there is not a lot of space to turn into the development from
32 Cherry Lake Road.

1 Ms. Maurer stated that there are established access points with the Hammock Oaks PUD.
2 However, there are no designated ingress and egress sites established from the commercial use
3 area. An extensive traffic impact study was completed when the Hammock Oaks PUD was created,
4 based on the intensity with which the commercial use could be developed. Therefore, this
5 proposed use would not adversely affect traffic.

6 Member Masso inquired its location relative to Walmart.

7 Ms. Mauer stated Walmart is an outparcel located within the PUD, southeast of this proposed
8 project.

9 Member Galloway inquired if the service center is also a gas station.

10 Ms. Maurer replied negatively adding that it is a retail tire service center and does not include a
11 convenience store or fueling station.

12 Member Saunders inquired if the access control has it changed from the original plan. He inquired
13 if access to the outparcels and Walmart would be cut off.

14 Ms. Maurer replied that traffic will circulate internally to the commercial area.

15 Ms. Higgins clarified that there are internal access routes to Walmart within this commercial site
16 and to the other outparcels. She stated that one entrance is proposed on Hwy 466 and also on
17 Cherry Lake Road.

18 Ms. Higgins advised that Cherry Lake Road is Sumter County property and County Road 466 is
19 Lake County property, and the town does not have jurisdiction with these roads. She stated the
20 applicant is working with both entities regarding this development.

21 Member Saunders verified with Ms. Higgins that this presentation is the board's opportunity to
22 comment on this project.

23 Ms. Higgins replied affirmatively, further clarifying that the Planning and Zoning Advisory Board
24 may give their input regarding zoning amendments or potential variances. Landscaping or
25 commercial design waivers are presented to the Town Commission at a Special Conceptual
26 Workshop.

27 Member Auger stated that the map indicates one entrance to the site if traveling north.

28 Growth Management Director Thad Carroll advised that the applicant has included a left turn lane
29 as part of the traffic approvals. This will not impede the north and south bound traffic on Cherry
30 Lake Road. He stated that there is also a right turn lane at the traffic signal at Hwy 466 per the
31 traffic study.

1 Hearing no further questions or comments from the board, Chairman Saunders asked if there are
2 public comments.

3 Mike Kelly, 1203 Oak Hammock Lane

4 Mr. Kelly stated that the board has addressed many of the issues that concern the residents of the
5 Spring Arbor neighborhood, which is directly from this new development on Hwy 466. He stated
6 that the residents are concerned that by including higher commercial and industrial businesses it
7 will change the aesthetic from professional businesses in the area. He stated that a gas station is
8 being constructed near this development. He suggested a fitness center, a sit-down restaurant, or
9 a retail business on that corner. He stated they are concerned that a vehicle service type business
10 would decrease their home values. He stated that per the Realtors Association a gas station near a
11 residential neighborhood could potentially decrease home values 3% - 5%, and a service center is
12 a similar business.

13 Mr. Kelly stated that there is an abundance of tire service centers already in Lady Lake and near
14 the Oxford area.

15 Hearing no further questions or comments, Chairman Saunder asked for a motion.

16 **Member Galloway made a motion to forward Ordinance 2026-01 to the town commission with**
17 **the recommendation of approval. Member Auger seconded the motion.**

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

18 **Motion carried 5-0.**

19 **~~CHAIRPERSON AND MEMBERS REPORT~~**

20 ~~There were no comments.~~

21 **~~PUBLIC COMMENT~~**

22 ~~There were no comments.~~

23 Mr. Carroll clarified that the planning and zoning board's approval of Ordinance 2026-01 is a
24 recommendation for the commission to consider. He stated that the it will be presented to the
25 town commission at the March 2 meeting. If the ordinance is denied, it will not go forward to

1 ~~second reading. Alternatively, if it passes first reading on March 2 it will be presented at the March~~
2 ~~16 commission meeting for final approval.~~

3 **ADJOURN**

4 ~~With nothing further to discuss, Member Masso made a motion to adjourn at 6:04 p.m.~~

5

6

7

Kathleen Rosado, Town Clerk

9

10

11

James Tim Saunders, Chairperson

12



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management - Waiver request to Section 3-3(e) of the Town's Land Development Regulations, for subject property being 24.91 acres located on Teague Trail/CR 25, which provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part. (Thad Carroll)

AGENDA ITEM ID

2026-54

DEPARTMENT

Growth Management

SUMMARY

On October 6, 2025, applicant Chuck Hiott of HALFF, on behalf of JNJ Ventures 2, LLC, applied for the rezoning of 29.96 acres in the Town of Lady Lake, lying west of Teague Trail in Section 05, Township 18 South, Range 24 East, Lake County, Florida. The property is also referenced as the Lady Lake, Lakes Phase 2 Sub Golf Course Tract as recorded in Plat Book 44 Pages 83-84.

The application was submitted to rezone the property to Residential Single Family (RS-3), from the current designation of Agriculture Residential (AG-1). The present use of the property is an abandoned golf course. The application was originally scheduled to be heard by the Planning and Zoning Board on Monday, November 10, 2025. Prior to that meeting, on Monday, November 3, 2025, the applicant requested to table the application in an effort to address necessary changes to the application.

Upon amending the application by reducing the amount of acreage to be rezoned from 29.96 acres to 24.91 acres, the application was then scheduled to be heard by the Planning and Zoning Board at the January 12, 2025, meeting.

Sixty-nine adjacent property owners within 150 feet of the subject property, were notified of the application hearing dates on Monday, October 27, 2025, and Monday, December 1, 2025. The property was also posted to identify the subject property for both meeting dates. The applicant requested to withdraw the application on January 2, 2026. On January 5, 2026, a letter was sent to the adjacent property owners notifying them that the application had been withdrawn by the applicant.

On Wednesday, January 21, 2026, Growth Management Staff received an email from the applicant expressing that the property owners would like to move forward with the rezoning of the subject property. At that time, the applicant was informed that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part.

Section 3-3(f) of the Town's Land Development Regulations allows the applicant to request a waiver of the twelve (12) month bar to re-file and of prohibition on multiple amendments. The Land Development Regulations state that the Town Commission may waive the twelve (12) month prohibition for multiple applications set forth in subsection d), the twelve (12) month bar set forth in subsection e), should it determine, by a majority vote, that a waiver is necessary to prevent injustice or to promote the health, safety, and general welfare of the Town of Lady Lake.

On February 18, 2026, McGregor T. Love, the applicant's attorney, submitted a letter to provide justification as to why they feel that strict application of the twelve-month prohibition would impose unnecessary procedural hardship without advancing any legitimate public purpose.

PAST ACTIONS

The application was not previously considered by the Planning and Zoning Board; however, the adjacent owners were notified of two meetings, and the subject property was posted twice.

STAFF RECOMMENDATION

Growth Management Staff recommend approval of the waiver request to Section 3-3(e) of the Town's Land Development Regulations which provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part.

FISCAL IMPACT

None

FUNDING SOURCE

None

February 18, 2026

William “Bill” Lawrence
Town Manager
Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

**Re: Request for Waiver Under LDC Section 3-3(f) – Town of Lady Lake
(Alt. Key: 3806283)**

Dear Bill:

This law firm represents the owner of the property bearing Alt. Key No. 3806283 (the “Property”), which is proposed for development as fifty-eight (58) single-family residential lots (the “Project”). On behalf of the owner, we respectfully request placement on the next available Town Commission agenda for consideration of a waiver of the Land Development Code’s twelve (12) month bar to re-file rezoning applications. As discussed below, considering the circumstances surrounding the resubmittal, a waiver of this provision is warranted.

Section 3-3(e) of the Town’s Land Development Regulations provides that applications for rezoning which are withdrawn after notice of a Planning and Zoning hearing, or denied by the Town Commission, may not be re-filed for a period of twelve (12) months, including any rezoning application concerning the same property, in whole or in part. Section 3-3(f), however, expressly authorizes the Town Commission to waive that twelve-month bar where it determines, by majority vote, that such waiver is necessary to prevent injustice or to promote the health, safety, and general welfare of the Town of Lady Lake.

The prior rezoning application for the Property proceeded to the Planning and Zoning Board but was withdrawn by the contract purchaser prior to consideration by the Town Commission. The contract purchaser’s withdrawal was based on internal business considerations—including the reduced Project scope—not any adverse finding by Town staff or the Planning and Zoning Board regarding compliance with the Land Development Regulations. No denial of the application occurred.

February 18, 2026

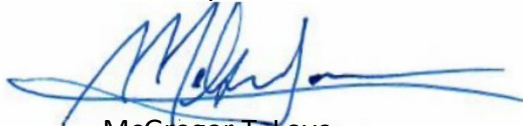
Page 2

Compared with the application presented to the Planning and Zoning Board, the proposed rezoning has been significantly reduced in acreage, and the number of residential lots has been substantially decreased. In addition, the owner has made updates to account for floodplain considerations, outside agency regulatory matters, and compatibility of the Project with surrounding land uses and consistency with the Town's Comprehensive Plan. As a whole, the revised Project is distinct from the withdrawn application in both scope and substance, and better aligns with the Town's Comprehensive Plan, applicable zoning standards, and surrounding neighborhood context.

Under these circumstances, strict application of the twelve-month prohibition would impose unnecessary procedural hardship without advancing any legitimate public purpose. We are prepared to present the revised Project and demonstrate why relief is warranted under LDC Section 3-3(f).

Thank you for your time and consideration. Please do not hesitate to contact our office should you require additional information or documentation.

Sincerely,



McGregor T. Love
Senior Associate

MTL/rrm



October 27, 2025

RE: Public Hearing Notice – Rezoning

Dear Property Owner:

This letter serves to notify you that a rezoning application has been filed with the Town of Lady Lake by Charles Hiott of Halff Associates, Inc on behalf of property owner, JNJ Ventures 2, LLC, for property located on the west side of County Road 25, approximately 600 feet north of Club View Drive.

Ordinance 2025-16 – Rezoning

This application proposes rezoning 29.65 acres from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3).

The public hearing for this petition is 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, November 10, 2025, at 5:30 p.m.
- COMMISSION MEETING – Monday, December 1, 2025, at 6:00 p.m.
- COMMISSION MEETING – Monday, December 15, 2025, at 6:00 p.m.

Petition details are available for inspection at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday) in the Growth Management Department. 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.

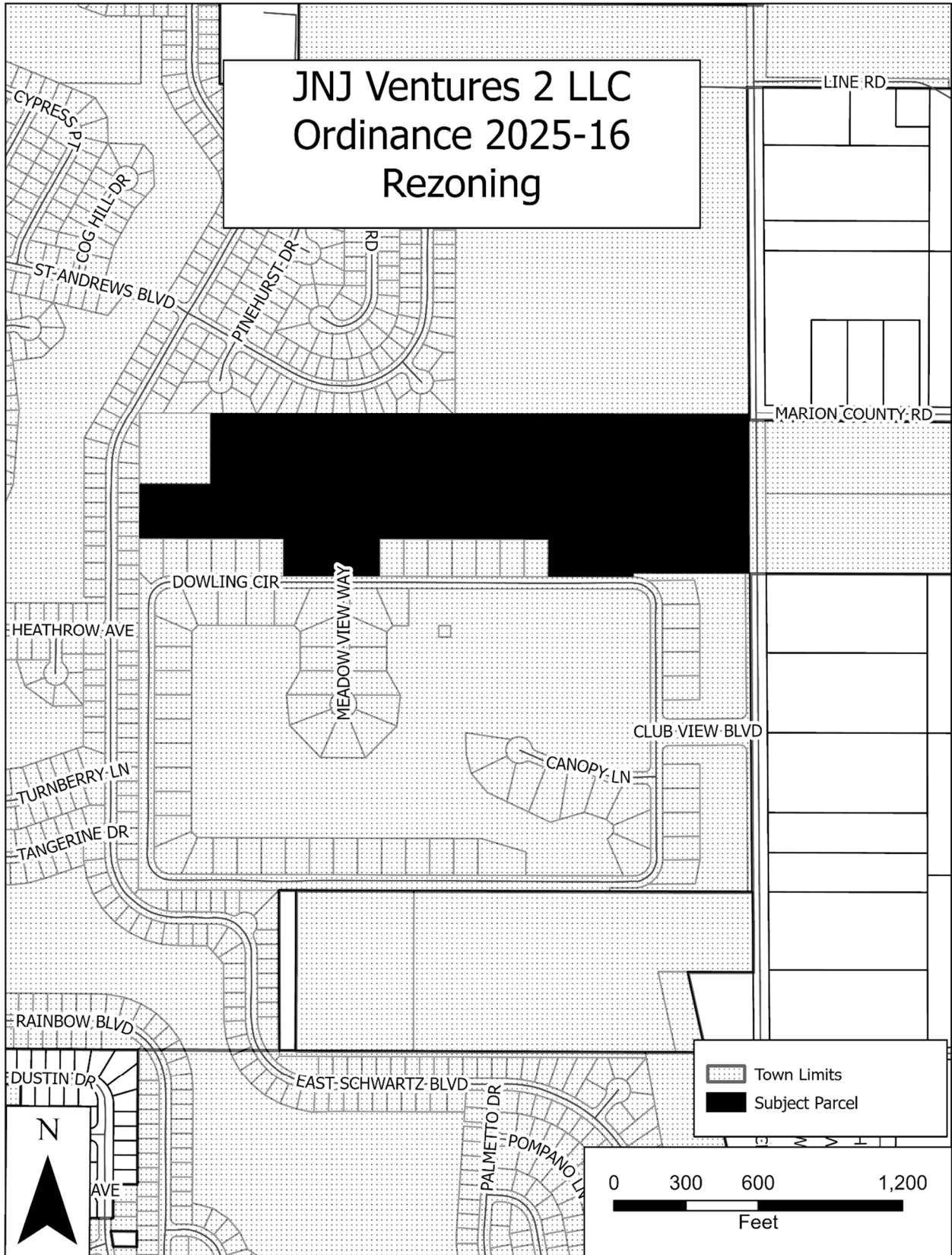
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Schneider". The signature is written in a cursive, flowing style.

Rebecca Schneider
Senior Town Planner

LOCATION MAP





December 1, 2025

RE: **Updated** Public Hearing Notice – Rezoning

Dear Property Owner:

This letter has been updated to include the revised meeting schedule and the adjusted boundaries of the proposed rezoning.

This letter serves to notify you that a rezoning application has been filed with the Town of Lady Lake by Charles Hiott of Halff Associates, Inc on behalf of property owner, JNJ Ventures 2, LLC, for property located on the west side of County Road 25, approximately 600 feet north of Club View Drive.

Ordinance 2025-16 – Rezoning

This application proposes rezoning approximately 24 acres from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3).

The public hearing for this petition has been **rescheduled** 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, January 12, 2026, at 5:30 p.m.

COMMISSION MEETING – Monday, February 2, 2026, at 6:00 p.m.

COMMISSION MEETING – Wednesday, February 18, 2026, at 6:00 p.m.

Petition details are available for inspection at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday) in the Growth Management Department. 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.

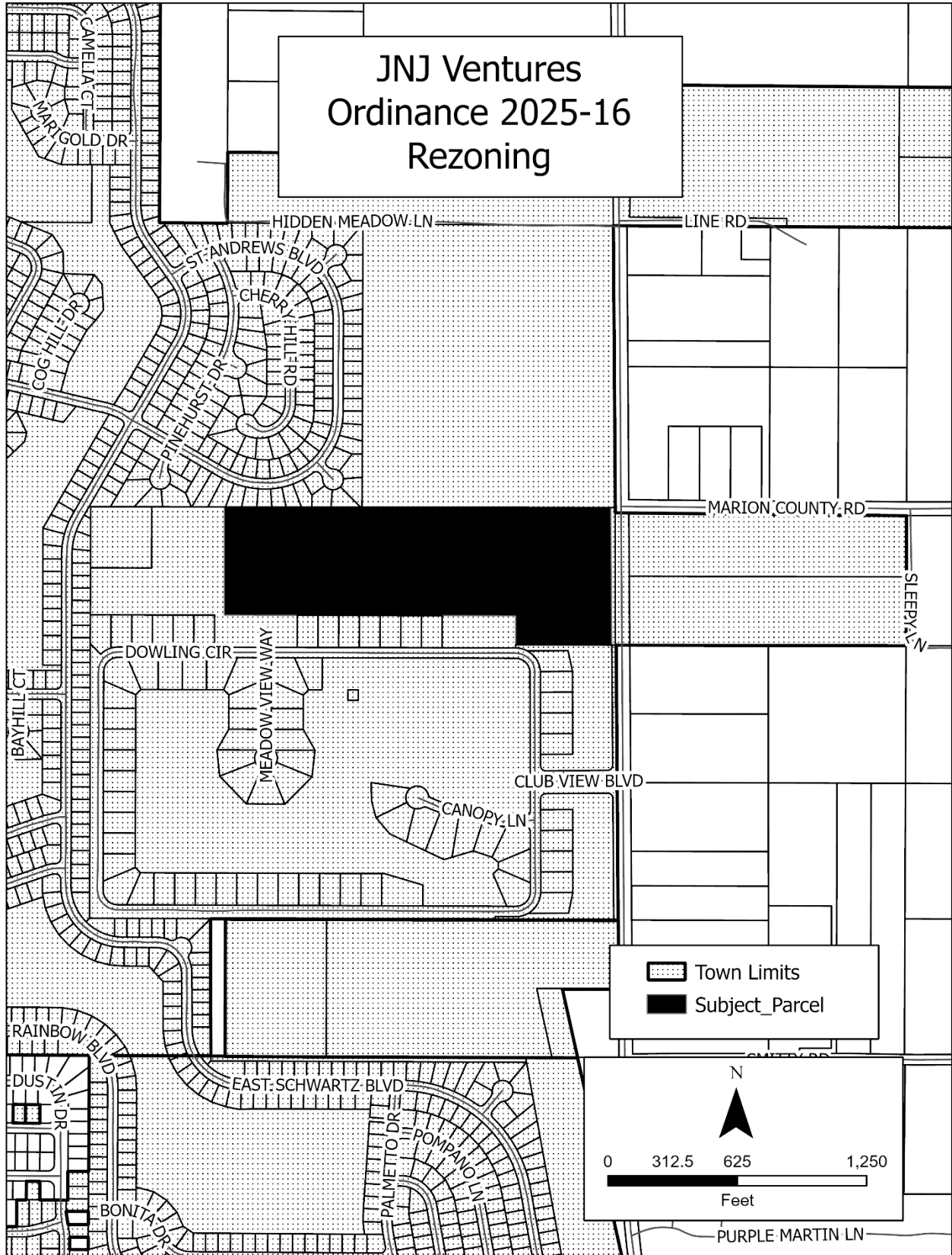
If you have any questions or need additional information, please feel free to contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Schneider'.

Rebecca Schneider
Senior Town Planner

LOCATION MAP





January 5, 2026

RE: Cancellation Notice

Dear Property Owner:

This letter is to inform you that a rezoning application previously filed with the Town of Lady Lake has been **withdrawn** by the applicant. The application was submitted by Charles Hiott of Half Associates, Inc. on behalf of the property owner, JNJ Ventures 2, LLC, for property located on the west side of County Road 25, approximately 600 feet north of Club View Drive.

Ordinance 2025-16 – Rezoning

The application proposed to rezone approximately 24 acres from Lady Lake Agricultural Residential (AG-1) to Lady Lake Single-Family Low-Density Residential (RS-3).

As a result of the withdrawal, all public hearings associated with this petition have been cancelled, including:

- **Planning and Zoning Board** – Monday, January 12, 2026, at 5:30 p.m. *(Cancelled)*
- **Commission Meeting** – Monday, February 2, 2026, at 6:00 p.m. *(Cancelled)*
- **Commission Meeting** – Wednesday, February 18, 2026, at 6:00 p.m. *(Cancelled)*

Notification letters will be issued for any future land use applications. If you have questions or need additional information, please contact the Planning Department at (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Schneider'.

Rebecca Schneider
Senior Town Planner

LOCATION MAP

