



**PLANNING & ZONING MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
MARCH 9, 2026**

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

PROCEDURE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- A. Town Clerk** — Approval of Minutes — February 9, 2026, Planning and Zoning Board
- B. Town Clerk** — Selection of a New Chairperson and Vice Chairperson for the Planning and Zoning Board
- C. Growth Management — Ordinance 2026-02** — An ordinance of the Town Commission of the Town of Lady Lake, Florida, voluntarily annexing property being approximately 0.19 acres owned by Joann M Hall Trust; located within Orange Blossom Gardens Unit 2, within Lake County, Florida; providing for filing of the ordinance; repealing all ordinances in conflict herewith; providing for severability; providing for an effective date; and providing for publication in accordance with law. (Becky Higgins)
- D. Growth Management — Ordinance 2026-03 — Small Scale Future Land Use**

Comprehensive Plan Amendment — Joann M Hall Trust — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Manufactured Home - High Density (MH-HD) for one lot being approximately 0.19 acre, owned by Joann M Hall Trust, located within Orange Blossom Gardens, Unit 2, 900 Kim Lane, within Lake County, Florida. (Becky Higgins)

E. Growth Management - Ordinance 2026-04 — Rezoning — Joann M Hall Trust —

An ordinance changing the zoning designation for certain property being approximately 0.19 acre owned by Joann M Hall Trust, located within Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8) within Lake County, Florida. (Becky Higgins)

F. Growth Management - Ordinance 2026-05 – Deannexation – Chase Collins –

An ordinance voluntarily deannexing one property totaling approximately 53 acres, owned by Chase Collins, addressed as 3105 Hartsock Sawmill Road, located at the east end of Hartsock Sawmill Road, within Lake County Florida. (Becky Higgins)

G. Growth Management — Resolution 2026-101 - Variance —

A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Authorize the Removal of Two Historic Trees in Accordance with the Provisions of Chapter 10, Section 10-5. c). 3). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by SK Hammock Oaks, LLC, being Approximately 5 Acres of Land, Addressed as 1245 Anderson Lane, Located north of Anderson Lane approximately 0.25 miles east of Rolling Acres Road within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

H. Growth Management - Resolution 2026-102 - Variance —

A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Authorize the Removal of Two Historic Trees in Accordance with the Provisions of Chapter 10, Section 10-5. c). 3). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Lake County Development Partners, LLC, being Approximately 30.77 Acres of Land, Located north of Lake Ella Road and West of South Highway 27/441 within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more

members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing 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.

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
Masso	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 October 13, 2025, Planning and Zoning Board**
16 **meeting minutes as presented; Member Masso seconded the motion.**

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

1 Senior Planner Higgins advised that on Monday, January 12, 2026, Craig Brashier with NV5, Inc, on
2 behalf of property owner VSI Lady Lake, LLC, applied to amend the zoning entitlements for
3 approximately 3.072 acres located within the Hammock Oaks Commercial Park at the southeast
4 corner of the intersection of Cherry Lake Road and Highway 466. The request is to modify the uses
5 under the Lady Lake Planned Unit Development (PUD) zoning classification to allow Motor Vehicle
6 Service Centers, and would be limited to the 3.072-acre site. Motor Vehicle Service Center is the
7 only additional use being added by the amendment. All other uses will remain the same. The
8 proposed location is the corner of Hwy 466 and Cherry Lake Road.

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

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

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

16 **FUTURE LAND USE ELEMENT**

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

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

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

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

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

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

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

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

7 Public Hearings: The Town Commission's first reading of Ordinance 2026-01 is scheduled for
8 Monday, March 2, 2026, at 6:00 p.m. The second and final reading is scheduled for Monday, March
9 16, 2026, at 6:00 p.m.

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

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

16 Growth Management Director Thad Carroll stated that the email addresses concerns regarding the
17 potential noise adjacent to the residential area. He advised that a noise study is required per town
18 code at the time of site plan submittal. He stated that vehicle service centers typically operate
19 between 8 a.m. to 6 p.m., and the building must adhere to the town's commercial design
20 standards.

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

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

26 Ms. Maurer stated that this proposed amendment does not alter or modify the existing approved
27 density and intensity permitted under the PUD, nor alter the intended overall development. The
28 3.072-acre subject property is located south of Hwy 466 and east of Cherry Lake Road/CR 100 in
29 the northwest corner of the existing Hammock Oaks PUD.

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

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

1 Member Masso inquired if there is a vehicle service company wanting to establish a business in
2 this area, or if this permitted use is being added if this type of business wants to build there.

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

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

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

12 Member Masso inquired about its location relative to Walmart.

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

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

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

18 Member Saunders inquired if the access control had changed from the original plan. He inquired if
19 access to the outparcels and Walmart would be cut off.

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

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

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

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

29 Ms. Higgins replied affirmatively, further clarifying that the Planning and Zoning Advisory Board
30 may give its input regarding zoning amendments or potential variances. Landscaping or
31 commercial design waivers are presented to the Town Commission at a Special Conceptual
32 Workshop.

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

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

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

Mike Kelly, 1203 Oak Hammock Lane

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

Mr. Kelly stated that tire service centers are abundant already in Lady Lake and near the Oxford area.

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

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

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

Motion carried 5-0.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

There were no comments.

Mr. Carroll clarified that the planning and zoning board's approval of Ordinance 2026-01 is a recommendation for the commission to consider. He stated that it will be presented to the town commission at the March 2nd meeting. If the ordinance is denied, it will not go forward to second reading. Alternatively, if it passes first reading on March 2nd, it will be presented at the March 16th commission meeting for final approval.

ADJOURN

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

Kathleen Rosado, Town Clerk

James Tim Saunders, Chairperson

Sec. 1-82. - Planning and Zoning Board.

There is hereby created the Town of Lady Lake Planning and Zoning Board to review comprehensive planning policies and specific development applications as required by this Code, and provide recommendations to the Town Commission on planning and land development related matters.

- a) *Membership.* The Planning and Zoning Board shall consist of five (5) members appointed by, and serving at the pleasure of, the Town Commission. Members shall be qualified electors residing in the Town.
 - 1) Members shall be appointed for two (2) year terms. A member whose term expires may continue to serve until a replacement is appointed.
 - 2) Members shall hold office as indicated above through February of the year such member's term expires.
 - 3) Members may be removed without notice or without cause by a majority vote of the Town Commission.
 - 4) If any member fails to attend two (2) of three (3) consecutive meetings without cause and without prior approval of the chairman, the board shall declare the position vacant and request a replacement be appointed by the Town Commission.
 - 5) When a vacancy occurs prior to the expiration of a term, the Town Commission shall appoint a member to fill the vacancy for the duration of the term within thirty (30) days after the vacancy occurs.
 - 6) No member of the board shall be an elected official of the Town.
- b) *Organization and procedures.*
 - 1) The board shall annually elect a chairman and vice-chairman from among its members in the month of March.
 - 2) The board shall adopt rules of procedure in accordance with this Code and applicable law to carry out its functions and duties.
 - 3) The board shall meet on the second Monday of each month, unless canceled by the board or its chairman, and at such additional times as requested by the chairman or Town Commission.
 - 4) A quorum shall consist of a majority of the members of the board.
 - 5) The Town shall provide a recording secretary to keep minutes of the board's meetings.
- c) *General functions and duties.*
 - 1) The board shall obtain and review information necessary to prepare and amend the Comprehensive Plan, Development Code of the Town, and the Official Zoning Map of the Town.

2) The board shall monitor the operation and effectiveness of the Comprehensive Plan and this Code, and recommend amendments to the Town Commission.

3) The board shall conduct public hearings and perform other duties as required by the Code.

(Ord. No. 2005-40, § I (Exh. A), 8-4-2005; Ord. No. 2008-20, § I (Exh. A), 7-21-2008; Ord. No. 2012-02, § 1(Exh. A), 2-22-2012; Ord. No. 2014-04, § 1(Exh. A), 7-7-2014)



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

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-02 — An ordinance of the Town Commission of the Town of Lady Lake, Florida, voluntarily annexing property being approximately 0.19 acres owned by Joann M Hall Trust; located within Orange Blossom Gardens Unit 2, within Lake County, Florida; providing for filing of the ordinance; repealing all ordinances in conflict herewith; providing for severability; providing for an effective date; and providing for publication in accordance with law. (Becky Higgins)

AGENDA ITEM ID

2026-31

DEPARTMENT

Growth Management

SUMMARY

On Monday, January 26, 2026, an application was filed with the Town of Lady Lake by Joann M Hall Trust to annex one lot located within Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane, and referenced by Alternate Key 12673601. The application requests the annexation of approximately 0.19 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. The subject property is contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding nine property owners within 150 feet of the subject properties were mailed on Monday, February 23, 2026. The property was also posted on Monday, February 23, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2026-02 was ready for consideration of recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2026-02 before the Town Commission is scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for Monday, April 20, 2026, at 6 p.m.

STAFF RECOMMENDATION

1. Motion to forward Ordinance 2026-02 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2026-02 to the Town Commission with the recommendation of denial.

Growth Management staff recommends approval of Ordinance 2026-02.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

DRAFT ORDINANCE 2026-02
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING APPROXIMATELY 0.19 ACRES OWNED BY JOANN M HALL TRUST; LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 2; WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

SECTION 1

Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being approximately 0.19 acres in the unincorporated area of Lake County, Florida; existing as a contiguous parcel to the Town, more particularly described in Exhibit "A".

SECTION 2

Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall also be filed with the Department of State of the State of Florida.

SECTION 3

Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 4

That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws

heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

SECTION 5

This Ordinance shall become effective upon its adoption.

SECTION 6

In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 20th day of April 2026.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

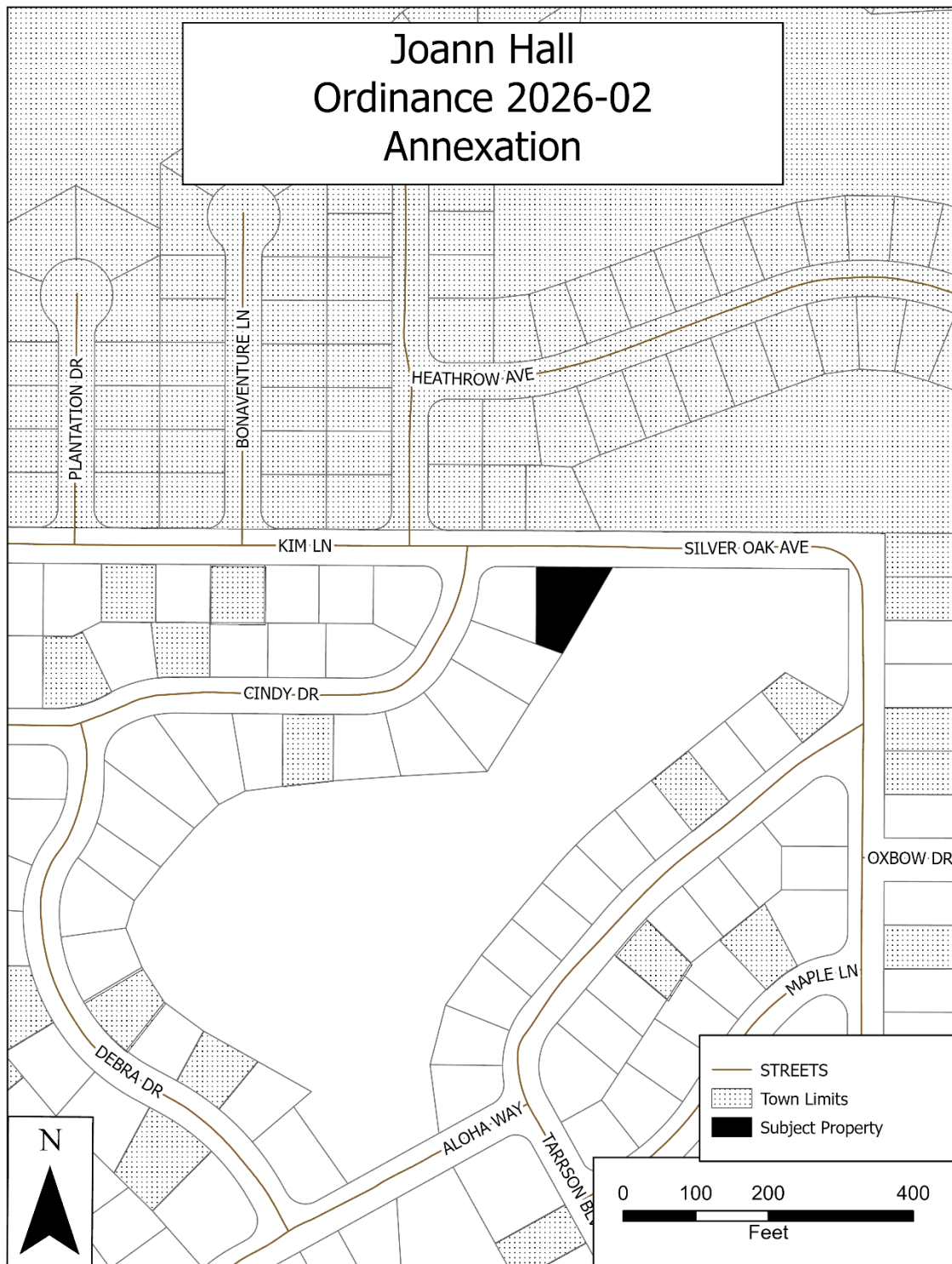
Derek Schroth, Town Attorney

EXHIBIT A: Legal Description and Map

Alternate Key: 2573601; Parcel Number: 06-18-24-0200-000-14500

ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG

2220 ORB 6057 PG 1692



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
ANNEXATION APPLICATION

Owner's Information

Owner's Name: JoAnn Hall
Mailing Address: 902 Kim Lane, Lady Lake 32159
Telephone Number: 954-232-0885 Email Address: LHPTOADY@YAHOO.COM

Applicant's Information

Applicant's Name: JoAnn Hall
Mailing Address: 902 Kim Lane Lady Lake 32159
Telephone Number: 954 232 0885 Email Address: lhptoady@YAHOO.COM
Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: 900 Kim Lane, Lady Lake 32159
Alternate Key: 2573601

Legal Description:

Lot 145, OBG Unit 2

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

Kim Lane, Cindy Dr, Silver Oak

Area of the Property: _____ Square Feet .19 Acres

Utilities: ☒ Central Water ☒ Central Sewer ☐ Well ☐ Septic Tank

Existing County Zoning of Property: Lake

Requested Town Zoning of Property: Lady Lake

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

NONE

Proposed Use of Property: residential (1 house)

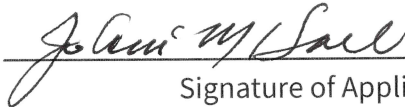
TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Have any land use applications been filed within the last year in connection with this property? ____ Yes ☒ No. 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.


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: 1/26/26 Received by: 

Annexation and Rezoning Fees Paid: N/A

PROPERTY RECORD CARD

General Information

Name:	JOANN M HALL TRUST	Alternate Key:	2573601
Mailing Address:	904 CINDY DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ⓘ	06-18-24-0200-000- 14500
		Millage Group and City:	F001 Unincorporated
		2025 Total Certified Millage Rate:	12.9682
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	900 KIM LN LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ
	School Boundary Maps ⓘ		
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG 2220 ORB 6057 PG 1692		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL LAKE FRONTAGE (0003)	0	0		1.000	Lot	\$53,000.00	\$53,000.00
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
6057 / 1692	11/17/2022	Trustees Deed	Unqualified	Improved	\$100.00
6010 / 2220	08/15/2022	Quit Claim Deed	Unqualified	Improved	\$100.00
4958 / 1961	06/08/2017	Warranty Deed	Qualified	Improved	\$118,000.00
4600 / 2179	03/16/2015	Warranty Deed	Qualified	Improved	\$110,000.00
4553 / 2434	11/14/2014	Warranty Deed	Unqualified	Improved	\$100.00
4468 / 246	04/17/2014	Warranty Deed	Qualified	Improved	\$124,000.00
4457 / 493	03/17/2014	Warranty Deed	Qualified	Improved	\$107,000.00
3333 / 2491	12/18/2006	Warranty Deed	Qualified	Improved	\$115,000.00
1450 / 348	06/01/1996	Trustees Deed	Unqualified	Improved	\$0.00
743 / 531	08/01/1981	Warranty Deed	Unqualified	Vacant	\$8,800.00
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	\$53,000	\$53,000	\$53,000	5.0254	\$266.35
SCHOOL BOARD STATE	\$53,000	\$53,000	\$53,000	3.0870	\$163.61
SCHOOL BOARD LOCAL	\$53,000	\$53,000	\$53,000	2.9980	\$158.89
LAKE COUNTY WATER DISTRICT	\$53,000	\$53,000	\$53,000	0.2940	\$15.58
NORTH LAKE HOSPITAL DIST	\$53,000	\$53,000	\$53,000	0.3859	\$20.45
ST JOHNS RIVER FL WATER MGMT DIST	\$53,000	\$53,000	\$53,000	0.1793	\$9.50
LAKE COUNTY MSTU STORMWATER	\$53,000	\$53,000	\$53,000	0.4957	\$26.27
LAKE COUNTY MSTU AMBULANCE	\$53,000	\$53,000	\$53,000	0.4629	\$24.53
LAKE COUNTY VOTED DEBT SERVICE	\$53,000	\$53,000	\$53,000	0.0400	\$2.12
				Total: 12.9682	Total: \$687.30

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
APPLICANT'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

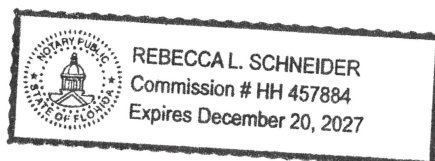
Before me, the undersigned authority personally appeared Joann Hall, who being by me first duly sworn on oath, deposes and says:

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 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 Annexation with a MX-8 zoning classification to allow: single family home.
4. That the sign cards will be posted two weeks 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.

Joann Hall
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 26th day of January, 2026, by Joann Hall, who is personally known to me or who has produced FDL as identification and who did (did not) take an oath.

Rebecca L. Schneider
Notary Public



**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

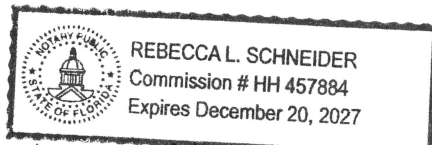
Before me, the undersigned authority personally appeared Joann Hall, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with MX-8 zoning classification to allow single family home.
3. That he has appointed Self to act as agent in his 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 stead.

Joann Hall
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 26th day of January, 2026 by Joann Hall, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

Rebecca Schneider
Notary Public



NOTE

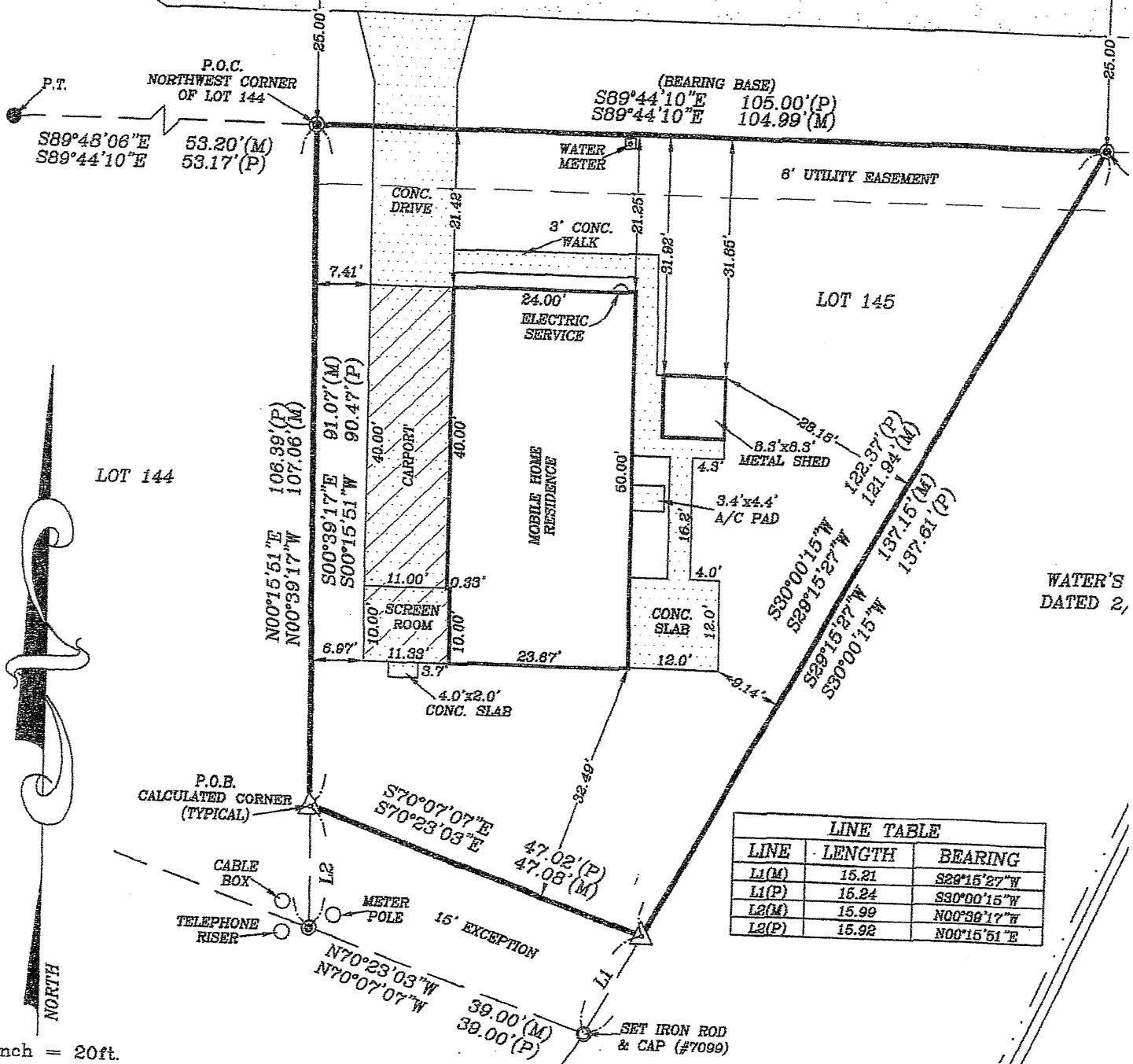
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

DESCRIPTION:

LOT 145, ORANGE BLOSSOM GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PL PAGE(S) 58-59, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
EXCEPT COMMENCING AT THE NORTHWEST CORNER OF LOT 144 OF ORANGE BLOSSOM GARDENS UNIT NO. 2, IN PLAT BOOK "20", PAGE(S) 58-59 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE S.00°15'50"W. A DISTANCE OF 15.24 FEET; THENCE S.70°07'07"E., A DISTANCE OF 39.00 FEET; THENCE N.00°15'50"E., A DISTANCE OF 15.24 FEET TO THE POINT OF BEGINNING.

50' RIGHT OF WAY
KIM LANE
(PLAT & SIGN)

20' ASPHALT



1 inch = 20ft.

TOWN OF LADY LAKE

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



February 23, 2026

RE: Public Hearing Notice – Annexation, Small-Scale Comprehensive Plan Amendment, Rezoning

Dear Property Owner,

This letter serves to notify you that a rezoning applications annexation, small-scale comprehensive plan amendment, and rezoning have been filed with the Town of Lady Lake by property owner, Joann Hall, for one lot located in Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane.

Ordinance 2026-02 – Annexation; Ordinance 2026-03 – Small-Scale Comprehensive Plan Amendment; Ordinance 2026-04 - Rezoning

The property is currently within unincorporated Lake County with a future land use of Urban Medium Density and zoned Mixed Home Residential (RM). The applicant is seeking to incorporate the aforementioned property into the Town Limits and establish a future land use of Lady Lake Mobile Home - High Density (MR-LD) and a zoning designation of Lady Lake Mixed Residential Medium Density (MX-8).

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.

LOCAL PLANNING AGENCY – Monday, March 2, 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.

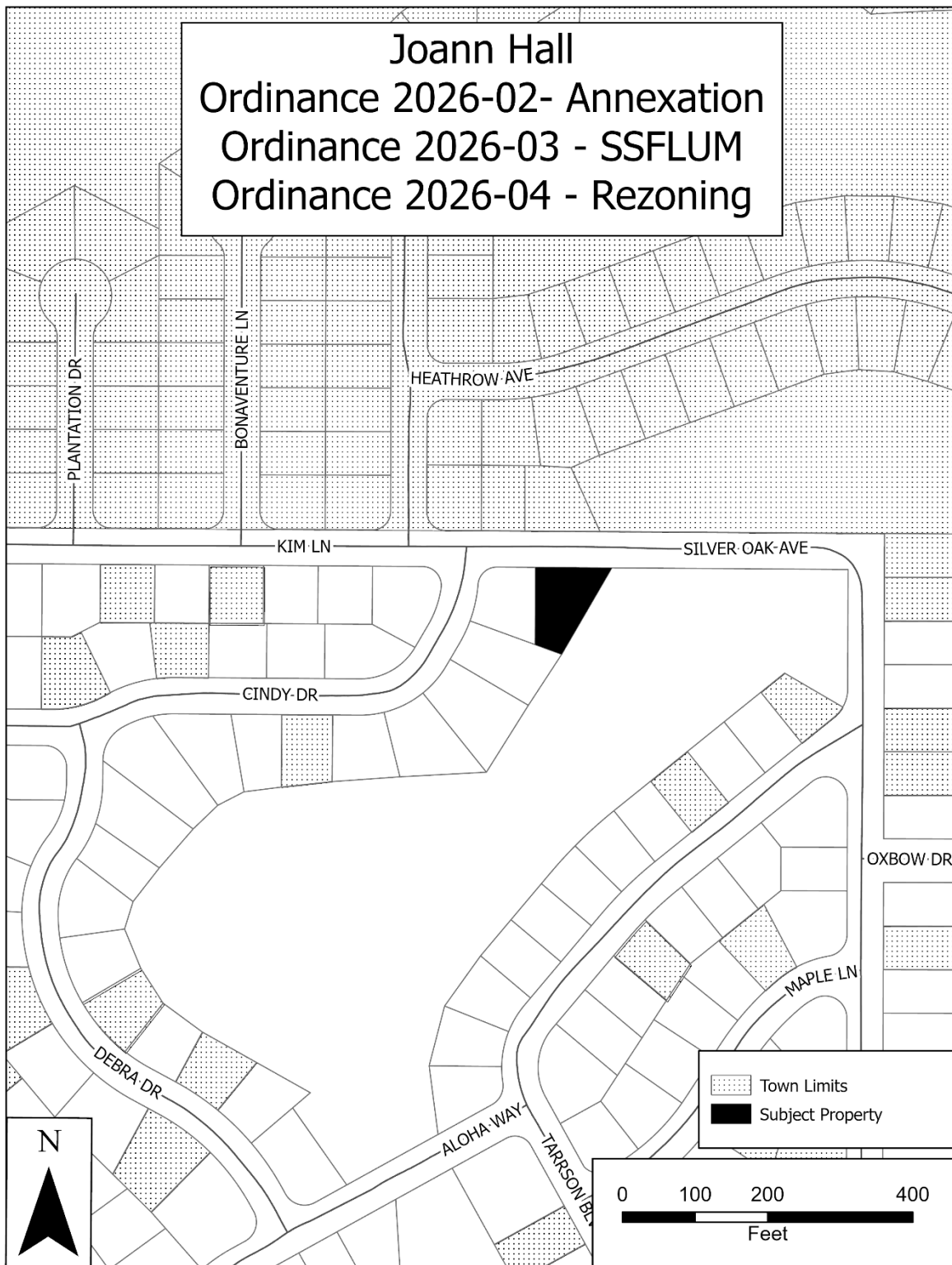
Petition details are available for inspection at the Growth Management office located at 221 West Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday).

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,

Rebecca Schneider, AICP
Senior Town Planner
Growth Management Department



Owners within 150 Feet of Subject Property

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BRADLEY FREDERICK C	905 KIM LN	LADY LAKE	FL	32159
FANELLI DONALD L & CHRISTINE M LIFE ESTATE	1633 CYPRESS PT	LADY LAKE	FL	32159-2212
FEMINO DAVID	906 CINDY DR	LADY LAKE	FL	32159-1308
HOEHN RONALD L TRUSTEE	764 HEATHROW AVE	LADY LAKE	FL	32159
JOANN M HALL TRUST	904 CINDY DR	LADY LAKE	FL	32159
KNOEDL JOHN A &	901 KIM LN	LADY LAKE	FL	32159
SMITH DONNA LIFE ESTATE	766 HEATHROW AVE	LADY LAKE	FL	32159
VILLAGE CENTER CDD	3571 KIESSEL RD	THE VILLAGES	FL	32163
VILLAREAL CHARLES L AND WAYNE COTE	906 KIM LN	LADY LAKE	FL	32159-1333



Joann Hall Ordinance 2026-02 Annexation





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

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-03 — Small Scale Future Land Use Comprehensive Plan Amendment — Joann M Hall Trust — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Manufactured Home - High Density (MH-HD) for one lot being approximately 0.19 acre, owned by Joann M Hall Trust, located within Orange Blossom Gardens, Unit 2, 900 Kim Lane, within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-47

DEPARTMENT

Growth Management

SUMMARY

FLU AMENDMENT PLANNING ANALYSIS

Applicant/ Property Owner: Joann M Hall Trust
Address: 900 Kim Lane
Parcel Number: 06-18-24-0200-000-14500

On Monday, January 26, 2026, an application was filed with the Town of Lady Lake by Joann Hall to amend the Future Land Use designation of 0.19 acre from Lake County Urban Medium Density to Lady Lake Manufactured Home - High Density (MH-HD). The subject property is located within Orange Blossom Gardens, Unit 2, identified by Alternate Key Number 2573601, addressed as 900 Kim Lane.

The subject properties are located in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map were included with the submitted application.

FUTURE LAND USE

EXISTING FLU.

Lake County Urban Medium Density - Allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

PROPOSED FLU.

Lady Lake Manufactured Home High-Density (MH-HD) – Limited to manufactured homes. Densities cannot exceed 9 units/acre.

ADJACENT PROPERTY CHARACTERISTICS

Future Land Use Designations of Adjacent Properties

North: Lady Lake Manufactured Home High-Density

East: Lake County Urban Medium

South: Lake County Urban Medium

West: Lake County Urban Medium

ADJACENT PROPERTIES

All adjacent properties are residential in nature.

IMPACT ON TOWN SERVICES

POTABLE WATER: This property is serviced by The Villages utilities.

SEWER: This property is serviced by The Villages utilities.

TRANSPORTATION: No additional impact on transportation will occur.

FLOOD: The subject property is located within Flood Zone A per FEMA FIRM Map 12060C0154E effective 12/18/12.

PUBLIC NOTIFICATION

Staff mailed notices to inform the surrounding nine property owners within 150 feet of the subject property on Monday, February 23, 2026. Notification signs were also posted on the property on Monday, February 23, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2026-03 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2026-03 on Monday, April 6, 2026, at 5:30 p.m.

The first reading of Ordinance 2026-03 before the Town Commission is scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for Monday, April 20, 2026, at 6 p.m.

STAFF RECOMMENDATION

1. Motion to forward Ordinance 2026-03 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2026-03 to the Town Commission with the recommendation of denial.

Growth Management staff recommends approval of Ordinance 2026-03.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-03**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent**

10 On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statue 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-(83),
16 and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use
19 Map Series of the Town of Lady Lake Comprehensive Plan on March 9, 2026 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

22 The Town Commission has held public hearings on the proposed amendment to the Future
23 Land Use Map Series of the Comprehensive Plan and received comments from the general
24 public and the Local Planning Agency.

25 The Town of Lady Lake has complied with the requirements of the Act for amending the
26 Comprehensive Plan.

27 **SECTION 2: Authority**

28 This ordinance is adopted in compliance with and pursuant to the Local Government
29 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
30 163.3243, Florida Statutes, as amended.

SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small-scale amendment as indicated below:

Applicant or Owner: Joann M Hall Trust

General Location: 900 Kim Lane — One lot located within Orange Blossom Gardens, Unit 2

Property Size: 0.19 Acres

Future Land Use: Change from Lake County Urban Medium Density to Lady Lake Mobile Home High Density (MH-HD)

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability

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

SECTION 5: Effective Date

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida,
this 20th day of April 2026.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

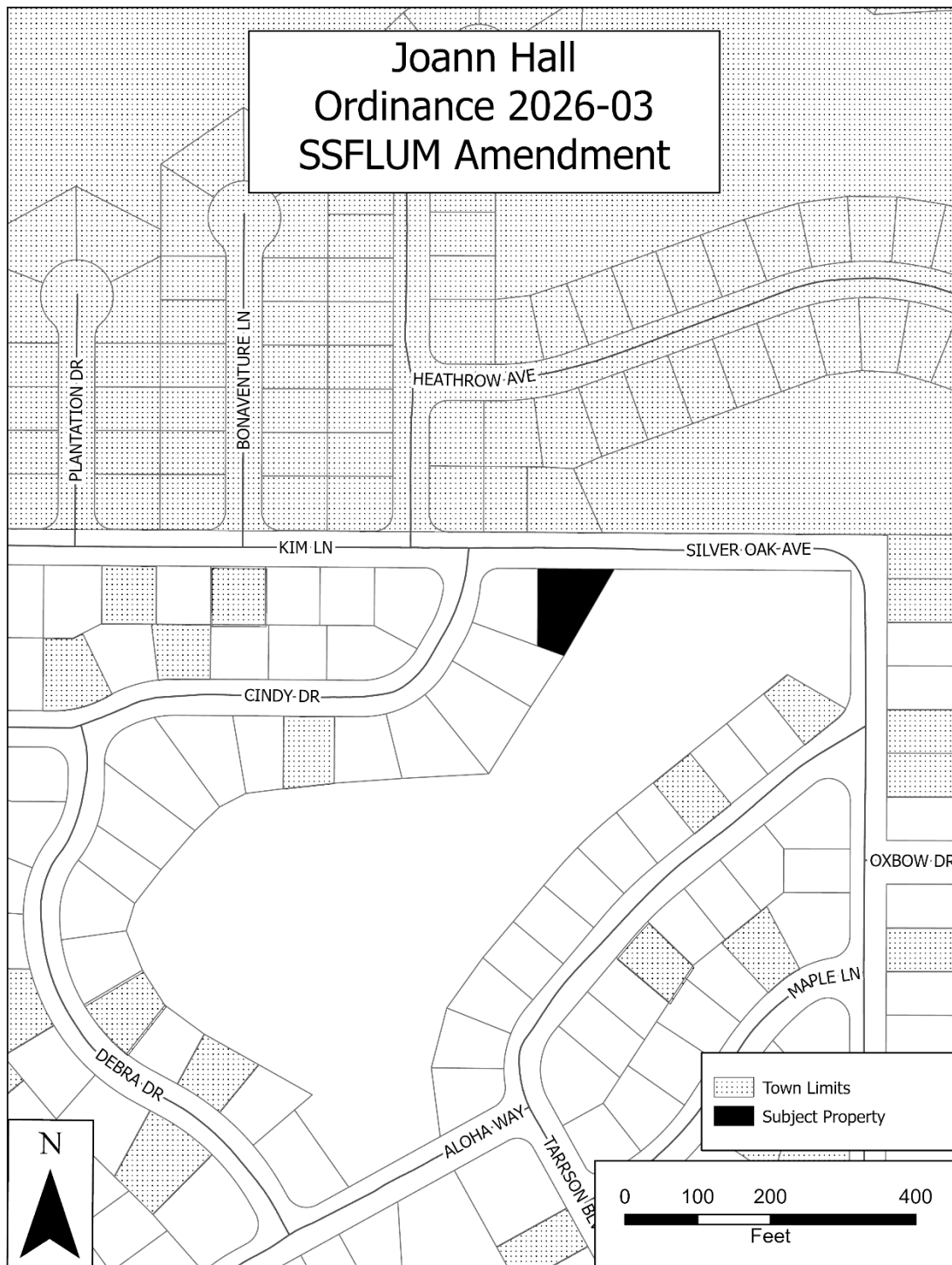
Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

Alternate Key: 2573601; Parcel Number: 06-18-24-0200-000-14500

ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG

2220 ORB 6057 PG 1692



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2030
COMPREHENSIVE PLAN APPLICATION

The proposed amendment must involve a property of less than ten acres.

Owner's Information

Owner's Name: JoAnn Hall
Mailing Address: 900 Kim Lane Lady Lake 32159
Telephone Number: 954-232-0885 Email Address: LHPTOADDY@YAHOO.COM

Applicant's Information

Applicant's Name: JoAnn Hall
Mailing Address: _____
Telephone Number: _____ Email Address: _____
Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: 900 Kim Lane, Lady Lake FL 3259
Alternate Key: 2573601

Legal Description:
Lot 145, OBG Unit 2

Existing Use of Subject Property:
vacant

Proposed Use of Property:
residential, 1 house

Existing Future Land Use of Property: Urban Medium Density (Lake County)

Requested Future Land Use of Property: MH-HD

Existing Zoning of Property: RM-Mixed Home Residential (Lake County)

Requested Zoning of Property: MX-8

IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Total Gross Area of the Property: 0.19 Acres

Developable Area to be Amended: 0.19 Acres

If Conservation Area (wetlands) or natural water bodies exist on site, give estimated acreage of each: N/A

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use:

N/A

Is this a Certified Lady Lake Affordable Housing Project? ☐ Yes (attach certification) ☐ No

Has an application for rezoning or other development permit been submitted to the Town?

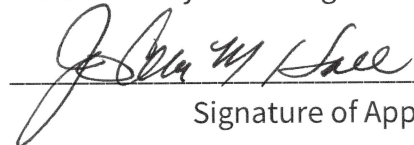
☐ Yes ☒ No If yes, indicate the type and date was submitted? _____

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five years?

☐ Yes ☒ No If yes, indicate the type and date submitted? _____

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.


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: 1/26/26 Received by: 

Fees Paid: \$1500.00

PROPERTY RECORD CARD

General Information

Name:	JOANN M HALL TRUST	Alternate Key:	2573601
Mailing Address:	904 CINDY DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ⓘ	06-18-24-0200-000-14500
		Millage Group and City:	F001 Unincorporated
		2025 Total Certified Millage Rate:	12.9682
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	900 KIM LN LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ
	School Boundary Maps ⓘ		
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG 2220 ORB 6057 PG 1692		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL LAKE FRONTAGE (0003)	0	0		1.000	Lot	\$53,000.00	\$53,000.00
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
6057 / 1692	11/17/2022	Trustees Deed	Unqualified	Improved	\$100.00
6010 / 2220	08/15/2022	Quit Claim Deed	Unqualified	Improved	\$100.00
4958 / 1961	06/08/2017	Warranty Deed	Qualified	Improved	\$118,000.00
4600 / 2179	03/16/2015	Warranty Deed	Qualified	Improved	\$110,000.00
4553 / 2434	11/14/2014	Warranty Deed	Unqualified	Improved	\$100.00
4468 / 246	04/17/2014	Warranty Deed	Qualified	Improved	\$124,000.00
4457 / 493	03/17/2014	Warranty Deed	Qualified	Improved	\$107,000.00
3333 / 2491	12/18/2006	Warranty Deed	Qualified	Improved	\$115,000.00
1450 / 348	06/01/1996	Trustees Deed	Unqualified	Improved	\$0.00
743 / 531	08/01/1981	Warranty Deed	Unqualified	Vacant	\$8,800.00
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	\$53,000	\$53,000	\$53,000	5.0254	\$266.35
SCHOOL BOARD STATE	\$53,000	\$53,000	\$53,000	3.0870	\$163.61
SCHOOL BOARD LOCAL	\$53,000	\$53,000	\$53,000	2.9980	\$158.89
LAKE COUNTY WATER DISTRICT	\$53,000	\$53,000	\$53,000	0.2940	\$15.58
NORTH LAKE HOSPITAL DIST	\$53,000	\$53,000	\$53,000	0.3859	\$20.45
ST JOHNS RIVER FL WATER MGMT DIST	\$53,000	\$53,000	\$53,000	0.1793	\$9.50
LAKE COUNTY MSTU STORMWATER	\$53,000	\$53,000	\$53,000	0.4957	\$26.27
LAKE COUNTY MSTU AMBULANCE	\$53,000	\$53,000	\$53,000	0.4629	\$24.53
LAKE COUNTY VOTED DEBT SERVICE	\$53,000	\$53,000	\$53,000	0.0400	\$2.12
				Total: 12.9682	Total: \$687.30

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
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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
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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
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Property data updated nightly.
Site Notice

**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS
TO THE COMPREHENSIVE PLAN
OWNERS AFFIDAVIT**

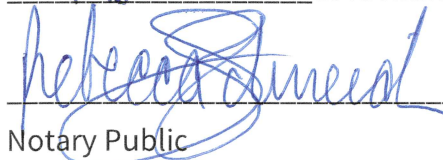
STATE OF FLORIDA
COUNTY OF LAKE

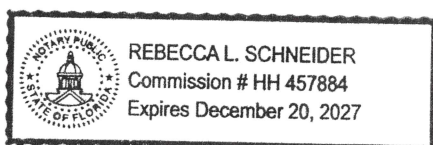
Before me, the undersigned authority personally appeared Joann Hall, who
being by me first duly sworn on oath, deposes and says:

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 to amend the future land use designation of said
property with the present classification of Urban Medium (Lake Co), to the
proposed classification of MH-HD.
3. That he or she has appointed self 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 26th day of January, 20 26,
by Joann Hall, who is personally known to me or who has produced
FIDL as identification and who did (did not) take an oath.


Notary Public



**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT**

**APPLICATION FOR SMALL SCALE DEVELOPMENT COMPREHENSIVE
PLAN AMENDMENTS**

APPLICANT'S AFFIDAVIT

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

JoAnn M Hall
Signature of the Applicant, Agent

JoAnn M Hall
Printed Name

STATE OF FL

COUNTY OF Lake

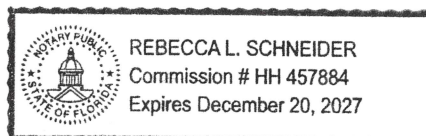
THE FOREGOING INSTRUMENT was acknowledged before me this 26th day of January, 20 26, by JoAnn Hall, as an individual/officer/agent, on behalf of himself/herself _____, a corporation/partnership. He/she is personally known to me or has produced FLDL as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of January, 20 26.

Rebecca Schneider
Notary Public

(SEAL)

Rebecca Schneider
Printed Name

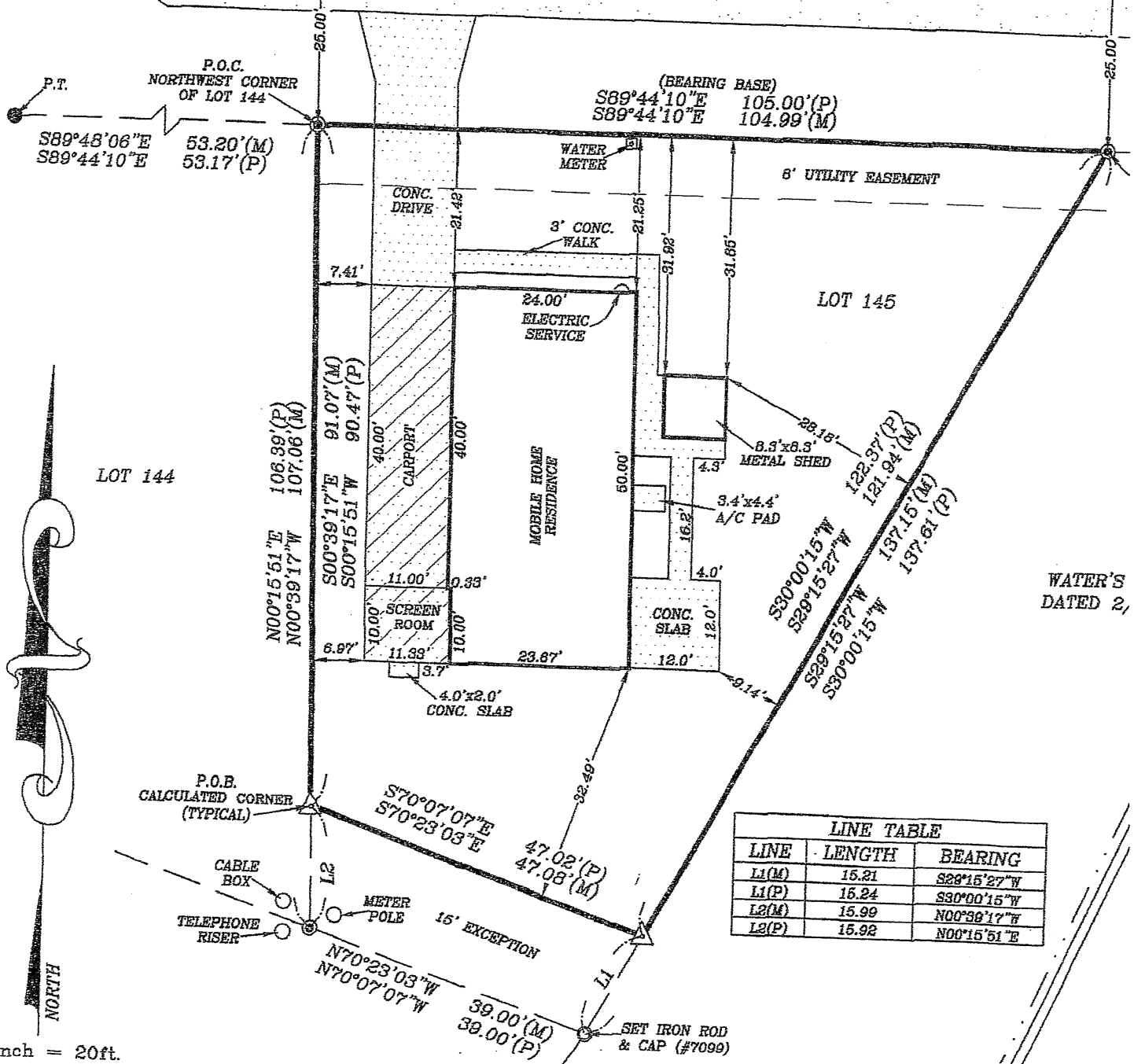


DESCRIPTION:

LOT 145, ORANGE BLOSSOM GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PL PAGE(S) 58-59, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
EXCEPT COMMENCING AT THE NORTHWEST CORNER OF LOT 144 OF ORANGE BLOSSOM GARDENS UNIT NO. 2, IN PLAT BOOK "20", PAGE(S) 58-59 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE S.00°15'50"W. A DISTANCE OF 15.24 FEET; THENCE S.70°07'07"E., A DISTANCE OF 39.00 FEET; THENCE N.00°15'50"E., A DISTANCE OF 15.24 FEET TO THE POINT OF BEGINNING.

50' RIGHT OF WAY
KIM LANE
(PLAT & SIGN)

20' ASPHALT



1 inch = 20ft.

TOWN OF LADY LAKE

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



February 23, 2026

RE: Public Hearing Notice – Annexation, Small-Scale Comprehensive Plan Amendment, Rezoning

Dear Property Owner,

This letter serves to notify you that a rezoning applications annexation, small-scale comprehensive plan amendment, and rezoning have been filed with the Town of Lady Lake by property owner, Joann Hall, for one lot located in Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane.

Ordinance 2026-02 – Annexation; Ordinance 2026-03 – Small-Scale Comprehensive Plan Amendment; Ordinance 2026-04 - Rezoning

The property is currently within unincorporated Lake County with a future land use of Urban Medium Density and zoned Mixed Home Residential (RM). The applicant is seeking to incorporate the aforementioned property into the Town Limits and establish a future land use of Lady Lake Mobile Home - High Density (MR-LD) and a zoning designation of Lady Lake Mixed Residential Medium Density (MX-8).

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.

LOCAL PLANNING AGENCY – Monday, March 2, 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.

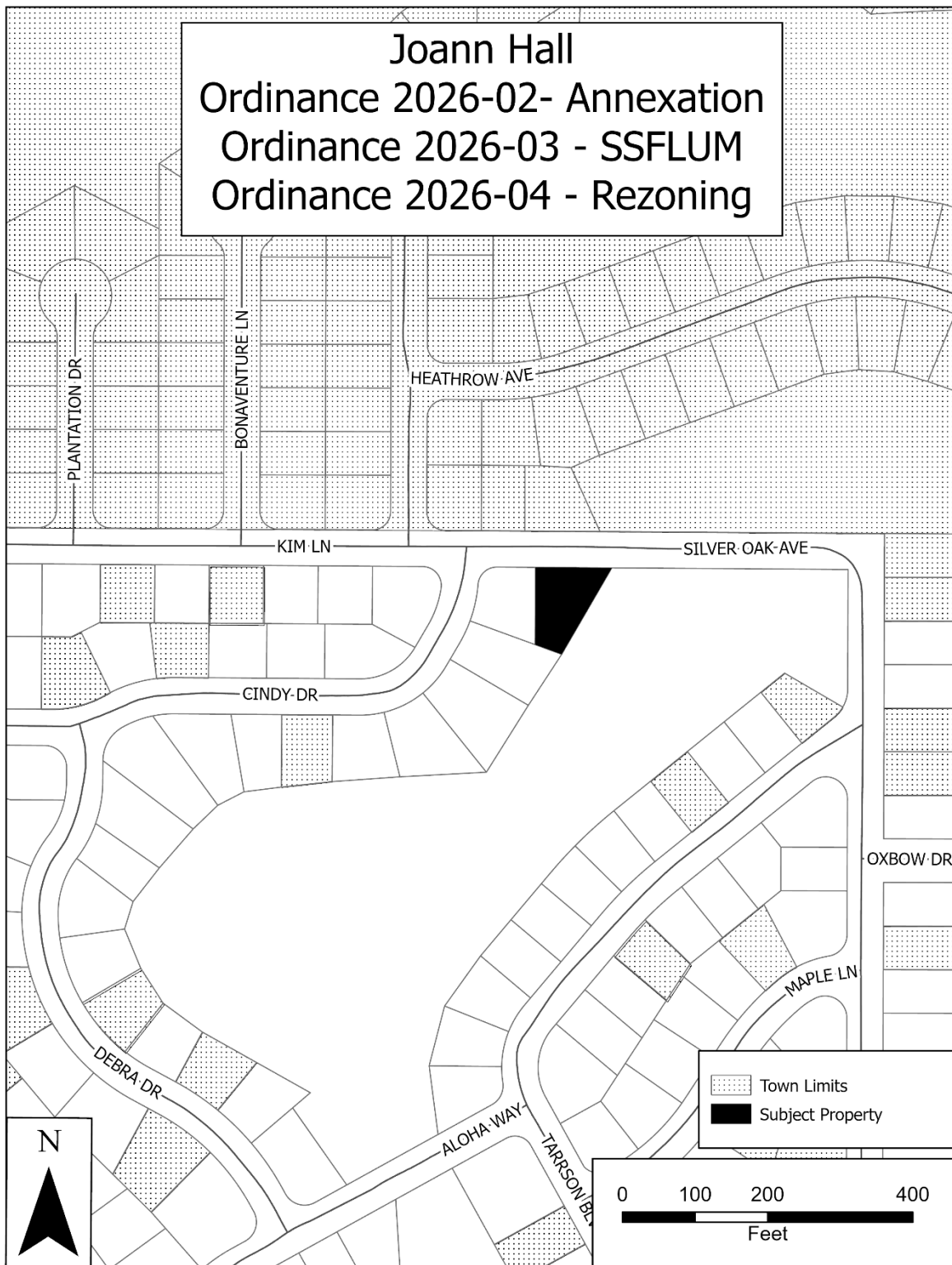
Petition details are available for inspection at the Growth Management office located at 221 West Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday).

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,

Rebecca Schneider, AICP
Senior Town Planner
Growth Management Department

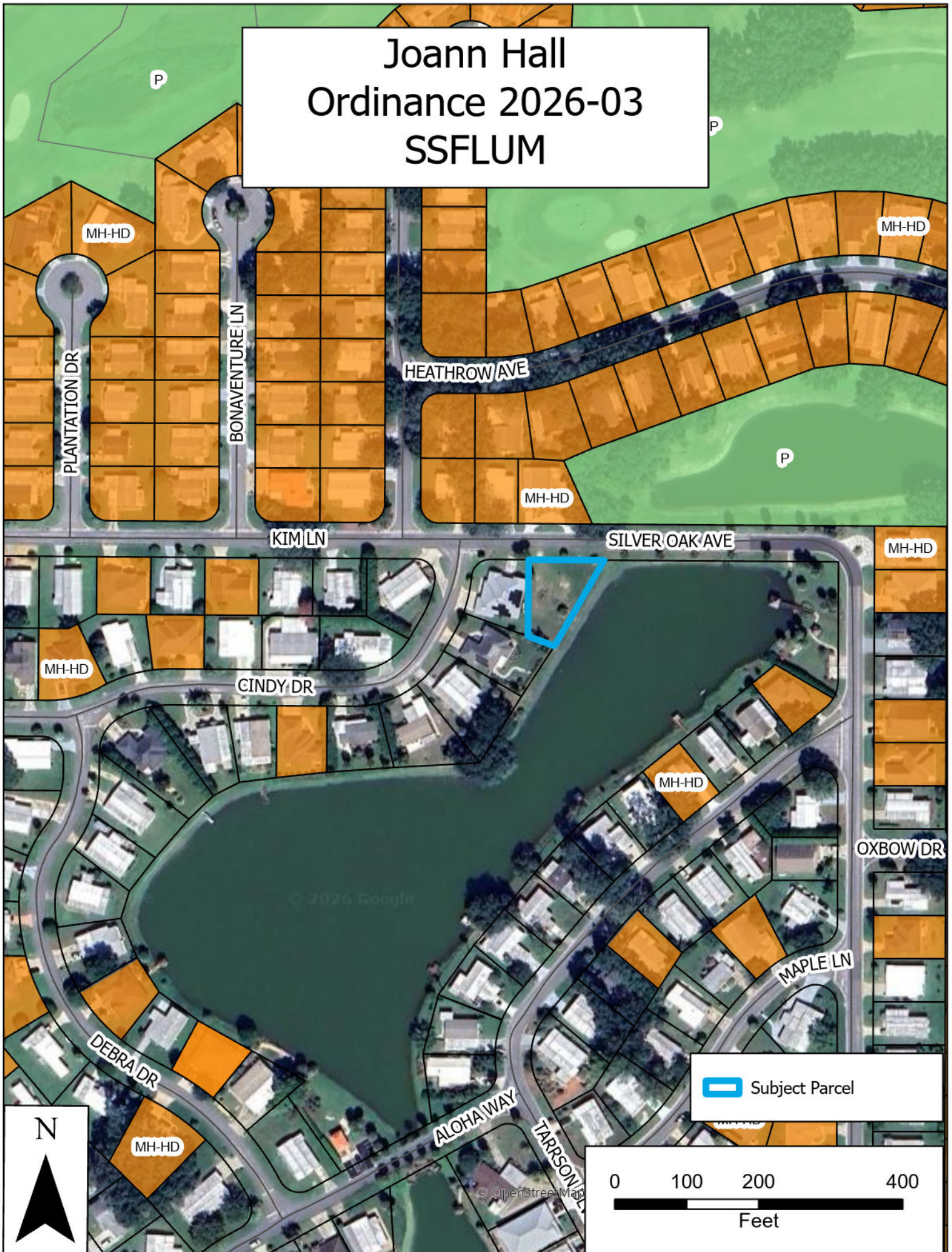


Owners within 150 Feet of Subject Property

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BRADLEY FREDERICK C	905 KIM LN	LADY LAKE	FL	32159
FANELLI DONALD L & CHRISTINE M LIFE ESTATE	1633 CYPRESS PT	LADY LAKE	FL	32159-2212
FEMINO DAVID	906 CINDY DR	LADY LAKE	FL	32159-1308
HOEHN RONALD L TRUSTEE	764 HEATHROW AVE	LADY LAKE	FL	32159
JOANN M HALL TRUST	904 CINDY DR	LADY LAKE	FL	32159
KNOEDL JOHN A &	901 KIM LN	LADY LAKE	FL	32159
SMITH DONNA LIFE ESTATE	766 HEATHROW AVE	LADY LAKE	FL	32159
VILLAGE CENTER CDD	3571 KIESSEL RD	THE VILLAGES	FL	32163
VILLAREAL CHARLES L AND WAYNE COTE	906 KIM LN	LADY LAKE	FL	32159-1333



Joann Hall Ordinance 2026-03 SSFLUM





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

AGENDA ITEM TITLE

Growth Management - Ordinance 2026-04 — Rezoning — Joann M Hall Trust — An ordinance changing the zoning designation for certain property being approximately 0.19 acre owned by Joann M Hall Trust, located within Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8) within Lake County, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-48

DEPARTMENT

Growth Management

SUMMARY

On Monday, January 26, 2026, an application was filed with the Town of Lady Lake by Joann Hall to amend the zoning classification for 0.19-acre lot located within Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane, referenced by Alternate Key 2573601. The application was filed requesting to rezone the subject property from Lake County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

The subject property is located in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description and a location map is included with the application.

ZONING DESIGNATION OF ADJACENT PROPERTIES

NORTH Lady Lake Mixed Residential Medium Density (MX-8)

EAST Lake County Mixed Home Residential (RM)

SOUTH Lake County Mixed Home Residential (RM)

WEST Lake County Mixed Home Residential (RM)

The MX-8 designation is consistent with adjacent properties.

ZONING

The proposed rezoning consists of one lot within Orange Blossom Gardens, Unit 2, totaling approximately 0.19 acre of land.

EXISTING ZONING

Lake County Mixed Home Residential (RM) - The purpose of this district is to provide for a

single-family residential home district in an urban area, along the boundaries of any municipality which might logically be expected to expand and annex, or be able to provide urban convenience and facilities.

PROPOSED ZONING

Lady Lake Mixed Residential Medium Density (MX-8) – Established to implement comprehensive plan policies to provide moderate density single-family and manufactured home dwelling units in urban environments at a density not to exceed eight (8) dwelling units per acre and it is intended to serve as a transitional zone between multi-family and single-family residential uses.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board.

Staff mailed notices to inform the nine surrounding property owners within 150 feet of the subject property on Monday, February 23, 2026. Notification signs were also posted on the property on Monday, February 23, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2026-04 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2026-04 before the Town Commission is scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for Monday, April 20, 2026, at 6 p.m.

STAFF RECOMMENDATION

1. Motion to forward Ordinance 2026-04 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2026-04 to the Town Commission with the recommendation of denial.

Growth Management staff recommends approval of Ordinance 2026-04.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-04**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY**
4 **BEING APPROXIMATELY 0.19 ACRES OWNED BY JOANN M HALL TRUST; LOCATED WITHIN**
5 **ORANGE BLOSSOM GARDENS, UNIT 2, WITHIN THE TOWN OF LADY LAKE, FLORIDA;**
6 **REZONING SUBJECT PROPERTY FROM LAKE COUNTY MIXED HOME RESIDENTIAL (RM) TO**
7 **LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR**
8 **SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

9 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
10 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and
11 Chapter 9J-5, Florida Administrative Code; and

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined that
13 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
14 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the
17 Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida
18 Statutes; and

19 **WHEREAS**, on March 9, 2026, pursuant to the provisions of the Town of Lady Lake Land
20 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
21 the proposed Ordinance 2026-04 and recommended approval to the Town Commission of the
22 Town of Lady Lake; and

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

27 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady Lake,
28 in Lake County, Florida:

29 **SECTION 1: Petition**

30 Based upon the petition of the landowner of the subject property, which is located in Lady Lake,
31 Florida, and described in Exhibit "A" hereto, a request has been made that the property be
32 zoned "Mixed Residential Medium Density" (MX-8). Said petition has been approved by the Town

Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit “A” hereto is hereby rezoned from Lake County “Mixed Home Residential” (RM) to Lady Lake “Mixed Residential Medium Density” (MX-8).

SECTION 2: Severability

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

SECTION 3: Effective Date

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 20th day of April 2026.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

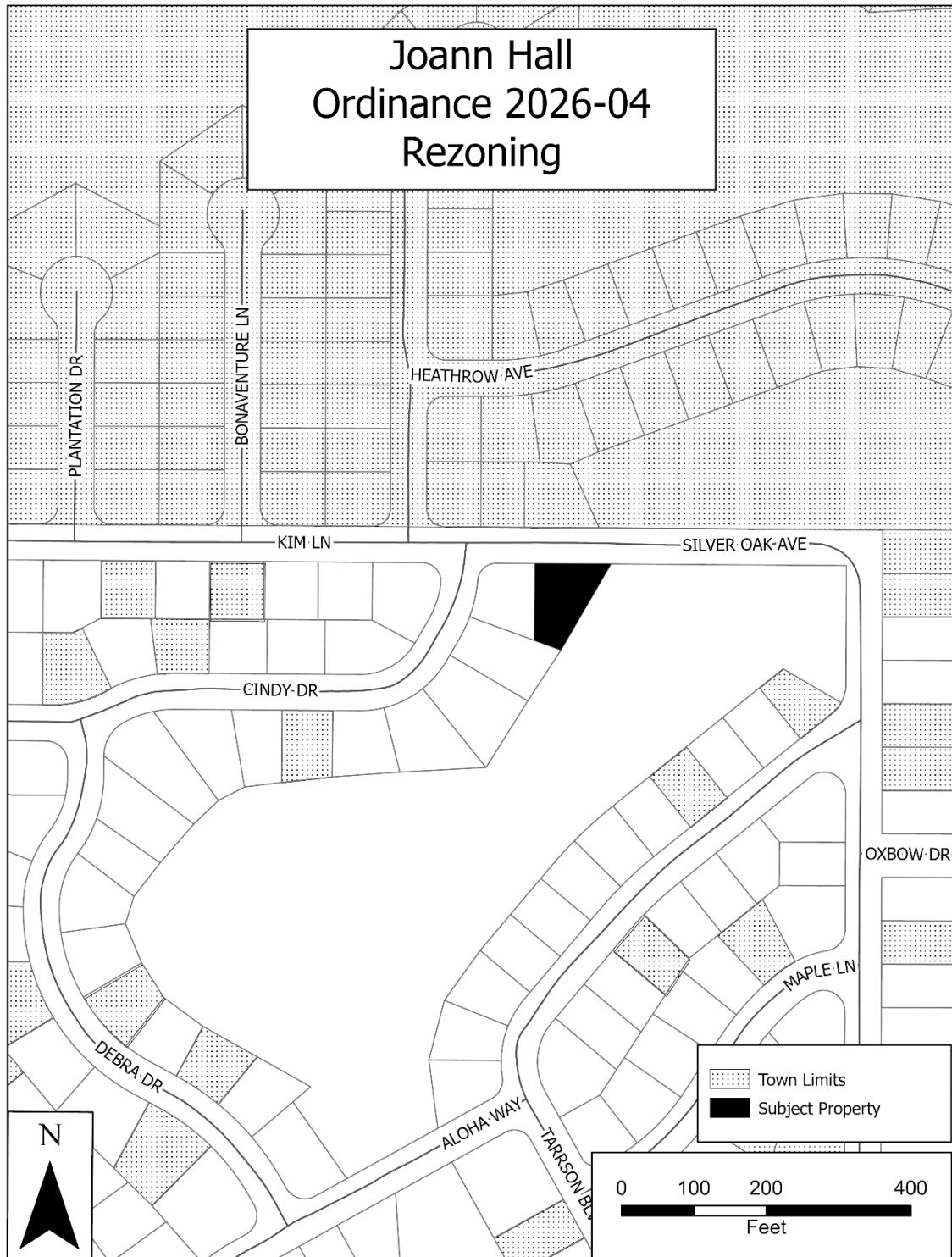
Derek Schroth, Town Attorney

EXHIBIT A—Legal Description and Map

Alternate Key: 2573601; Parcel Number: 06-18-24-0200-000-14500

ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG

2220 ORB 6057 PG 1692



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
REZONING APPLICATION

Owner's Information

Owner's Name: JoAnn Hall
Mailing Address: 902 Kim Lane Lady Lake, FL 32159
Telephone Number: 954-232 0885 Email Address: lhptheady@yahoo.com

Applicant's Information

Applicant's Name: JoAnn Hall
Mailing Address: _____
Telephone Number: _____ Email Address: _____
Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: 900 Kim Lane Lady Lake 32159
Alternate Key: 2573601

Legal Description:
Lot 145, OBG Unit 2

The property is located in the vicinity of the following streets:
Kim Lane, Cindy Dr

Area of the Property: _____ Square Feet .19 Acres

Utilities: ☒ Central Water ☒ Central Sewer ☐ Well ☐ Septic Tank

Existing Zoning of Property: Lake

Requested Zoning of Property: Lady Lake

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

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

NONE

Proposed Use of Property: residential - 1 house

Have any land use applications been filed within the last year in connection with this property? ____ Yes ____ No. 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.


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: 1/26/26 Received by: 

Rezoning Fees Paid: \$1350.00

PROPERTY RECORD CARD

General Information

Name:	JOANN M HALL TRUST	Alternate Key:	2573601
Mailing Address:	904 CINDY DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number: ⓘ	06-18-24-0200-000-14500
		Millage Group and City:	F001 Unincorporated
		2025 Total Certified Millage Rate:	12.9682
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	900 KIM LN LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ
	School Boundary Maps ⓘ		
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 PB 20 PG 58-59 LOT 145 ORB 4958 PG 1961 ORB 6010 PG 2220 ORB 6057 PG 1692		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL LAKE FRONTAGE (0003)	0	0		1.000	Lot	\$53,000.00	\$53,000.00
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
6057 / 1692	11/17/2022	Trustees Deed	Unqualified	Improved	\$100.00
6010 / 2220	08/15/2022	Quit Claim Deed	Unqualified	Improved	\$100.00
4958 / 1961	06/08/2017	Warranty Deed	Qualified	Improved	\$118,000.00
4600 / 2179	03/16/2015	Warranty Deed	Qualified	Improved	\$110,000.00
4553 / 2434	11/14/2014	Warranty Deed	Unqualified	Improved	\$100.00
4468 / 246	04/17/2014	Warranty Deed	Qualified	Improved	\$124,000.00
4457 / 493	03/17/2014	Warranty Deed	Qualified	Improved	\$107,000.00
3333 / 2491	12/18/2006	Warranty Deed	Qualified	Improved	\$115,000.00
1450 / 348	06/01/1996	Trustees Deed	Unqualified	Improved	\$0.00
743 / 531	08/01/1981	Warranty Deed	Unqualified	Vacant	\$8,800.00
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	\$53,000	\$53,000	\$53,000	5.0254	\$266.35
SCHOOL BOARD STATE	\$53,000	\$53,000	\$53,000	3.0870	\$163.61
SCHOOL BOARD LOCAL	\$53,000	\$53,000	\$53,000	2.9980	\$158.89
LAKE COUNTY WATER DISTRICT	\$53,000	\$53,000	\$53,000	0.2940	\$15.58
NORTH LAKE HOSPITAL DIST	\$53,000	\$53,000	\$53,000	0.3859	\$20.45
ST JOHNS RIVER FL WATER MGMT DIST	\$53,000	\$53,000	\$53,000	0.1793	\$9.50
LAKE COUNTY MSTU STORMWATER	\$53,000	\$53,000	\$53,000	0.4957	\$26.27
LAKE COUNTY MSTU AMBULANCE	\$53,000	\$53,000	\$53,000	0.4629	\$24.53
LAKE COUNTY VOTED DEBT SERVICE	\$53,000	\$53,000	\$53,000	0.0400	\$2.12
				Total: 12.9682	Total: \$687.30

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

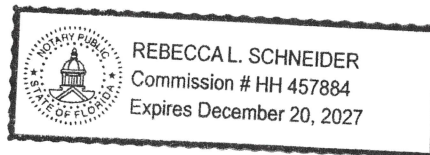
Before me, the undersigned authority personally appeared Joann Hall, who being by me first duly sworn on oath, deposes and says:

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 MX-8 to allow: single family home
3. That he has appointed Self 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.

Joann Hall
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 26th day of January, 2026, by Joann Hall, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

Rebecca L. Schneider
Notary Public



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

STATE OF FLORIDA

COUNTY OF LAKE

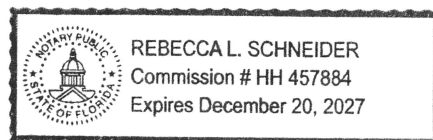
Before me, the undersigned authority personally appeared Joann Hall,
who being by me first duly sworn on oath, deposes and says:

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 MX-8 zoning classification to allow:
single family home
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.

Joann Hall
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 26th day of January, 2026,
by Joann Hall, who is personally known to me or who has produced
FLDL as identification and who did (did not) take an oath.

Rebecca Schneider
Notary Public

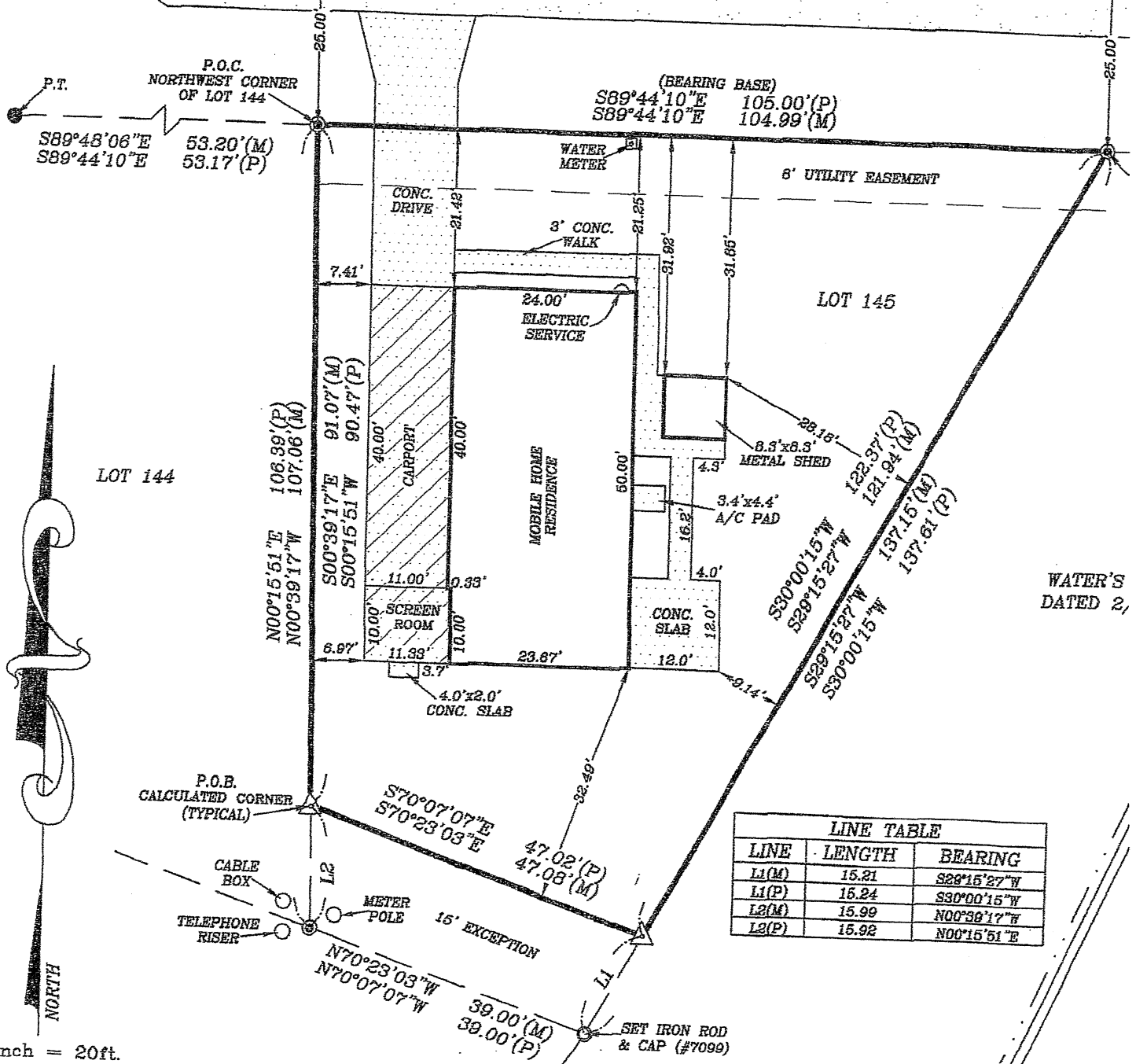


DESCRIPTION:

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EXCEPT COMMENCING AT THE NORTHWEST CORNER OF LOT 144 OF ORANGE BLOSSOM GARDENS UNIT NO. 2, IN PLAT BOOK "20", PAGE(S) 58-59 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE S.00°15'50"W. A DISTANCE OF 15.24 FEET; THENCE S.70°07'07"E., A DISTANCE OF 39.00 FEET; THENCE N.00°15'50"E., A DIST

50' RIGHT OF WAY
KIM LANE
(PLAT & SIGN)

20' ASPHALT



TOWN OF LADY LAKE

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



February 23, 2026

RE: Public Hearing Notice – Annexation, Small-Scale Comprehensive Plan Amendment, Rezoning

Dear Property Owner,

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Ordinance 2026-02 – Annexation; Ordinance 2026-03 – Small-Scale Comprehensive Plan Amendment; Ordinance 2026-04 - Rezoning

The property is currently within unincorporated Lake County with a future land use of Urban Medium Density and zoned Mixed Home Residential (RM). The applicant is seeking to incorporate the aforementioned property into the Town Limits and establish a future land use of Lady Lake Mobile Home - High Density (MR-LD) and a zoning designation of Lady Lake Mixed Residential Medium Density (MX-8).

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COMMISSION MEETING – Monday, March 16, 2026, at 6:00 p.m.

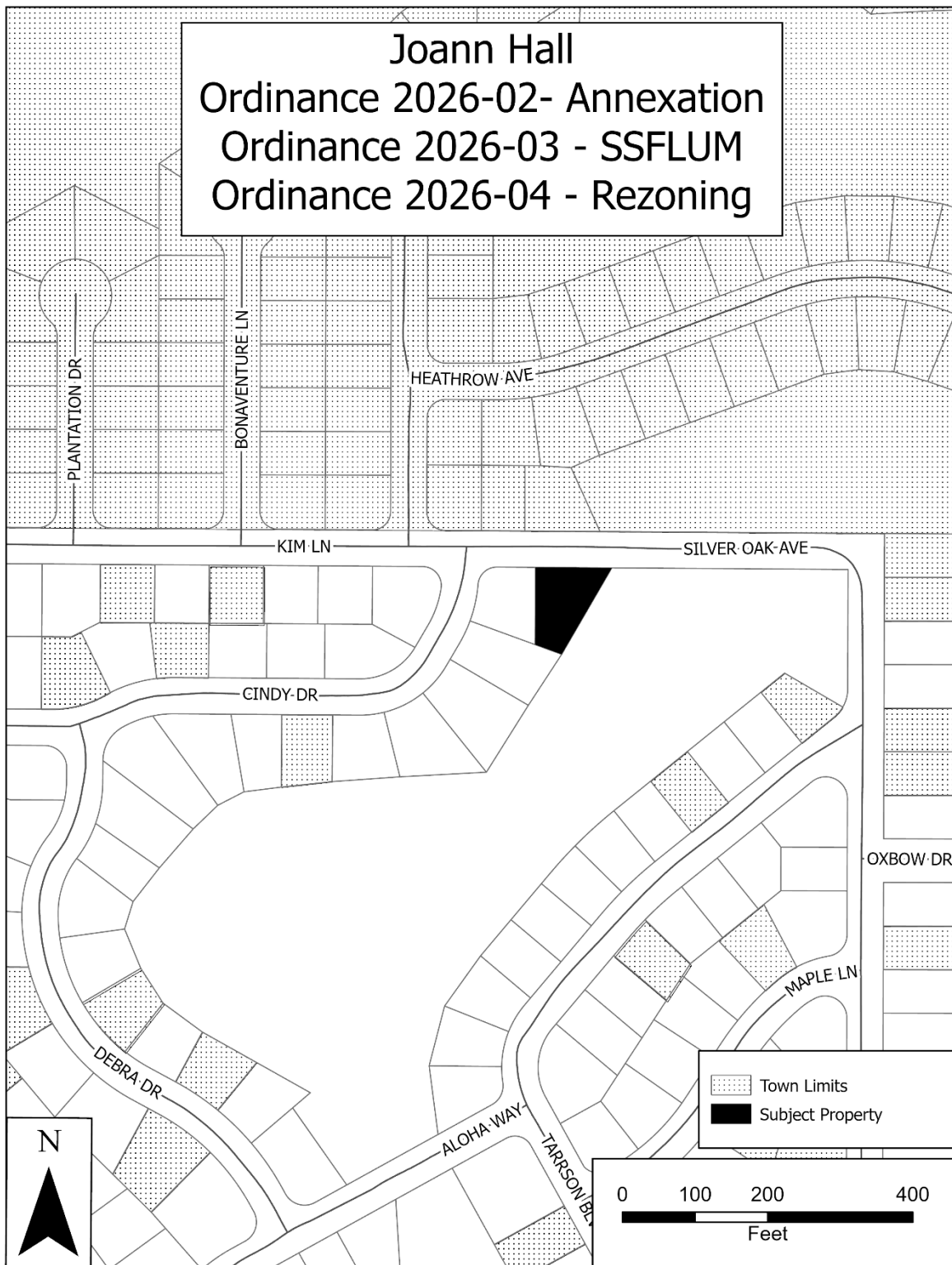
Petition details are available for inspection at the Growth Management office located at 221 West Guava Street during regular business hours (7:30 a.m. to 6 p.m., Monday through Thursday).

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,

Rebecca Schneider, AICP
Senior Town Planner
Growth Management Department

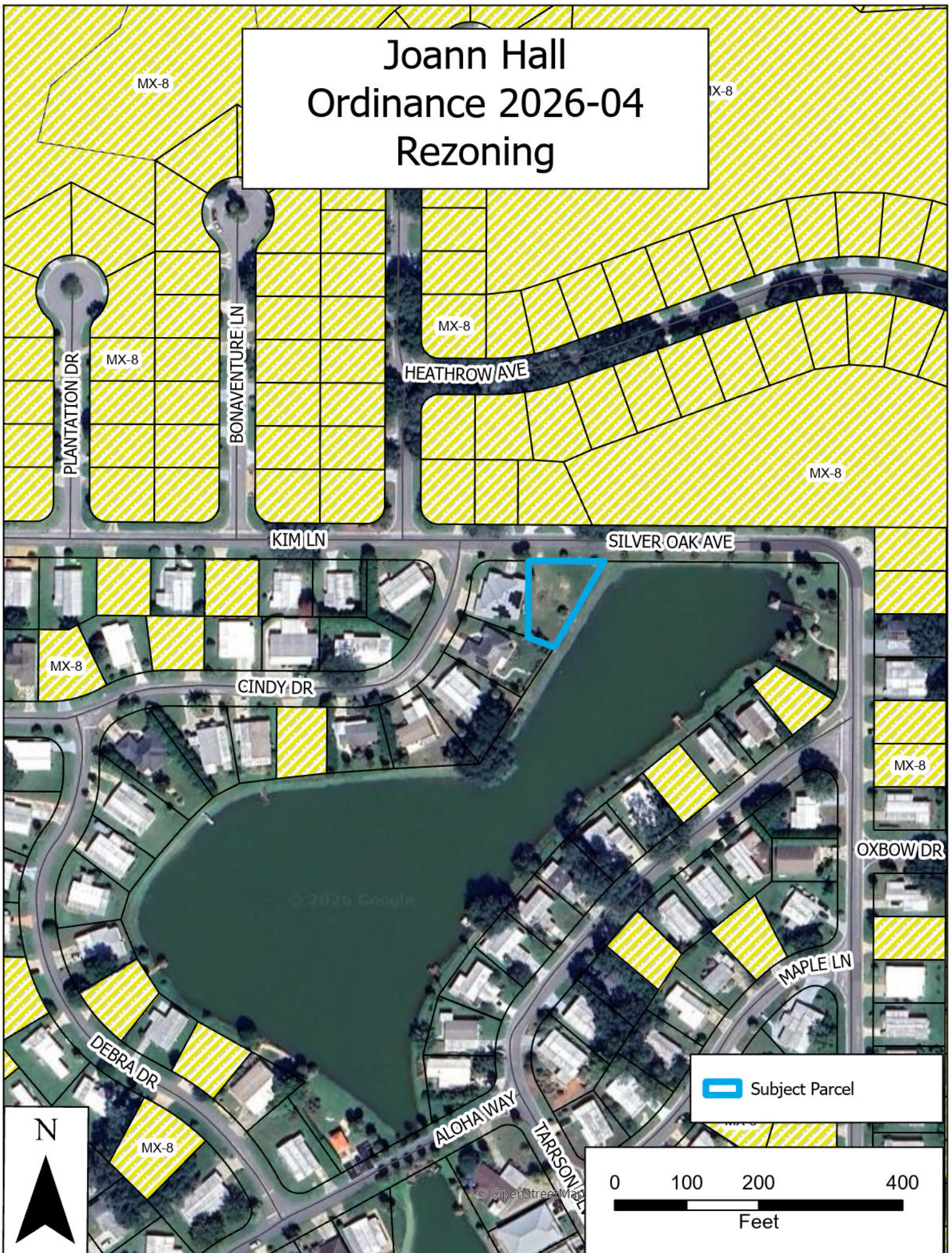


Owners within 150 Feet of Subject Property

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BRADLEY FREDERICK C	905 KIM LN	LADY LAKE	FL	32159
FANELLI DONALD L & CHRISTINE M LIFE ESTATE	1633 CYPRESS PT	LADY LAKE	FL	32159-2212
FEMINO DAVID	906 CINDY DR	LADY LAKE	FL	32159-1308
HOEHN RONALD L TRUSTEE	764 HEATHROW AVE	LADY LAKE	FL	32159
JOANN M HALL TRUST	904 CINDY DR	LADY LAKE	FL	32159
KNOEDL JOHN A &	901 KIM LN	LADY LAKE	FL	32159
SMITH DONNA LIFE ESTATE	766 HEATHROW AVE	LADY LAKE	FL	32159
VILLAGE CENTER CDD	3571 KIESSEL RD	THE VILLAGES	FL	32163
VILLAREAL CHARLES L AND WAYNE COTE	906 KIM LN	LADY LAKE	FL	32159-1333



Joann Hall Ordinance 2026-04 Rezoning





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

AGENDA ITEM TITLE

Growth Management - Ordinance 2026-05 – Deannexation – Chase Collins – An ordinance voluntarily deannexing one property totaling approximately 53 acres, owned by Chase Collins, addressed as 3105 Hartsock Sawmill Road, located at the east end of Hartsock Sawmill Road, within Lake County Florida. (Becky Higgins)

AGENDA ITEM ID

2026-58

DEPARTMENT

Growth Management

SUMMARY

On Monday, February 23, 2026, an application was filed with the Town of Lady Lake by Chase Collins requesting to deannex one property from the incorporated limits of the Town of Lady Lake. This property is located at the east end of Hartsock Sawmill Road, referenced by alternate key 1771358. The application requests the contraction of approximately 53 acres from the incorporated limits of the Town of Lady Lake into unincorporated Lake County.

This property was annexed in 2007 by Ordinance 2006-42 as part of the 152-acre Lady Lake Landings project, a proposed subdivision along Edwards Road. This project never came to fruition. In 2015, the subject property was rezoned to Commercial Tourist (CT) to allow for an RV Park. In 2018, the owner at the time recorded a conservation easement in perpetuity. This document greatly restricts what can be done with the property. In 2025, the property was rezoned from CT to Agriculture Residential (AG-1).

The subject properties lie within Section 27, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions and location maps were included with the submitted application. The property is not served by the Town of Lady Lake utilities and is located on a county-maintained road. Because this property is regulated by a restrictive conservation easement, the property is not assessed property taxes.

The deannexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and Chapter 171.052, F.S. Criteria for Contraction of Municipal Boundaries. Ordinance 2026-05 and is ready for a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding fifteen property owners within 150 feet of the properties were mailed on Monday, February 23, 2026. The property was also posted on Monday, February 23, 2026.

PAST ACTIONS

On April 19, 2007, the subject property was annexed into the Town Limits via Ordinance 2006-42. The property was part of a larger project proposed to be developed as a subdivision.

On October 5, 2015, Ordinance 2015-06 rezoned the property from Single Family Medium Density (RS-6) to Commercial Tourist (CT).

On April 7, 2025, the property was rezoned from Commercial Tourist (CT) to Agriculture Residential (AG-1) via Ordinance 2024-31.

The Technical Review Committee found that Ordinance 2026-05 was ready for consideration of recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2026-05 before the Town Commission is scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for Monday, April 20, 2026, at 6 p.m.

STAFF RECOMMENDATION

1. Motion to forward Ordinance 2026-05 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2026-05 to the Town Commission with the recommendation of denial.

Growth Management staff recommends approval of Ordinance 2026-05.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

DRAFT ORDINANCE 2026-05
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE VOLUNTARILY CONTRACTING THE TOWN BOUNDARY BY DEANNEXING ONE PROPERTY BEING APPROXIMATELY 53 ACRES, ADDRESSED AS 3105 HARTSOCK SAWMILL ROAD, LOCATED AT THE EAST END OF HARTSOCK SAWMILL ROAD, MORE PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, Chase Collins, owner of the property identified by alternate key 1771358, respectively, hereafter referred to as “subject property,” such property described in Exhibit A, attached hereto and incorporated herein by this reference, contiguous to the corporate limits of the Town of Lady Lake; and

WHEREAS, the Town of Lady Lake, incorporated the subject property was annexed by Ordinance 2006-42 on April 19, 2007; and

WHEREAS, the Town wishes to deannex the subject property as illustrated in Exhibit A, consistent with Chapter 171.052, F.S. Criteria for Contraction of Municipal Boundaries; and

WHEREAS, the subject property do not lie between the municipal boundary and an area to be developed for urban purposes; and

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

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

WHEREAS, the subject property are better served by Lake County for zoning and land development regulation; and

1 **WHEREAS**, the contraction of the subject property will not result in a portion of the Town
2 becoming non-contiguous with the rest of the municipality; and

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

4 **WHEREAS**, the Town of Lady Lake, the Town Commission of the Town of Lady Lake desires to
5 contract the subject property from the municipal boundaries of the Town of Lady Lake; and

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

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

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

13 **Section 2. Contraction of Subject Property.** The Subject Property and adjacent as illustrated
14 in Exhibit A shall be and is hereby deannexed from the Town of Lady Lake, Florida. The subject
15 property shall be excluded from the existing boundaries of the Town of Lady Lake, Florida, from
16 the effective date of this ordinance.

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

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

28 **Section 5. Severability.** If any section, subsection, sentence, clause, phrase, word or provision
29 of this Ordinance is for any reason held invalid or unconstitutional by any court of competent
30 jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be

deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this ____ day of _____, 2026.

Town of Lady Lake, Florida

Ed Freeman, Mayor

ATTEST:

Kathleen Rosado, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

EXHIBIT A – Legal Descriptions and Map

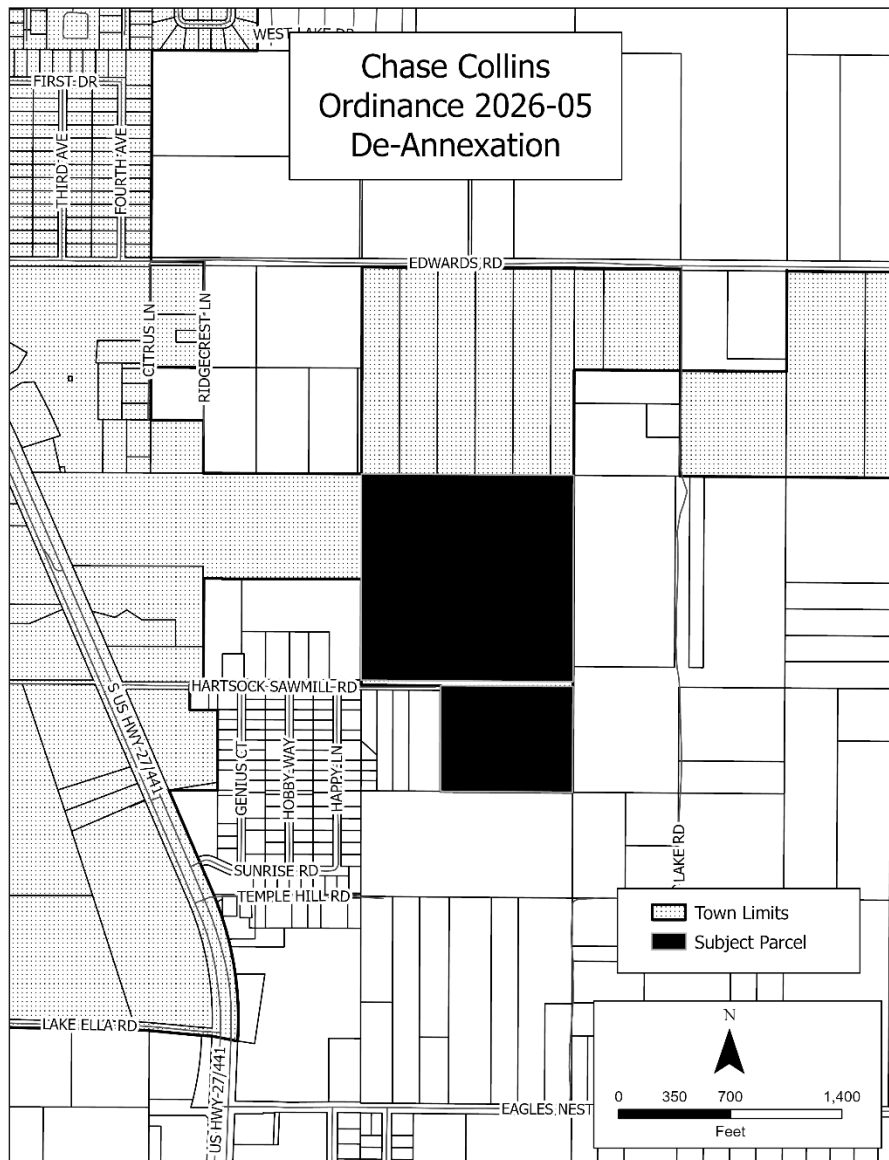
LEGAL DESCRIPTION:

SW ¼ OF NW ¼ OF SECTION 27, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY, FLORIDA.

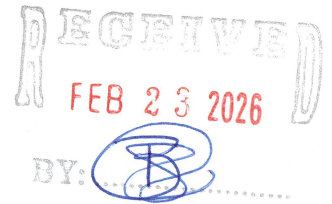
SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS SOUTH 30 FEET.

AND

N ½ OF NW ¼ OF SW ¼ OF SECTION 27, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY FLORIDA, LESS THE WEST 500 FEET THEREOF. SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE NORTH 30 FEET THEREOF.



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
DEANNEXATION APPLICATION



Owner's Information

Owner's Name: Chase Collins
Mailing Address: 3105 Hartsock Sawmill Road, Lady Lake, FL 32159
Telephone Number: 352-808-3006 Email Address: chase@stacktracker.com

Applicant's Information

Applicant's Name: Chase Collins
Mailing Address: 3105 Hartsock Sawmill Road, Lady Lake, FL 32159
Telephone Number: 352-808-3006 Email Address: chase@stacktracker.com
Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: 3105 Hartsock Sawmill Road, Lady Lake, FL 32159
Alternate Key: 27-18-24-0002-000-00800

Legal Description:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida. Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet. AND The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof.

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

Hartsock Sawmill Road and Happy Lane

Area of the Property: _____ Square Feet 53 Acres
Utilities: _____ Central Water _____ Central Sewer _____ Well _____ Septic Tank
Existing Town Zoning: AG-1 Agriculture

Number, Square Footage and Present Use of the Existing Structures on the Property:
None

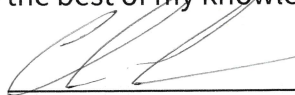
Proposed Use of Property: Conservation Land and Farming

Have any land use applications been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

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.



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: 2/23/26 Received by: 

Annexation and Rezoning Fees Paid: \$1350

Annexation

**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
APPLICANT'S AFFIDAVIT- DEANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

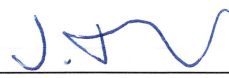
Before me, the undersigned authority personally appeared Chase Collins, who being by me first duly sworn on oath, deposes and says:

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 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 dennexation, transferring jurisdiction of subject property to Lake County.
4. That the sign cards will be posted two weeks 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.

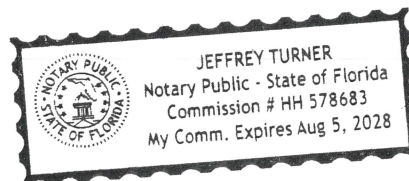


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 23 day of February, 2020 by Chase Collins, who is personally known to me or who has produced FL DRIVER LICENSE as identification and who did (did not) take an oath.



Notary Public



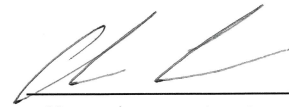
**TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- DEANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

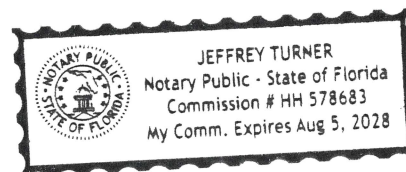
Before me, the undersigned authority personally appeared Chase Collins, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires denexation, transferring jurisdiction of subject property to Lake County.
3. That he has appointed n/a to act as agent in his 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 stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 23 day of February, 2020 by Chase Collins, who is personally known to me or who has produced FL Driver License as identification and who did (did not) take an oath.


Notary Public



NOTE

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

Prepared by and return to:

Jennifer King
Core Title Services, LLC
500 Winderley Place
Ste 100
Maitland, FL 32751

File No 2025-3986

Parcel Identification No 27-18-24-0002-000-00800

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of November, 2025 between Sawmill Property, LLC, a Delaware limited liability company successor by merger to Sawmill Holdings LLC, a Florida limited liability company LLC, whose post office address is 3424 Peachtree Street Northeast, Suite 700, Atlanta, GA 30326, of the County of Fulton, Georgia, Grantor, to Chase Collins, a married man, whose post office address is 1213 Menomonie Street, Eau Claire, WI 54703, of the County of Eau Claire, Wisconsin, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake, Florida, to-wit:

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida.

Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof.

Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sawmill Property, LLC, a Delaware limited liability company
successor by merger to Sawmill Holdings LLC, a Florida limited
liability company LLC

By: Pat McQueen

Authorized Representative

855 Virginia Highlands
Fayetteville GA 30215

WITNESS 1 ADDRESS

604 Lismore SE
Smyma GA 30080

WITNESS 2 ADDRESS

WITNESS

PRINT NAME: TRACEY HUGGINS

WITNESS

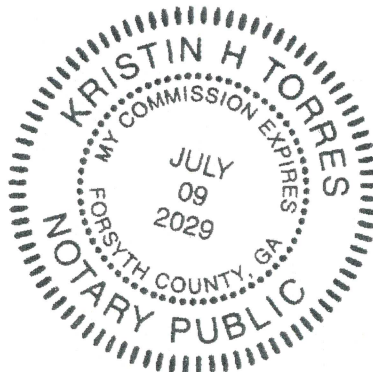
PRINT NAME: CALTON WILLIAMS

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th
day of November, 2025, by Pat McQueen, Authorized Representative of Sawmill Property,
LLC, a Delaware limited liability company successor by merger to Sawmill Holdings LLC, a Florida limited liability company, on
behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced
as identification.

Kristin H. Torres
Signature of Notary Public

Kristin H. Torres
Print, Type/Stamp Name of Notary



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2025 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2718240002-000-00800		1771358	00LL

SAWMILL HOLDINGS LLC
3424 PEACHTREE RD NE STE 700
ATLANTA, GA 30326

3105 HARTSOCK SAWMILL RD

SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF
NW 1/4 OF SW 1/4--LESS W 500 FT-- ORB
4564 PG 1506

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	277,260	277,260	0	5.0254	0.00	
AMBULANCE MSTU	277,260	277,260	0	0.4629	0.00	
ENVIRON LAND PURCHASE	277,260	277,260	0	0.0400	0.00	
FIRE MSTU	277,260	277,260	0	0.4800	0.00	
WATER AUTHORITY	277,260	277,260	0	0.2940	0.00	
PUBLIC SCHOOLS						
BY STATE LAW	277,260	277,260	0	3.0870	0.00	
BY LOCAL BOARD	277,260	277,260	0	2.9980	0.00	
TOWN OF LADY LAKE	277,260	277,260	0	3.6510	0.00	
ST JOHNS WATER MGMT	277,260	277,260	0	0.1793	0.00	
N LAKE CNTY HOSP	277,260	277,260	0	0.3859	0.00	
TOTAL:				16.6035	\$0.00	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS:		\$0.00

COMBINED TAXES AND ASSESSMENTS: \$0.00

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

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2025 Paid Real Estate

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				

3105 HARTSOCK SAWMILL RD

SAWMILL HOLDINGS LLC
3424 PEACHTREE RD NE STE 700
ATLANTA, GA 30326

SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF
NW 1/4 OF SW 1/4--LESS W 500 FT-- ORB
4564 PG 1506

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2718240002-000-00800		1771358	00LL

ORDINANCE NO. 2006-42

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 152 ACRES OF LAND OWNED BY LADY LAKE LANDING, LLC, GMC GROUP LLC, STEPHEN M. STONE TRUSTEE LOCATED AT 3524 EDWARDS ROAD, 3240 EDWARDS ROAD, AND 3105 HARTSOCK SAWMILL ROAD INTO THE CORPORATE LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.044, the Town of Lady Lake, Florida, does hereby annex property being 152 acres, in the unincorporated areas of Lake County, Florida, contiguous to the Town, more particularly described on Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida, at the time of the passage and approval of said laws and ordinances.

**TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE, FL 32159**

Section 5. This Ordinance shall become effective upon its adoption.

Section 6. In accordance with the provisions of Section 171.06, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED, ORDAINED, AND APPROVED in Regular Session of the Town Commission of the Town of Lady Lake, Florida, this 19th day of APRIL, 2007.

TOWN OF LADY LAKE, FLORIDA



Max Pullen, Mayor



Kristen Straka, Town Clerk

ATTEST:



Derek Schroth, Town Attorney



Passed on First Reading 8-3-06
Passed on Second and Final Reading 4-19-07

LEGAL DESCRIPTION:

Parcel A:

The Northwest 1/4 of the Northeast 1/4 of
Section 27, Township 18, Range 24 East,
Lake County, Florida,
LESS the North 33.0 feet for road AND
LESS the West 492.00 feet thereof.
containing 24.87 Acres.

LEGAL DESCRIPTION:

Parcel B:

The West 492.00 feet of the
The Northwest 1/4 of the Northeast 1/4 of
Section 27, Township 18, Range 24 East,
Lake County, Florida,
LESS the North 33.0 feet for road.
AND:
The Southeast 1/4 of the Northeast 1/4
of the Northwest 1/4 of Section 27, Township 18
South, Range 24 East, Lake County, Florida,
containing 24.81 Acres.

LEGAL DESCRIPTION:

Parcel 3600:

Begin at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24; Thence run North 00°14'50" West 1301.4 feet; Thence North 89°52'10" East 237.27 feet; Thence South 00°14'50" East 1301.25 feet; Thence South 89°57'15" West 237.27 feet to the Point of Beginning. Less the North 8.0 feet for additional right of way.

Parcel 3700:

Begin 237.27 feet East of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24; Thence run North 00°14'50" West 1301.25 feet; Thence North 89°52'10" East 237.27 feet; Thence South 00°14'50" East 1302.1 feet; Thence South 89°57'15" West 237.27 feet to the Point of Beginning. LESS the North 8.0 feet for additional right of way.

Parcel 3800:

Begin 474.54 feet East of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24; Thence run North 00°14'50" West 1302.1 feet; Thence North 89°52'10" East 237.27 feet; Thence South 00°14'50" East 1302.44 feet; Thence South 89°57'15" West 237.27 feet to the Point of Beginning. LESS the North 8.0 feet for additional right of way.

Parcel 3900:

Begin 711.81 feet East of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24; Thence run North 00°14'50" West 1302.44 feet; Thence North 89°52'10" East 237.27 feet; Thence South 00°14'50" East 1302.78 feet; Thence South 89°57'15" West 237.27 feet to the Point of Beginning. LESS the North 8.0 feet for additional right of way.

Parcel 700:

Begin 949.08 feet East of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24; Thence run North 00°14'50" West 1302.78 feet; Thence North 89°52'10" East 237.27 feet; Thence South 00°14'50" East 1303.14 feet; Thence South 89°57'15" West 237.27 feet to the Point of Beginning. LESS the North 8.0 feet for additional right of way.

Parcel 600:

The East 145.6 feet of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24 LESS the North 33.0 feet for road.

Parcel 7900:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24 LESS the North 33.0 feet for road.

Parcel 601:

The East 483.18 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 18, Range 24 LESS the North 33.0 feet for road.

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET.

AND

THE NORTH 1/2 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE WEST 500 FEET THEREOF. SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE NORTH 30 FEET THEREOF.

The quality of this image
is equivalent to the quality
of the original document.

Tillman & Associates
ENGINEERING, LLC.

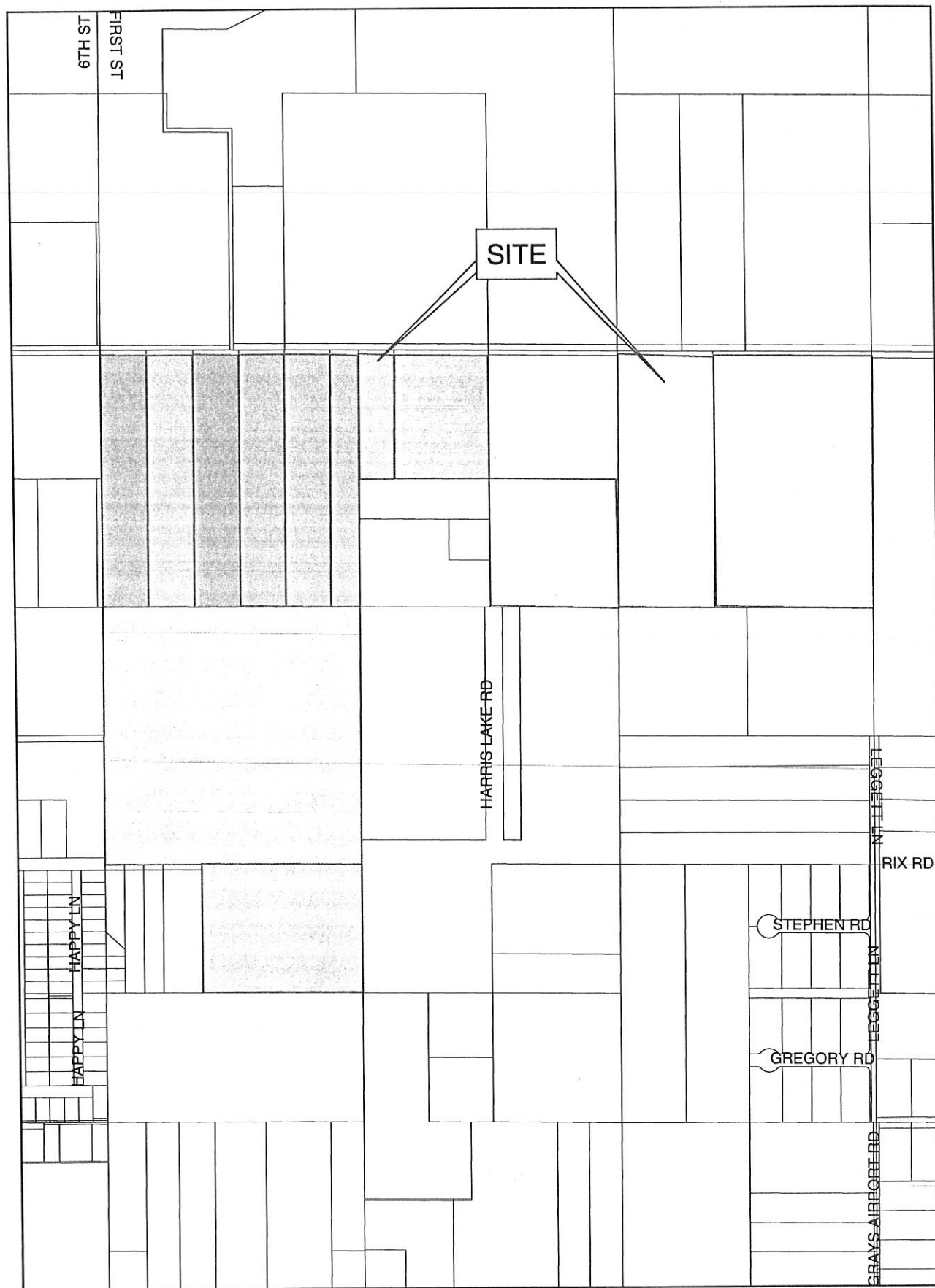
2117 SW Hwy. 484 • Ocala, FL 34473
Office: (352) 307-1947 • Fax: (352) 307-2420

LADY LAKE LANDING
LAKE COUNTY, FLORIDA

LEGAL
DESCRIPTIONS

DATE 05-26-06
DRAWN BY AMS
CHKD. BY JDT
JOB NO. 06-1027
DWG.
SHT. 1 OF 1

Lady Lake Landing, LLC





ORDINANCE 2024-31

TOWN OF LADY LAKE, FLORIDA

An Ordinance Establishing the Zoning Designation for Certain Property Being Approximately 52.203 Acres Owned By Sawmill Holdings, LLC; Referenced By Alternate Key Number 1771358, Within The Town Of Lady Lake, Florida; Rezoning Subject Property From Commercial Tourist (CT) To Agricultural Residential (Ag-1); Providing For Severability; Establishing An Effective Date.

Whereas, On December 2, 1991, The Town of Lady Lake Adopted A Comprehensive Plan (Ordinance 91-21) Pursuant To The Requirements Of Chapter 163, Part II, Florida Statutes And Chapter 9j-5, Florida Administrative Code; And

Whereas, On January 23, 1992, The Florida Department of Community Affairs Determined That The Town Of Lady Lake Comprehensive Plan Was In Compliance With The Requirements Of Chapter 163, Part 2, Florida Statutes And Chapter 9J-5, Florida Administrative Code; And

Whereas, On August 15, 1994, The Town of Lady Lake Adopted the Land Development Regulations Of The Town Of Lady Lake, Florida, And Official Zoning Map In Accordance With The Town Of Lady Lake Comprehensive Plan And The Requirements Of Chapter 163, Part 2, Florida Statutes; And

Whereas, On January 13, 2025, Pursuant to The Provisions Of The Town Of Lady Lake Land Development Regulations, The Planning And Zoning Board Of The Town Of Lady Lake Reviewed The Proposed Ordinance 2024-31 And Recommended Approval To The Town Commission Of The Town Of Lady Lake; And

Whereas, The Town Commission Of The Town Of Lady Lake Held A Public Hearing To Consider A Proposed Amendment To The Official Zoning Map And Determined That Said Amendment As Proposed Is Consistent With The Town Of Lady Lake Comprehensive Plan And Meets The Requirements Of The Town Of Lady Lake Land Development Regulations.

Therefore, Be It Ordained, And Enacted by The Town Commission of The Town Of Lady Lake, In Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Agriculture Residential" (AG-1). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive

Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lady Lake Commercial Tourist" (CT) to "Lady Lake Agriculture Residential" (AG-1).

SECTION 2: Severability

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

SECTION 3: Effective Date

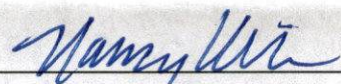
This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this
7th day of April 2025.

Town of Lady Lake, Florida


Ed Freeman, Mayor

Attest:


Nancy Wilson, Town Clerk



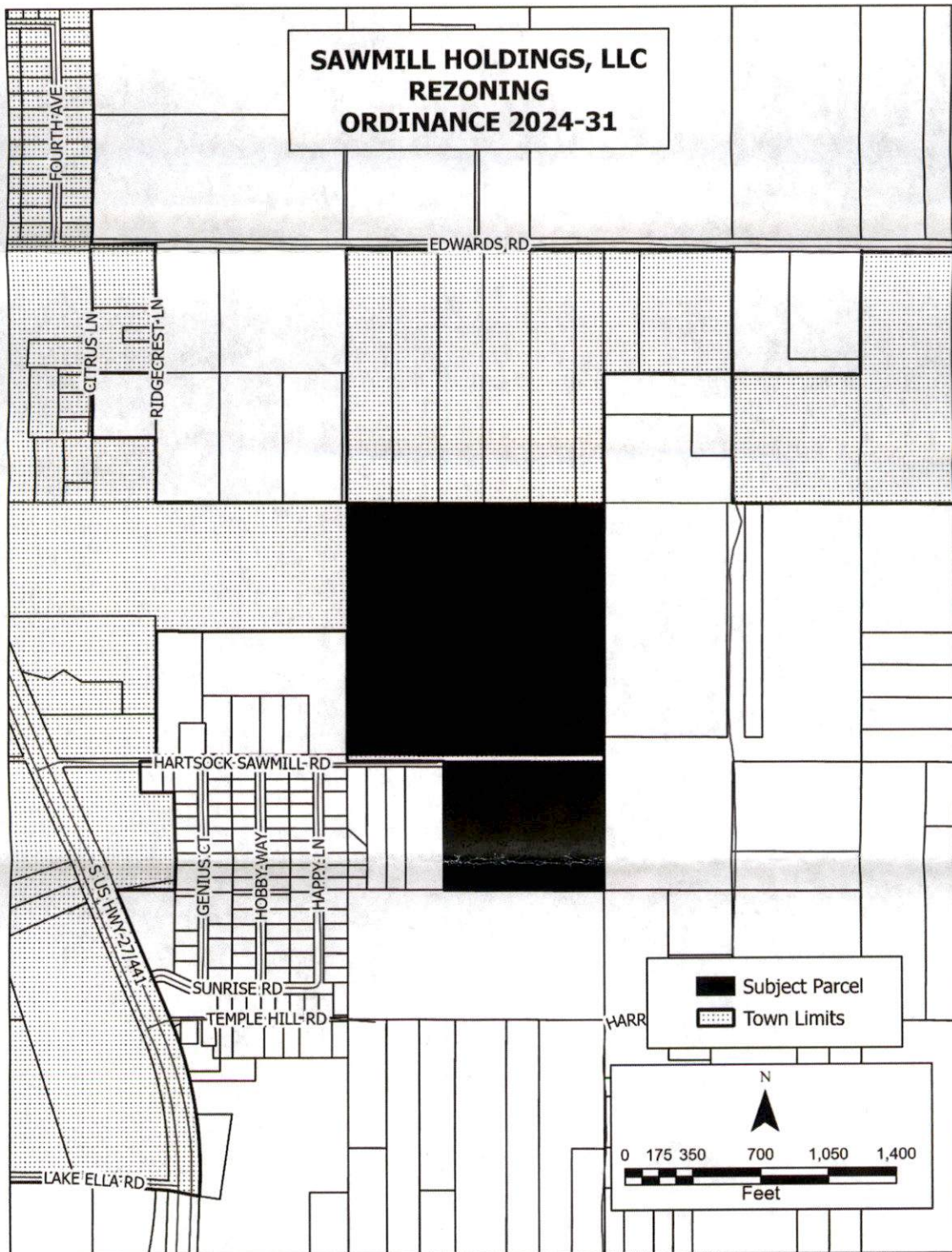
Approved as to form:


Derek Schroth, Town Attorney

EXHIBIT A—Legal Description and Map

Alternate Key Number: 1771358; Parcel Number: 27-18-24-0002-000-00800

SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW 1/4--LESS W 500 FT-- ORB 4564 PG 1506, Public Records of Lake County, Florida.



Rebecca Higgins

From: Chase Collins <chase@stacktracker.com>
Sent: Monday, February 9, 2026 9:34 AM
To: Rebecca Higgins
Subject: Sawmill Conservatory Building Plans
Attachments: Sawmill Close Up (2).jpg; Sawmill 53 Acres (2).jpg; Sawmill 20260203 Picnic Structures Fence Wildlife Stand Approval (1).pdf; Sawmill 20260203 Building Area Conditional Use Approval (1).pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities using the Report Phishing Email Button above.

Rebecca,

I am putting together plans for building on 3105 Hartsock Sawmill road in Lady Lake and would love some guidance. The land is part of a conservation easement with very specific building requirements and Wade Surveying should be recording the survey to designate the building area any day now.

1. Is this property currently located within the town limits of Lady Lake? If Yes, how can I petition to have it removed from the town limits? I plan on having a small farming operation, planting fruit trees and raising chickens.

2. The conservation easement allows for RV living. I plan on having an RV Camped out there while I develop building plans and work with contractors. The first building I am working on a design for will be the workshop to store the equipment for farming operations. According to the AG-1 Zoning I believe it is allowable to have an auxiliary building constructed without the need for a primary residence?

Immediate Needs

Do I need individual permits for any of these items or do the contractors themselves submit these building permits?

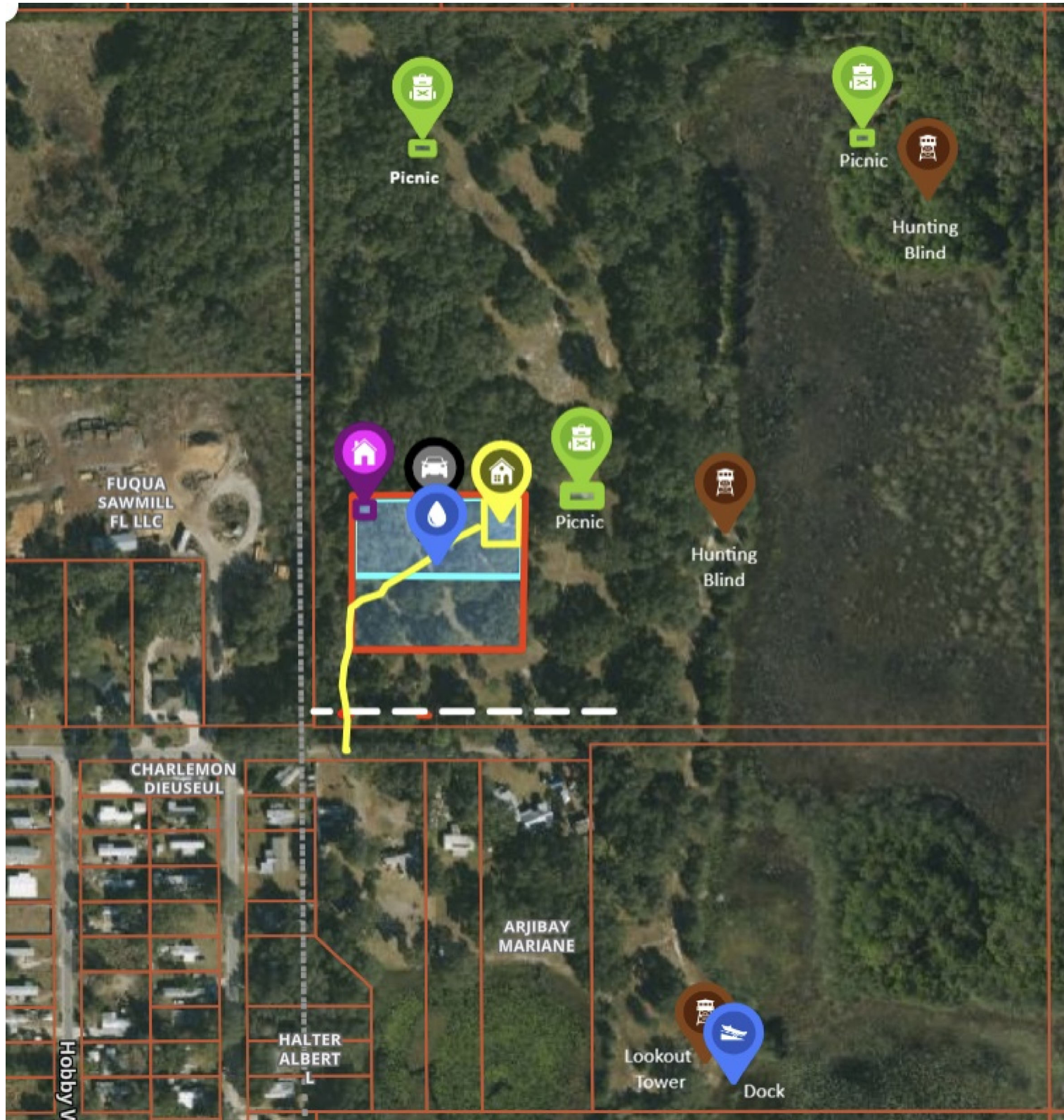
1. Temporary electrical service with Duke energy to get energized for helping with construction
2. Water Well
3. Private Septic System
4. Installation of Privacy fence along the entire length of Sawmill road

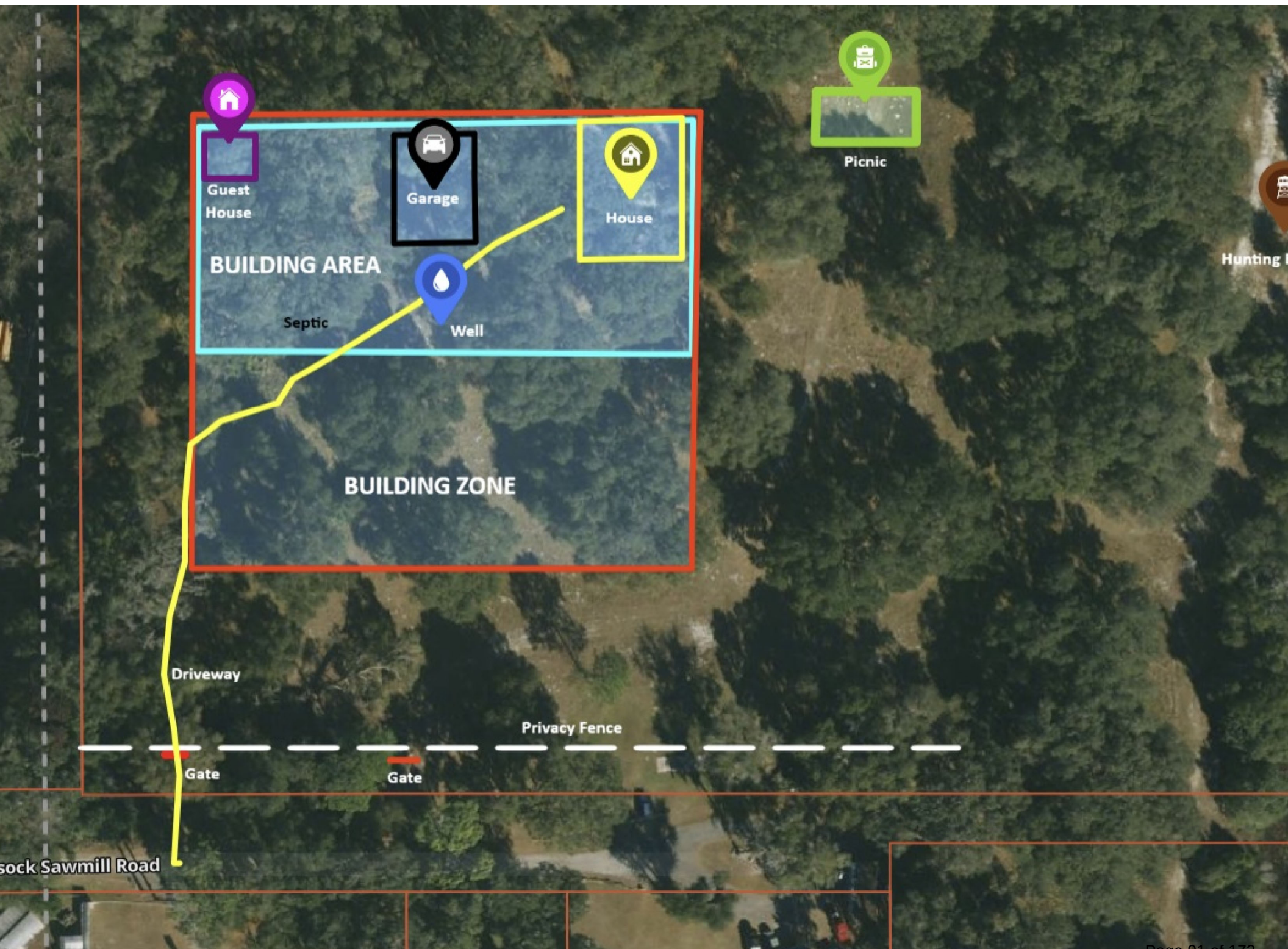
Future Plans

The conservation easement allows for a few buildings outside of the "Build Area" do I need a permit for any of these activities I would do in the future but now now...

1. Floating Dock installed on the small pond in southeast corner of property
2. (3) "Picnic Areas" up to an aggregate in 1500 square feet with at least 3 open sides to them, with a poured concrete foundation.
3. (3) Hunting Blinds, elevated up to 20 feet in the air with a max square footage of 100 each.

Attached please find the approval letters and preliminary plans for the land.







February 3, 2026

Chase Collins
1213 Menomonie Street,
Eau Claire, WI 54703

RE: *Reserved Rights within the CA approval*

Dear Mr. Collins,

Thank you for your February 1, 2026 submission of the maps identifying the proposed projects within the Conservation Area. NALT has reviewed the submission and finds the Picnic Structures, Wildlife Stand, Hunting Blinds, and Fencing to be consistent with the terms and conditions of the Conservation Easement and Declaration of Restrictions and Covenants for the Sawmill Holdings Conservation Area, recorded on December 27, 2018, in the Lake County Recorder of Deeds (Book 5216, Pages 204–241).

Specifically, the proposed picnic structures are consistent with Section 4.4 of the Conservation Easement, which allows up to 1,500 square feet of picnic structures. The three proposed structures consist of one 600-square-foot structure and two 450-square-foot structures, totaling 1,500 square feet. This utilizes the full allowable square footage under the easement.

The proposed fencing is allowed pursuant to Section 4.10 of the Conservation Easement. NALT approves the installation of the 6-foot-high chain-link privacy fence as proposed. Please keep NALT informed if the fencing plans change.

The proposed wildlife stand and hunting blinds are allowed under Section 4.11 of the Conservation Easement, and their proposed locations are approved.

Based on this review, NALT approves the proposed installation of up to 1,500 square feet of picnic structures, the 6-foot chain-link privacy fence, and the wildlife stand and hunting blinds.

Please note that gopher tortoises are present on the property. Due to the vulnerability of this species, care should be taken during construction to identify and avoid all active gopher tortoise burrows.

Thank you and please do not hesitate to contact me for any other questions or concerns.

Sincerely,

Alexandria Llewellyn

Stewardship Manager

North American Land Trust



February 3, 2026

Chase Collins
1213 Menomonie Street,
Eau Claire, WI 54703

RE: *Conditional Use Approval Building Area*

Dear Mr. Collins,

Thank you for your February 1, 2026 submission of the maps identifying the proposed uses within the Building Area to be designated. NALT has reviewed the submission and finds it to be consistent with the terms and conditions of the Conservation Easement and Declaration of Restrictions and Covenants for the Sawmill Holdings Conservation Area, recorded on December 27, 2018, in the Lake County Recorder of Deeds (Book 5216, Pages 204–241).

Specifically, the proposed uses are consistent with Section 4.1.2, which allows for a residence and accessory structures for residential use within the Building Area, and Section 4.1.4, which permits a second single-family dwelling within the Building Area, as long as the guest house does not exceed more than one half of the ground coverage of the Residence.

Based on this review, NALT conditionally approves the proposed uses (Residence, Guest House, and Garage) within the Building Area, subject to the formal designation and recording of a Building Area Agreement with the County.

Once the Building Area Agreement has been recorded, please provide a copy for our files and we will confirm final approval. Please update NALT regarding any alterations to the plan.

Thank you and please do not hesitate to contact me for any other questions or concerns.

Sincerely,

Alexandria Llewellyn

Stewardship Manager

North American Land Trust

TO: Town of Lady Lake Planning and Zoning Board

FROM: Chase Collins, Property Owner

DATE: March 9, 2026

SUBJECT: Petition for Voluntary Boundary Contraction (De-annexation) of Parcel located at 3105 Hartsock Sawmill Road.

I. EXECUTIVE SUMMARY The petitioner requests the contraction of municipal boundaries to exclude the 53-acre parcel located at 3105 Hartsock Sawmill Road, Lady Lake, FL 31259. This request is made pursuant to Florida Statute Chapter 171.051, as the property no longer meets the criteria for municipal annexation and its exclusion will result in increased administrative efficiency for the Town of Lady Lake.

II. FINDINGS OF FACT & JUSTIFICATION

1. Revenue Neutrality & Fiscal Responsibility The subject property is currently under a **permanent conservation easement**. As a result, the Town of Lady Lake collects no property taxes from the parcel. De-annexation will have zero negative impact on the municipal budget while removing the administrative costs associated with maintaining the parcel in the town's records.

2. Absence of Municipal Services The property is entirely self-sufficient and off-grid. No town-provided utilities are servicing the parcel, including:

- Municipal Water/Sewer
- Electric or Gas service
- Paved Road Maintenance. By removing this parcel, the Town avoids future pressure or "unfunded mandates" to extend expensive infrastructure to a remote, low-density conservation area.

3. Geographic Symmetry & Contiguity The parcel is situated on the extreme periphery of the Lady Lake township. Its removal:

- Will not create an enclave or "hole" in the town map.
- Follows natural geographical boundaries already established by the surrounding County-governed parcels.
- Ensures a more "compact" and manageable municipal boundary.

4. Logistical Consistency (The "Dead End" Factor) The property is accessed via a gravel dead-end road.

- **Shared Access:** All three neighboring properties sharing this access road are currently located in the unincorporated County.
- **Reduced Municipal Liability:** Because the road is a gravel dead-end and non-serviced, the town is technically responsible for emergency response (Police/Fire) to a remote area that provides \$0 in tax revenue. De-annexation shifts this burden to the County
- **Jurisdictional Clarity:** De-annexation ensures that a single governing body (the County) is responsible for the oversight of this specific rural corridor, streamlining emergency response and road management.
- **Public Safety Accessibility:** County emergency services are already patrolling the specific gravel road. It is more efficient for one jurisdiction (the County) to handle the entire "dead end" rather than having a Lady Lake officer drive out for just one parcel.

5. Environmental Stewardship Alignment:

- **Lady Lake's "Comprehensive Plan"** focuses on urban/suburban growth. The conservation easement is "Agricultural/Rural" in nature. De-annexing allows the town to focus its resources on "Urban" areas while letting the County manage the rural conservation corridor.

III. CONCLUSION The de-annexation of this 53-acre conservation tract is a "win-win." It allows the Town of Lady Lake to focus its resources on urban growth and revenue-generating properties, while placing this conservation land back under County jurisdiction, where its rural status is more appropriately managed.

Chase Collins



3105 Hartsock Sawmill Road

352-808-3006

TOWN OF LADY LAKE

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



February 23, 2026

RE: Notification Letter – Deannexation – Ordinance 2026-05

Dear Property Owner:

This is to inform you that an application has been submitted to the Town of Lady Lake by Chase Collins, requesting the deannexation of one property located at 3105 Hartsock Sawmill Road, totaling approximately 53 acres. This property is currently within the Town Limits of Lady Lake, and the applicant is seeking to remove the property from the Town's incorporated boundaries.

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

PLANNING AND ZONING BOARD - Monday, March 9, 2026 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, April 6, 2026 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, April 20, 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).

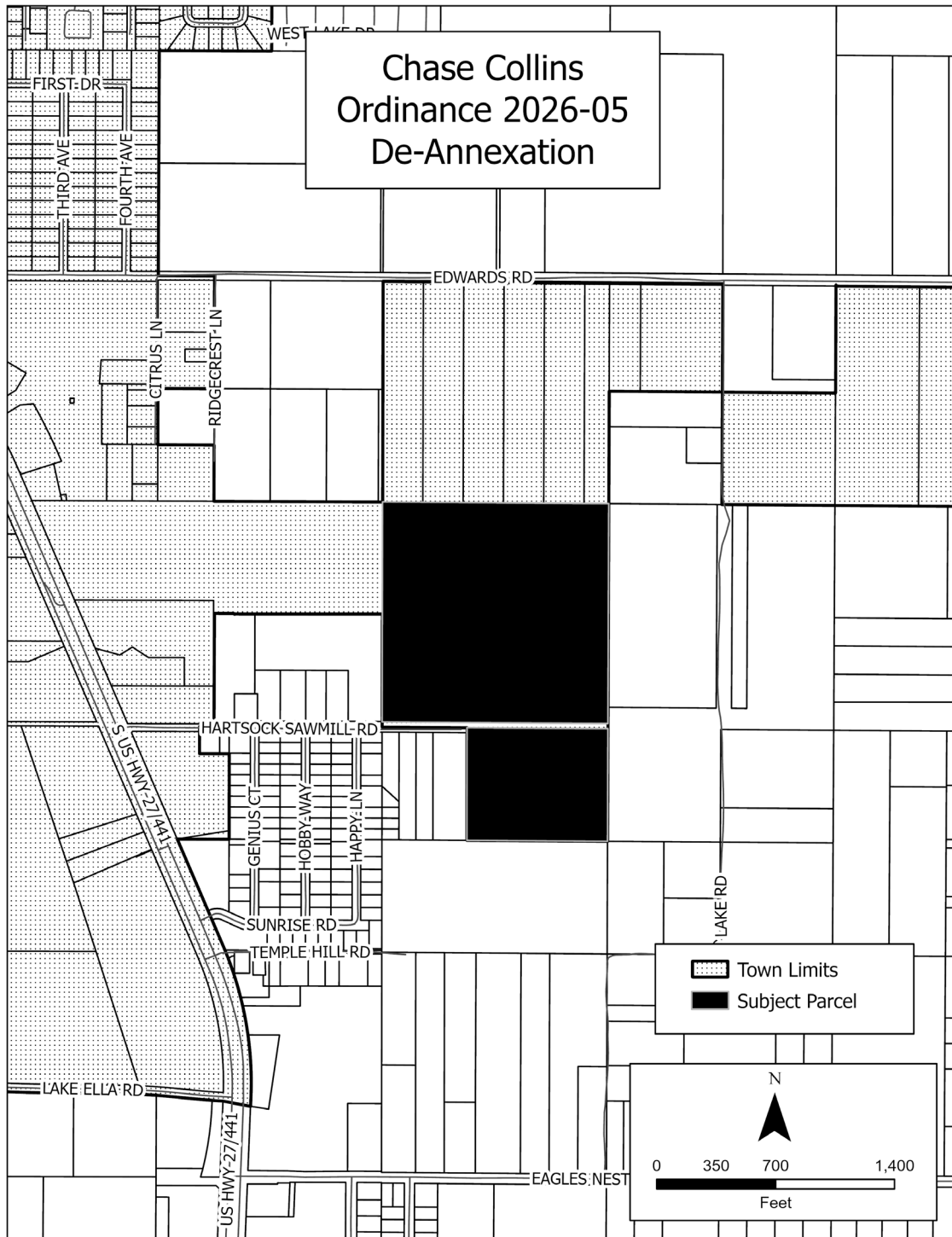
If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

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

Sincerely,

Rebecca Schneider, AICP
Senior Town Planner

LOCATION MAP

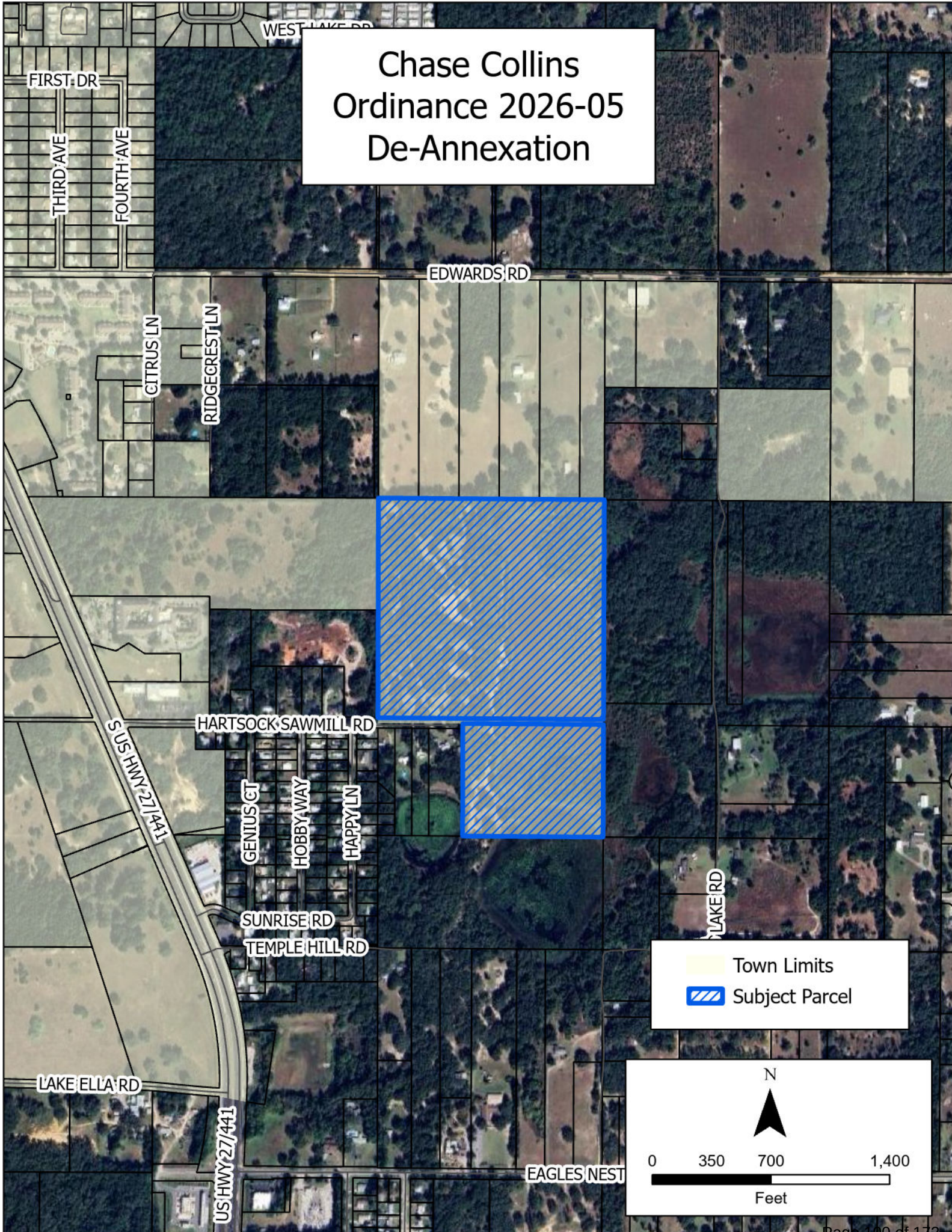


Owners within 150 Feet of Subject Property

OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
ARJIBAY MARIANE	3040 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
CARSON FAMILY TRUST	1640 LOVES POINT DR	LEESBURG	FL	34748
COLLINS CHASE	1213 MENOMONIE ST	EAU CLAIRE	WI	54703
DUNLAP BERNARD E	3006 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159
ENGLISH ANNTWANETTE	925 BRENTWOOD AVE	LAWRENCEVILLE	GA	30044
FUQUA SAWMILL FL LLC	1751 NW 33RD AVE	OCALA	FL	34475
HUDSON SCOTT ET AL	37820 RIDGECREST LN	LADY LAKE	FL	32159
LIGHTY DAVID J & CHERYL A	3026 HARTSOCK SAWMILL RD	LADY LAKE	FL	32159-5210
LINDEN STREET DEVELOPMENT LLC	9508 WINDY RIDGE RD	WINDEMERE	FL	34786
MARSHALL SHANNON M	37428 HAPPY LN	LADY LAKE	FL	32159
MATOS MIGUEL A & ROSA PEREZ	710 EDWARDS RD	LADY LAKE	FL	32159
NORTHSIDE CHRISTIAN CHURCH	3115 EAGLES NEST RD	FRUITLAND PARK	FL	34731
PATEL RAJESH & KRISHNA	7020 WIRE VINE DR	BROOKSVILLE	FL	34602
PECK TREVOR & PEGGY G	800 EDWARDS RD	LADY LAKE	FL	32159
RAMSEY MARK J & DEBRA A LIFE ESTATE	37428 HARRIS LAKE RD	LADY LAKE	FL	32159

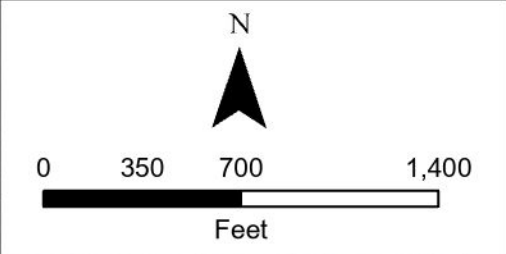


Chase Collins Ordinance 2026-05 De-Annexation



Town Limits

Subject Parcel





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

AGENDA ITEM TITLE

Growth Management — Resolution 2026-101 - Variance — A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Authorize the Removal of Two Historic Trees in Accordance with the Provisions of Chapter 10, Section 10-5. c). 3). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by SK Hammock Oaks, LLC, being Approximately 5 Acres of Land, Addressed as 1245 Anderson Lane, Located north of Anderson Lane approximately 0.25 miles east of Rolling Acres Road within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-14

DEPARTMENT

Growth Management

SUMMARY

The variance application is in accordance with the provisions of Chapter 10, Section 10-5). c).3)., of the Town of Lady Lake Land Development Regulations which requires the submittal of a Historic Tree Removal variance application for any property owner who desires to remove a healthy historic tree located on commercial property.

On Thursday, December 22, 2025, a variance application was submitted requesting to remove two historic trees on a five-acre portion of the Highlands at Hammock Oaks addressed as 1245 Anderson Lane located on the north side of Anderson Lane approximately 0.25 mile west of Rolling Acres Road, owned by SK Hammock Oaks, LLC and referenced by Alternate Key 1282993, within the Town Limits of the Town of Lady Lake, Florida.

BACKGROUND

The subject property is approximately five acres of land located in Section 29, Township 18 South, and Range 24 East. The property is zoned Planned Unit Development (PUD) and the future land use is Single Family Medium Density (SF-MD).

On Monday, July 1, 2024, the subject property was annexed into the Town Limits via Ordinance 2024-06. Development Orders were issued for Hammock Oaks Phase 1 and 2 on December 12, 2024. The project was approved for a total of 439 lots on approximately 92 acres.

JUSTIFICATION STATEMENT

Per the applicant, the variance is being requested to reduce the overall number of units in the Highlands at Hammock Oaks development while responding to changing market demands for more detached residential lots. Removing these trees will allow the developer to better distribute the proposed single-family lots along this portion of the project while also lowering the proposed density of the overall development by a small amount. Based on the documentation provided, the applicant is proposing a reduction of six lots.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 10-5, Section 3 – Review criteria for variances in the Land Development Requirements: Should the Town Commission approve the applicant's request for tree removal, the applicant shall, at the time of application for tree removal, pay to the Town Tree Bank, three thousand six hundred dollars (\$3,600) for each thirty-six-inch DBH tree, plus one hundred dollars (\$100) for each additional inch over the thirty-six (36) inches. This mitigation fee is to offset the loss of each historic tree. Based on the two historic trees proposed to be removed, the mitigation fee to the Town's Tree Bank would be \$8,400.

Developers of all new subdivisions shall be required to submit an application for a clearing and tree permit along with a tree inventory at the time of initial submittal of the preliminary subdivision plan so that consideration may be given to the protection of native trees, historic trees and vegetation.

Notices to inform the surrounding 15 property owners within 150' of the subject property of the proposed variance were mailed on Wednesday, January 28, 2026. Notification signs were also posted on the property on Monday, January 26, 2026. Updated letters were mailed on February 2, 2026, to notify the adjacent property owners that the application was tabled from the February 9, 2026, Planning and Zoning meeting and rescheduled to the March 9, 2026, meeting. Updated signs were posted on the property on Monday, March 2, 2026.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2026-101 and found that it was ready for consideration by the Planning and Zoning (P&Z) Board.

The applicant requested that the application be tabled from the February Planning and Zoning Board meeting to the March Planning and Zoning Board meeting.

PUBLIC HEARINGS

The Commission's first and final reading of Resolution 2026-101 is scheduled for Monday, April 6, 2026, at 6:00 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends denial of Resolution 2026-101.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT RESOLUTION 2026-101**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE,**
4 **FLORIDA, GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF TWO**
5 **HISTORIC TREES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10,**
6 **SECTION 10-5. c). 3). A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT**
7 **REGULATIONS, ON PROPERTY OWNED BY SK HAMMOCK OAKS, LLC,**
8 **ADDRESSED AS 1245 ANDERSON LANE, LOCATED SOUTH OF SUNSHOWER**
9 **LANE, EAST OF ROLLING ACRES ROAD, AND NORTH OF ANDERSON LANE,**
10 **WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.**

11 **WHEREAS,** SK Hammock Oaks, LLC, the property owners of certain real property
12 located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A,”
13 have petitioned for a variance from the provisions of Chapter 10, Section 10-5,
14 c).3).A).; and

15 **WHEREAS,** the applicants are requesting to be allowed to remove two historic trees
16 having a diameter at breast height (DBH) of at least 36 inches; located south of
17 Sunshower Lane, east of Rolling Acres Road, and north of Anderson Lane; and

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

23 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady
24 Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section
25 10-5, c).3).A)., of the Town of Lady Lake Land Development Regulations which
26 requires a variance for the removal of historic trees, and to allow for the removal of
27 two historic trees on property addressed as 1245 Anderson Lane, located south of
28 Sunshower Lane, east of Rolling Acres Road, and north of Anderson Lane within the
29 Town limits of the Town of Lady Lake, Florida.

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

RESOLVED this ____ day of _____, **2026**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

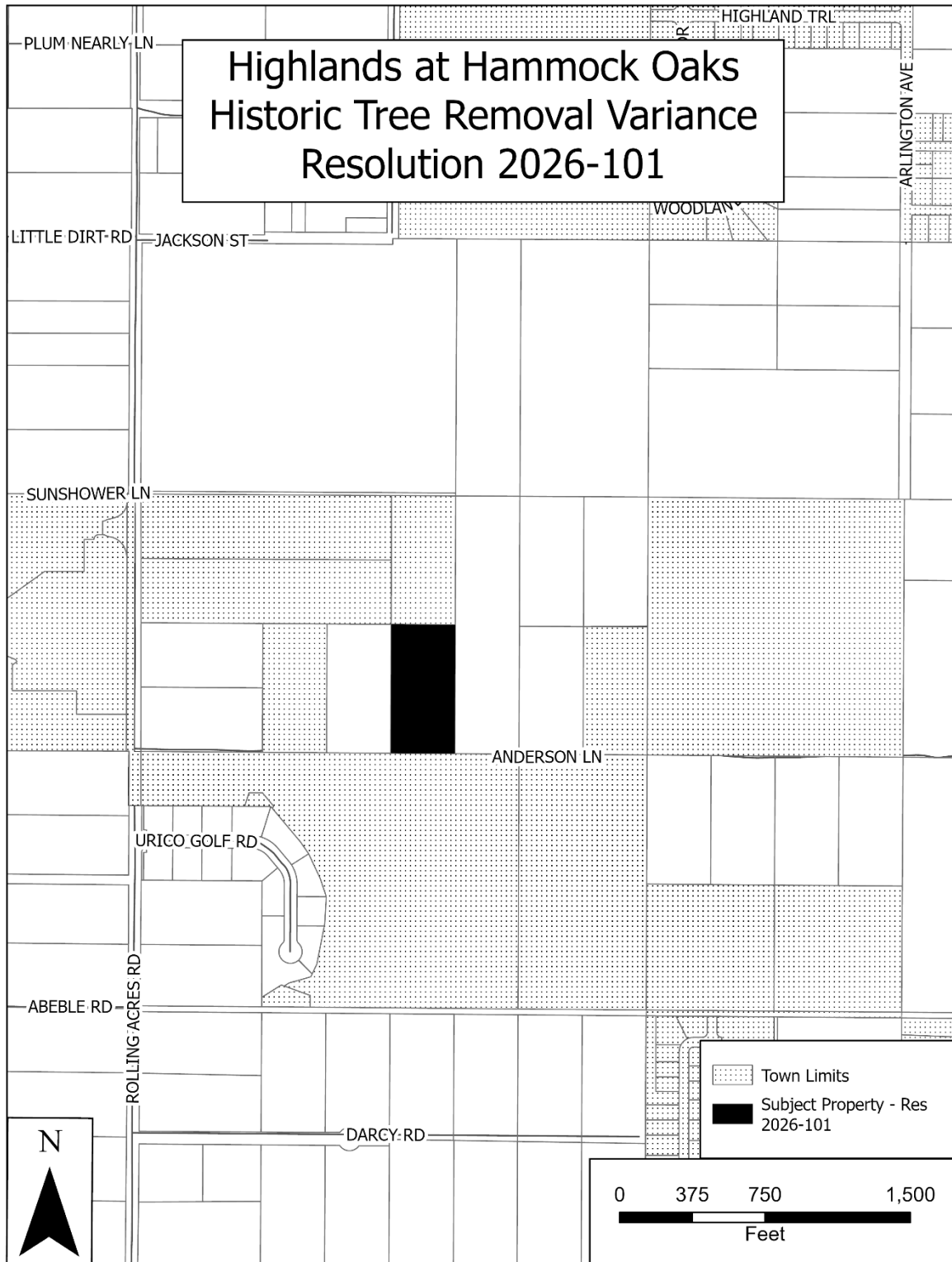
Kathleen Rosado, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

THE SOUTH ½ OF THE WEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 29,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.



No image found for
this file, click here to
upload an image.

 PERMIT PROJECT
FILE #: 25-003295
1245 ANDERSON LANE LADY LAKE FL 32159
HIGHLANDS AT HAMMOCK OAKS HISTORIC TREE VARIANCE



PERMIT #: VA25-000012

Permit Type

Variance Application

Subtype

Historic Tree Variance



Work Description:

Highlands at Hammock Oaks Historic Tree Variance



Applicant

CHW, an NV5 Company - April Dotson



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

900.00

Total Amount

900.00

Amount Paid

900.00

Balance Due

0.00

☐

Non-Billable



PERMIT DATES

Application Date

12/22/2025

Approval Date

12/22/2025

Issue Date:

Expiration Date:

Close Date

Last Inspection

PROJECT INFORMATION

Enter additional alternate keys if applicable

1282993, 1283264, 1283329, 3907338, 1699126, 1283311, 1585031

The property is located in the vicinity of the following streets

Rolling Acres Rd and Sunshower Lane

Area of Property (Acres)

92.12

Zoning

PUD - Planned Unit Development

PROJECT DESCRIPTION

Describe the variance request

Removal of two (2) historic trees: one 37" Live Oak and one 47" Live Oak

Describe the reason for the variance request

To reduce the overall number of units in the Highlands at Hammock Oaks development while responding to changing market demands for more detached residential lots.

Do unique conditions exist?

Yes

Explain unique conditions

The changing market demands for a higher number of detached residential lots was not created by this applicant.

i Have land use applications been filed in the last year?

Yes

Explain previous applications

Preliminary Plat and Final Plats, all approved

Number and size of trees to be removed

One 37" Live Oak and one 47" Live Oak

Name of project associated with this request

Highlands at Hammock Oaks

Describe hardship requiring tree removal

Changing market demands for more detached residential lots

Has a certified arborist evaluated the condition of trees

Yes



Attach arborist report

INFO 240301 Highlands - Tree Report.pdf



Are you requesting more than one variance

No



CONTACT INFORMATION

Owner Name

- James Harvey



Engineer

- Robert Walpole



Architect



Landscape Architect

- NV5, Inc. John-Michael Simpson



SUBMITTAL DOCUMENTS

Variance Plans

PLAN 251217 Highlands - PrePlat.pdf

INFO 251217 Highlands - Existing Tree Exhibit_Proposed Layout.pdf



Proof of Ownership

DEED 251218 Highlands - DEEDS.pdf



Owner Affidavit

AFF 251217 Highlands - Applicant Affidavit.pdf



Applicant Affidavit

AFF 251217 Highlands - Applicant Affidavit.pdf



Variance Survey

INFO 240227 Highlands - Sketch and Legal.pdf



Supporting Documentation

INFO 251217 Highlands - Historic Tree Variance Letter.pdf

INFO 251218 Highlands - LCPA.pdf



Other



ACKNOWLEDGEMENTS AND ACCEPTANCE

Signature

signature.png



FEE

FEE	▼	DESC ▼	QUANTITY	AMOUNT	TOTAL	
Historic Tree Variance					900.00	
Plan Check Fees					0.00	
Permit Fees					900.00	
Total Fees					900.00	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
12/30/2025	Chec	216484		4965	NV5, Inc	900.00	
Amount Paid						900.00	
Balance Due						0.00	

December 17, 2025

Town of Lady Lake
Thad Carroll, AICP
409 Fennell Blvd.
Lady Lake, FL 32159

RE: The Highlands at Hammock Oaks Historic Tree Variance

Dear Thad:

The letter and its attachments are provided as support for our pending application for a Variance for the Historic Tree removal for the referenced site.

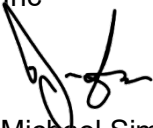
The preliminary plat was approved by the Town Commission on November 4, 2024, approving 438 lots on approximately 92.12 acres. The layout the Town Council approved illustrated all improvements for roads, stormwater basins and common areas and also illustrated all trees including Historic trees to remain. The project has also received Preliminary Plat and Final Plat approval for both phases of development. At this time, the developer is proposing to adjust the mix of unit types that will result in a reduction in total units and density for the project.

In reviewing the reductions in development density, the developer would like to request the removal of two Historic Trees located on the site. During the initial permitting and approval process, the existing Historic Trees on site were identified and a tree report was produced by Laurie Hall, PLA and Certified Arborist on March 1st, 2024. This report documented 17 Historic Trees and provided a health assessment for each tree. The Historic Trees were comprised of Live Oaks and Laurel Oaks, and all the healthy individual trees were preserved with the approved plans. This resulted in the preservation of 10 Historic Trees as identified on the included attachment.

The purpose of this letter is to request the removal of (2) two of the Historic Trees located along a narrow portion of the project site. Removing these trees will allow the developer to better distribute the proposed single-family lots along this portion of the project while also lowering the proposed density of the overall development by a small amount.

The Town Council will have to approve the removal of the two Historic Trees and we have provided staff with maps illustrating the location, species, and size of each tree overlaid on the preliminary plat. A pink label indicates a tree that is requested to be removed. The green tags indicate the trees that are intended to remain on the site. We respectfully request your consideration and approval.

Sincerely,
NV5, Inc



John Michael Simpson, PLA
Senior Project Manager

**TOWN OF LADY LAKE
GROWTH MANAGEMENT
APPLICANT'S AFFIDAVIT**

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

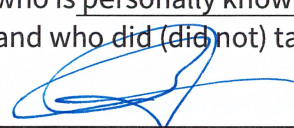
- (1) That he/she affirms and certifies that they understand and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That he/she desires approval for:
Highlands at Hammock Oaks revisions
- (3) The submittal requirements for the application have been completed and attached hereto as part of this application.



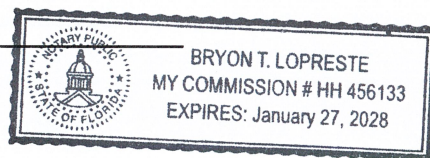
Affiant (Applicant's Signature)

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me via ☒ physical presence OR ☐ online notarization this 30th day of July, 2025, by James P. Harvey, who is personally known to me or who has produced _____ as identification and who ~~did~~ (did not) take an oath.



Notary Public



Prepared by and return to:

Tina Marie Smith
McLin & Burnsed P.A.
26736 US Hwy 27, Ste 202
Leesburg, FL 34748
(352) 787-1241

File Number: 231155

Parcel Identification Nos.: 29-18-24-0002-000-06600;
29-18-24-0002-000-01501; 29-18-24-0002-000-01502;
29-18-24-0002-000-01400

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 5th day of December, 2024 between **Burgland Land Holdings LLC, a Florida Limited Liability Company** whose post office address is **1801 West Kennedy Blvd., Suite 232, Tampa, FL 33606**, grantor, and **SK Hammock Oaks LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, FL 33637**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

Parcel 1:

The North 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 2:

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida; less the County Road right of way.

Parcel 3:

The North 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida; less the County Road right of way.

Parcel 4:

The South 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, subject to those restrictions, reservations, covenants, easements and other matters listed in Exhibit A annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

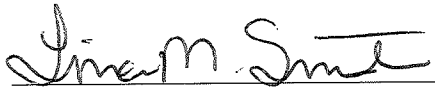
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

[signature page to follow]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



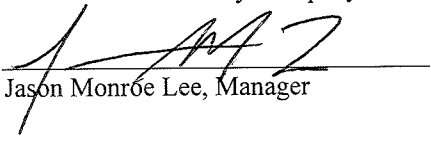
Witness

Tina M. Smith

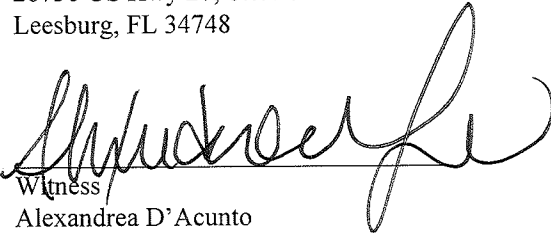
26736 US Hwy 27, Ste. 202

Leesburg, FL 34748

Burgland Land Holdings LLC,
a Florida Limited Liability Company

By: 

Jason Monroe Lee, Manager



Witness

Alexandrea D'Acunto

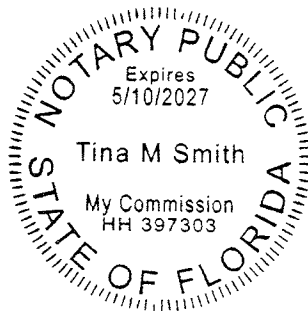
26736 US Hwy 27, Ste. 202

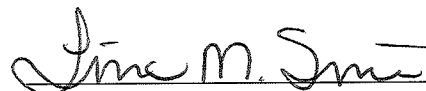
Leesburg, FL 34748

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence this 5th day of December, 2024, by Jason Monroe Lee, as Manager of Burgland Land Holdings LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Seal]





Notary Public

Print Name: Tina M. Smith

My Commission Expires: 5/10/2027

Exhibit "A"

1. Road reservations contained in the deed recorded in Deed Book 71, Page 267, Public Records of Lake County, Florida. (as to Parcel 1)
2. Road reservations contained in Deed recorded in Deed Book 81, Page 231, Public Records of Lake County, Florida. (as to Parcels 2 and 3)
3. Road reservations contained in the deed recorded in Deed Book 104, Page 432, Public Records of Lake County, Florida. (as to Parcels 2 and 3)
4. Easement contained in instrument recorded December 29, 2005, under O.R. Book 3047, Page 1098, Public Records of Lake County, Florida. (as to Parcels 2 and 3)
5. Ordinance 2022-04 recorded in O.R. Book 5996, Page 936, Public Records of Lake County, Florida. (as to Parcels 1, 2, and 3)
6. Ordinance 2022-05 recorded in O.R. Book 5996, Page 940, Public Records of Lake County, Florida. (as to Parcels 1, 2, and 3)
7. Ordinance 2022-6 recorded in O.R. Book 6003, Page 2095, Public Records of Lake County, Florida. (as to Parcels 1, 2, and 3)
8. Oil, Gas and Mineral Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded December 4, 1944, under Deed Book 225, Page 430, Public Records of Lake County, Florida; however, the right of entry and exploration associated with the oil and mineral reservations has been released pursuant to Sec. 270.11, F.S. (As to Parcels 1 and 4)
9. Ordinance 2024-06 recorded in O.R. Book 6365, Page 1324, Public Records of Lake County, Florida. (as to Parcel 4)
10. Ordinance 2024-07 recorded in O.R. Book 6365, Page 1327, Public Records of Lake County, Florida. (as to Parcel 4)
11. Ordinance 2024-08 recorded in O.R. Book 6389, Page 793, Public Records of Lake County, Florida.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel I.D. Nos.: 29-18-24-0002-000-01600; 29-18-24-0002-
000-01800

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 5th day of December, 2024, by LUGANO DEVELOPMENT, L.L.C., a Florida limited liability company ("**Grantor**"), having an address of 2801 SW Archer Road, Gainesville, Florida 32608, in favor of SK HAMMOCK OAKS LLC, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years, not yet due and payable, and to those matters set forth in Exhibit "B" attached hereto and made a part hereof; however, reference herein shall not reimpose same.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Angela Bowen
Print Name: Angela Lee Bowen
Address: 3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

Denise Lowry Hutson
Print Name: Denise Lowry Hutson
Address: 3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

GRANTOR:

LUGANO DEVELOPMENT, L.L.C., a Florida
limited liability company

By: Orianna J. Snook
Print Name: Orianna J. Snook
Title: Authorized Person

Date: 12/4/2024

STATE OF FLORIDA)
)ss.
COUNTY OF ALACHUA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of December, 2024, by Orianna J. Snook, as Authorized Person of LUGANO DEVELOPMENT, L.L.C., a Florida limited liability company, on behalf of said company. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)  DENISE LOWRY HUTSON
Commission #HH320895
Expires December 12, 2023

Denise Lowry Hutson
Notary Public-State of Florida
Print Name: Denise Lowry Hutson
My Commission No: _____
My Commission expires: _____

Exhibit "A"
Property

PARCEL 1:

The Southwest 1/4 of the Northwest 1/4, LESS the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, ALSO LESS road rights of way; AND the West 1/2 of the Southeast 1/4 of the Northwest 1/4, LESS road rights of way; and that portion of the vacated roads that are within the property described above as recited by the Resolution recorded in Official Records Book 85, Page 494, Public Records of Lake County, Florida, all of the above being in Section 29, Township 18 South, Range 24 East, being a portion of Blocks 31 through 33 inclusive, and 44 through 46 inclusive, Map of the Land in CHETWYND LAND CO., according to the Plat thereof recorded in Plat Book 1, Page 42, Public Records of Lake County, Florida.

Together with an Easement on, over and across the following property:

The East 50 feet of the North 200 feet of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24, Lake County, Florida.

LESS Lots 1 through 15, Tracts A through D, URICO, according to the plat thereof as recorded in Plat Book 33, Pages 82 and 83, Public Records of Lake County, Florida.

PARCEL 2:

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

Exhibit "B"
Permitted Exceptions

1. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 883, Page 2121, Partial Release of Easement recorded in Official Records Book 1209, Page 1710.
2. Deed to Off-Site Drainage Easement from Hanseop Yoo a/k/a Han Seop Yoo and Keun Ah Yoo to Urico Homeowners Association, Inc., recorded in Official Records Book 1207, Page 1891.
3. Ordinance No. #2004-70 by the Lake County Board of County Commissioners recorded November 30, 2004 in Official Records Book 2706, Page 669.
4. Ordinance No. 2006-36 by the Town of Lady Lake recorded April 27, 2007 in Official Records Book 3420, Page 45.
5. Ordinance No. 2006-37 by the Town of Lady Lake recorded April 27, 2007 in Official Records Book 3420, Page 49.
6. Ordinance No. 2006-38 by the Town of Lady Lake recorded June 14, 2007 in Official Records Book 3452, Page 10.
7. Ordinance 2022-13 Town of Lady Lake, Florida and Memorandum of Agreement recorded December 13, 2022 in Official Records Book 6065, Page 327.
8. Ordinance 2024-08 Town of Lady Lake, Florida recorded August 28, 2024 in Official Records Book 6389, Page 793.

Note: All of the recording information contained herein refers to the Public Records of Lake County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel Id No.: 29-18-24-0002-000-01500

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 5 day of December, 2024, by ANGELA D. LONG and DEVIN R. LONG, husband and wife (collectively, "**Grantor**"), having a mailing address of 35333 Ponderosa Drive, Fruitland Park, Florida 34731, in favor of SK HAMMOCK OAKS LLC, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637.

W I T N E S S E T H:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto (the "**Property**").

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR, AND NEITHER THE GRANTOR NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID PROPERTY.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years, not yet due and payable, and to those matters set forth in **Exhibit "B"** attached hereto and made a part hereof; however, reference herein shall not reimpose same.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but against none other.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

WITNESSES:

Lauren M. Wilmot

Print Name: Lauren M. Wilmot

Address: 1000 Legion Place, Suite 1700

Orlando, FL 32801

Jessica A. Sirianni

Print Name: Jessica A. Sirianni

Address: 1000 Legion Place, Suite 1700

Orlando, FL 32801

GRANTOR:

Angela D. Long
ANGELA D. LONG

Date: 12/4/24

STATE OF FLORIDA)
)ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of December, 2024, by **ANGELA D. LONG**. She ☐ is personally known to me or ☒ has produced FL DL as identification.

(Notary Seal)



Jessica Sirianni

Notary Public-State of Florida

Print Name: Jessica A. Sirianni

My Commission No: HH 445024

My Commission expires: 9/30/2027

WITNESSES:

Lauren M. Wilmot

Print Name: Lauren M. Wilmot

Address: 1000 Legion Place, Suite 1700

Orlando, FL 32801

Jessica A. Sirianni

Print Name: Jessica A. Sirianni

Address: 1000 Legion Place, Suite 1700

Orlando, FL 32801

GRANTOR:

DEVIN R. LONG

DEVIN R. LONG

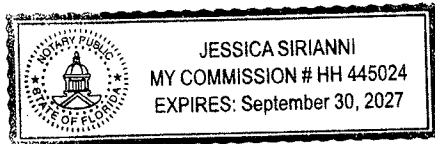
Date: 12-4-24

STATE OF FLORIDA)
)ss.

COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of December, 2024, by **DEVIN R. LONG**. He ☐ is personally known to me or ☒ has produced FL DL as identification.

(Notary Seal)



Jessica A. Sirianni
Notary Public-State of Florida
Print Name: Jessica A. Sirianni
My Commission No: HH 445024
My Commission expires: 9/30/27

Exhibit "A"
Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

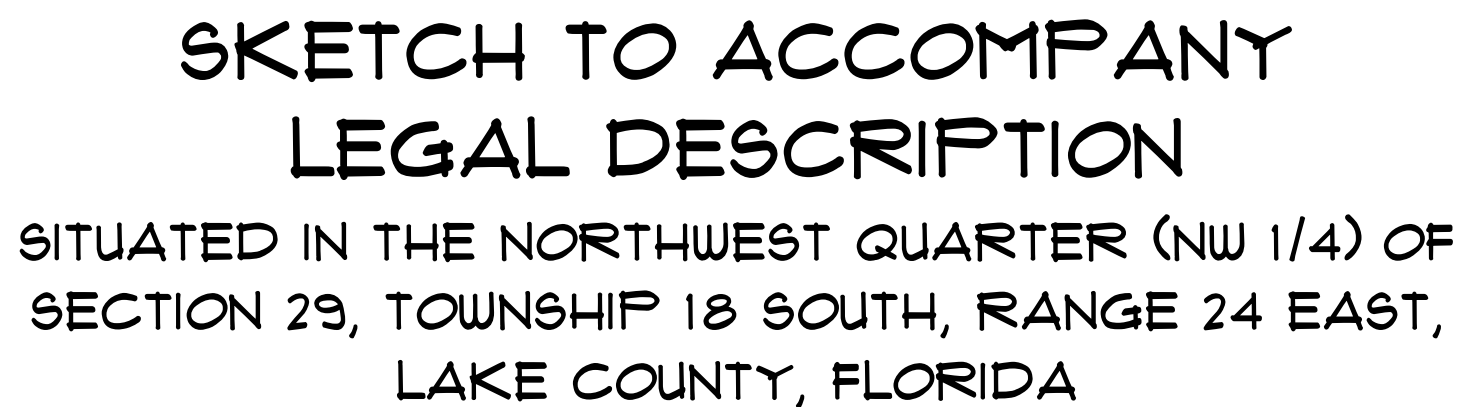
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE SOUTH 15 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF COUNTY DISTRICT ROAD NO. 1-6903.

Exhibit "B"
Permitted Exceptions

1. Easement granted to Florida Power Corporation by instrument recorded in Book 2168, Page 626.
2. Easement(s) set forth in Warranty recorded in Book 1826, Page 2403.
3. Terms and conditions of the easement(s) as set forth in Warranty recorded in Book 1366, Page 1169.
4. Ordinance No. 2024-06 as recorded in Book 6365, Page 1324.
5. Ordinance No. 2024-07 as recorded in Book 6365, Page 1327.
6. Ordinance No. 2024-08 as recorded in Book 6389, Page 793.

Note: All of the recording information contained herein refers to the Public Records of Lake County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.



** THIS IS NOT A BOUNDARY SURVEY **

LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

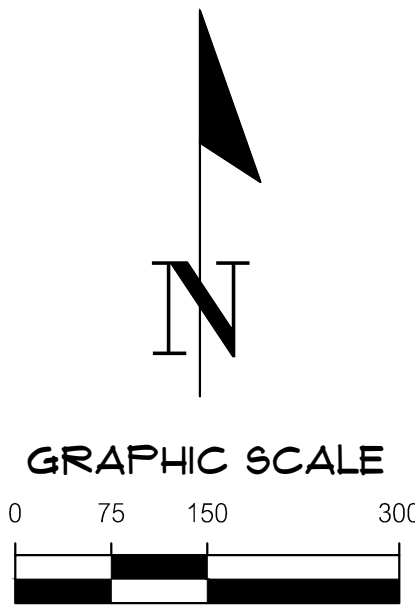
LESS AND EXCEPT:

THE EAST ONE-QUARTER (E 1/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH-WEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SAID TRACT CONTAINING 92.12 ACRES, MORE OR LESS

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°40'04" E	30.00'
L2	N 0°29'03" E	59.92'
L3	N 69°53'59" W	142.82'
L4	N 57°45'19" E	28.62'
L5	N 74°19'07" E	117.27'
L6	N 25°26'20" E	72.27'
L7	N 11°11'15" E	211.94'
L8	S 3°21'32" E	140.21'
L9	N 18°26'52" W	98.57'
L10	N 25°00'54" W	140.77'
L11	N 34°36'05" W	74.37'
L12	N 39°57'30" W	223.51'
L13	N 17°22'36" E	14.85'
L14	N 39°57'27" W	88.12'
L15	N 89°33'14" W	73.00'
L16	S 17°46'07" W	70.33'

LEGEND:
RW = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 **FLORIDA**
CA-5075



SCALE: 1" = 150'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

KOLTER LAND PARTNERS, LLC

CERTIFIED TO:

SURVEY DATE:
02-26-2024

REVISION DATE:
N/A

PROJECT NUMBER:
22-0098

TECHNICIAN:	NAD
CREW CHIEF:	N/A
CHECKED BY:	AAH
FIELD BOOK:	N/A

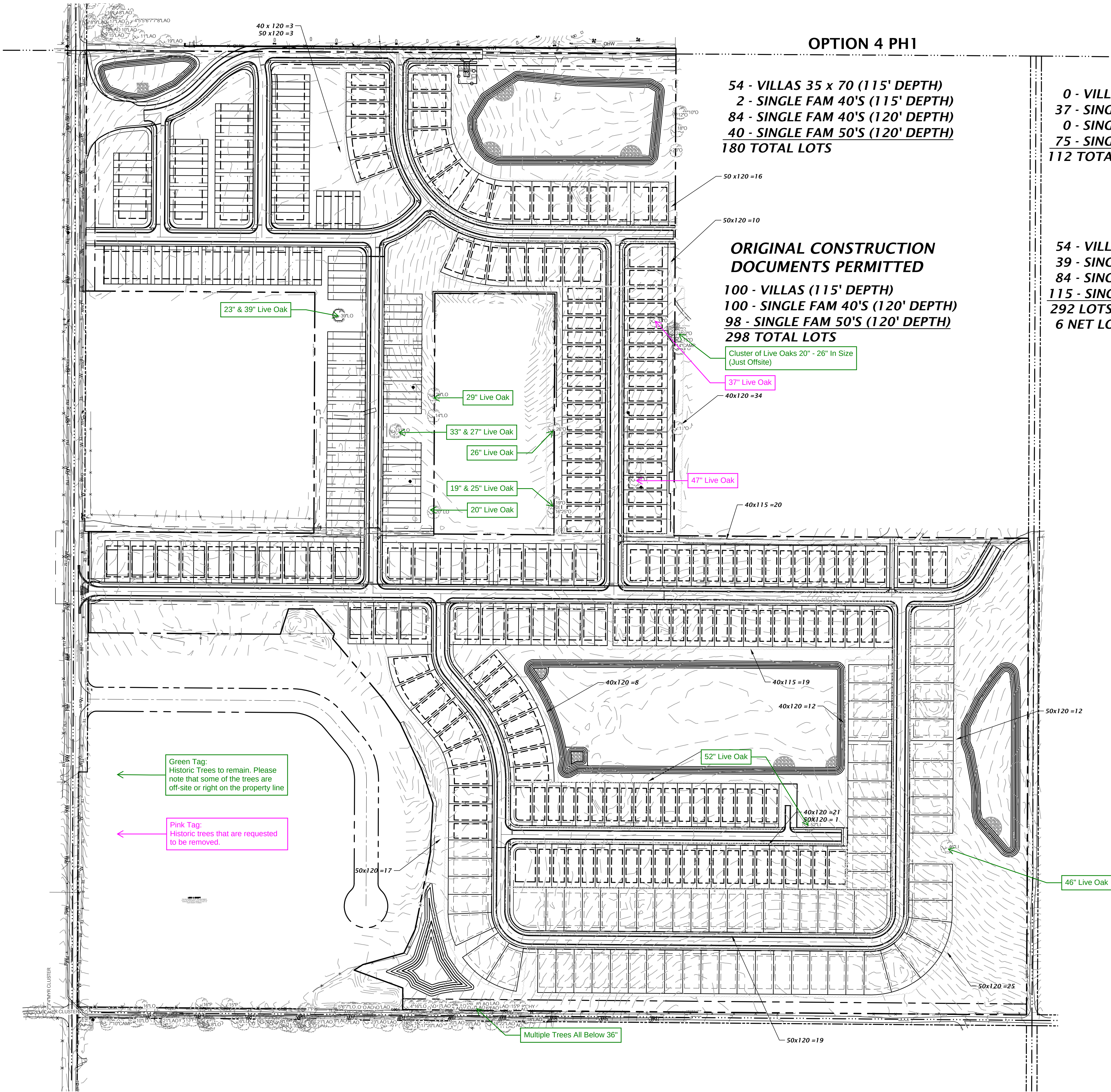
ARON H. HICKMAN

This map prepared by:

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 1

Test: davis Plot Date: Nov 03,2025 11:18pm Filename: N:\2025\23-0267\Department\04_Engineering\02_DWG\Base Files\PLAT\23-0267 Base PP.dwg



OPTION 4 PH1

54 - VILLAS 35 x 70 (115' DEPTH)
2 - SINGLE FAM 40'S (115' DEPTH)
84 - SINGLE FAM 40'S (120' DEPTH)
40 - SINGLE FAM 50'S (120' DEPTH)
180 TOTAL LOTS

ORIGINAL CONSTRUCTION DOCUMENTS PERMITTED

100 - VILLAS (115' DEPTH)
100 - SINGLE FAM 40'S (120' DEPTH)
98 - SINGLE FAM 50'S (120' DEPTH)
298 TOTAL LOTS

Cluster of Live Oaks 20' - 26" in Size (Just Offsite)

37" Live Oak

40x120 =34

47" Live Oak

40x115 =20

52" Live Oak

40x120 =21

40x120 =1

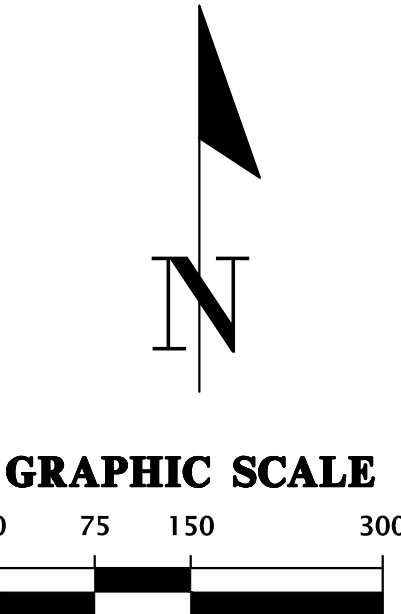
50x120 =19

OPTION 4 PH2

0 - VILLAS 35 x 70 (115' DEPTH)
37 - SINGLE FAM 40'S (115' DEPTH)
0 - SINGLE FAM 40'S (120' DEPTH)
75 - SINGLE FAM 50'S (120' DEPTH)
112 TOTAL LOTS PH2

OPTION 4 GAINS AND LOSSES

54 - VILLAS 35 x 70 (115' DEPTH) NET LOSS 46
39 - SINGLE FAM 40'S (115' DEPTH) NET GAIN 39
84 - SINGLE FAM 40'S (120' DEPTH) NET LOSS 16
115 - SINGLE FAM 50'S (120' DEPTH) NET GAIN 17
292 LOTS TOTAL
6 NET LOSS



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NIV5

SCALE 1"=150'
VERIFY SCALE
BASED ON
ORIGINAL DRAWING
0"=0' SCALE INDICATES
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

DATE: 07/24/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
DATE: 05/26/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
DATE: 02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CERT: KOLTER LAND PARTNERS, LLC
PROJECT: THE HIGHLANDS AT HAMMOCK OAKS

DESIGNER: DIS/CCM
QUALITY CONTROL: R/JW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE

SHEET TITLE: OPTION 4

FL PE No. 58206

SHEET NO. OPT-4

To: John Curtis, Kolter Land Partners LLC

Project: The Highlands at Hammock Oaks

P.N.: 22-0098.13

From: Laurie F. Hall, PLA, ISA

Date: 2/22/2024

Site Area: Approximately 92 Acres

Evaluation of Health of Trees and Native Vegetation

Dear John,

The Town of Lady Lake Land Development Regulations define a historic tree as any tree, except undesirable species with a diameter at breast height (DBH) of 36" or higher. In order to remove a historic tree, the applicant must file for an application of variance consistent with 10-5.c.3. All tree mitigation shall be calculated consistent with the regulations set forth by the Town of Lady Lake.

CHW performed an assessment of the existing historic trees on the portion of the project site, approximately 92 acres.

During our site visit, we observed the condition of each historic tree (36" or greater) and provided a grade on a scale of 0-5 for health and structure. Most of the trees observed are either Laurel Oak or Live Oak trees with a few other species observed. As is common with Laurel Oak trees of this size, many of those observed are in poor condition, have significant tip dieback, dropped branches, and/or structural damage. Tree-specific notes are provided as appropriate with photos where available.

We look forward to discussing this report with you and answering any questions.

Sincerely –



Laurie F. Hall, PLA, ISA
Director of Landscape Architecture
ISA Certified Arborist FL-9772A

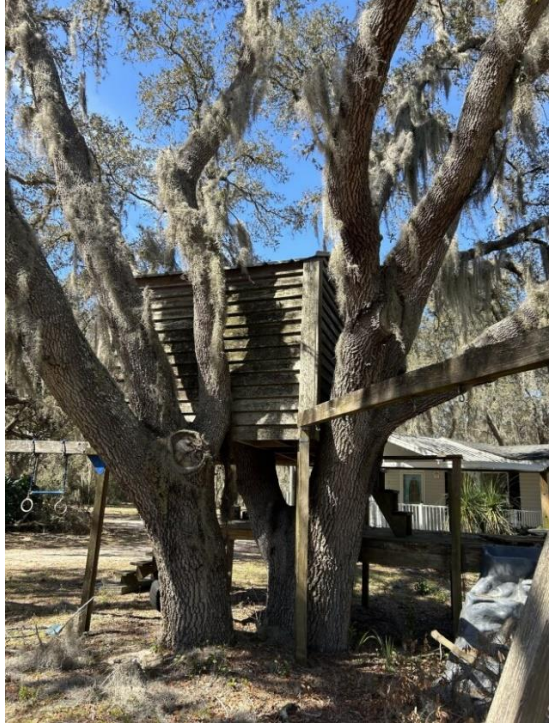
Evaluation Table of Heritage Trees and Other Trees of Significance

Species & DBH: Species (by common name) of tree, diameter at breast height of tree

Grade: Scale of 0-5 for health and structure, 0 = Dead

Description: Brief notes about the character and health of each tree evaluated.

Photo: Thumbnail photo of significant characteristic for further describing tree, if available.

Species & DBH	Grade	Description	Photo (if available)
34", 27", 20", and 18" Sand Live Oak cluster	4		
32", 26" Live Oak cluster	4		

38" Live Oak	1	Poor condition, large limb out, rot, dieback	 
36" Laurel Oak	1.5		

37" Laurel Oak	1.5		
52" Live Oak	5	Tree in very good condition; single leader; full canopy	 
46" Live Oak	3.5	Good condition	

47" Laurel Oak	1.5		
41" Laurel Oak	1.5		
39" Laurel Oak	1.5		
37" Laurel Oak	1.5		

36" Laurel Oak	1.5		
36" Laurel Oak	1.5		

42" Laurel Oak	1.5		
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36" Laurel Oak	1.5		
37" Laurel Oak	1.5		
25" 32" Multi-Trunk Live Oak	4		

TOWN OF LADY LAKE

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



February 2, 2026

RE: Public Hearing Notice - Highlands at Hammock Oaks Historic Tree Removal Variance – **Revised meeting dates**

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by James Harvey on behalf of SK Hammock Oaks, LLC, for the removal of two historic trees within the Highlands at Hammock Oaks site, located south of Sunshower Lane, east of Rolling Acres Road, and north of Abeble Road, within the town limits of the Town of Lady Lake, Florida. **The applicant has requested to table this application until the March Planning and Zoning Board meeting. The revised meeting dates are below.**

Resolution No. 2026-101

Variance to Chapter 10, Section 10-5).c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees (diameter at breast height of 36" or larger).

The variance request is to allow for the removal of two viable historic trees within the Highlands at Hammock Oaks, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida.

The public hearings for this petition are scheduled as follows, and you are invited to attend:

PLANNING AND ZONING BOARD- **Monday, March 9, 2026, at 5:30 p.m.**

COMMISSION MEETING- **Monday, April 6, 2026, at 6:00 p.m.**

Both meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida.

Petition details are available for inspection at 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.

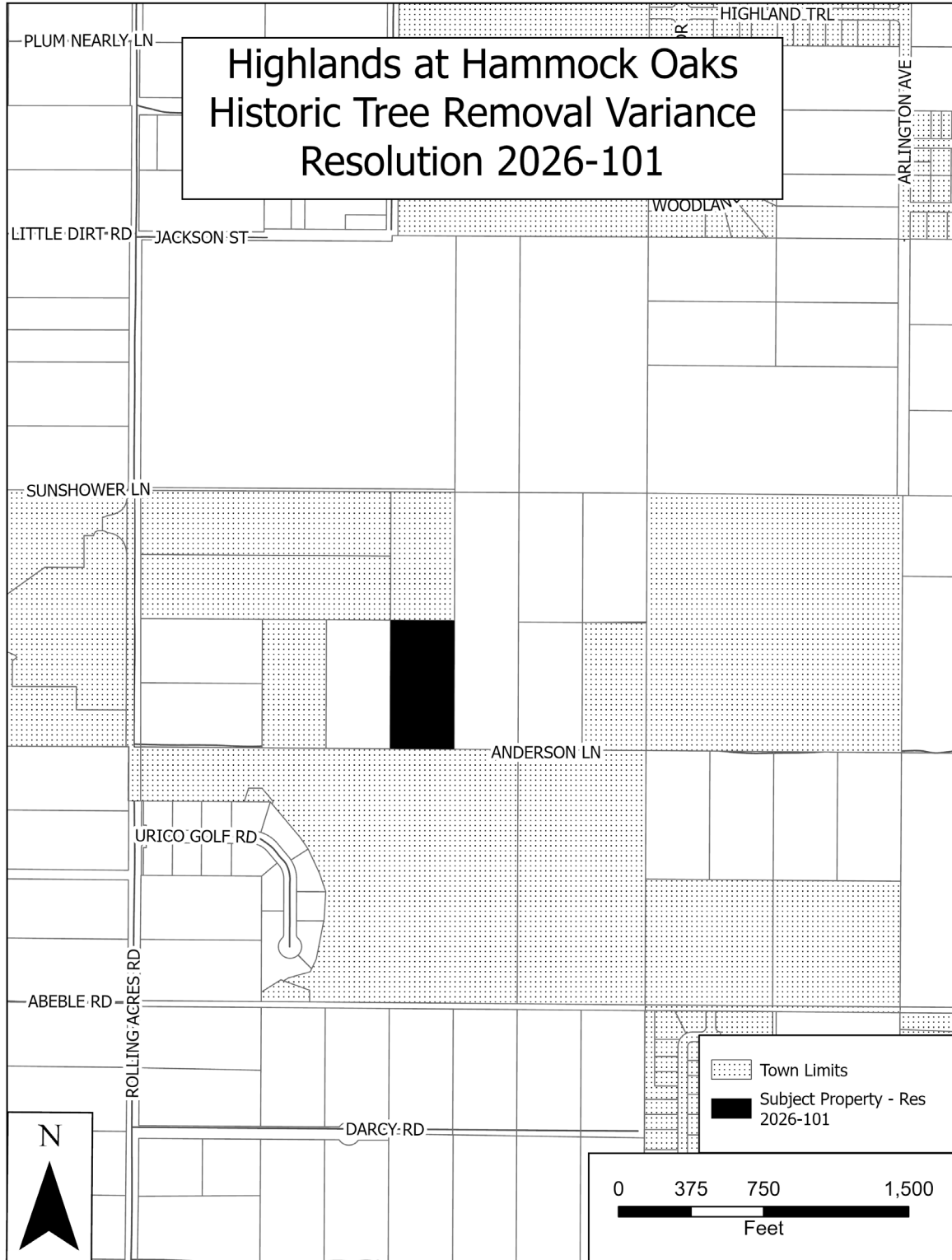
Sincerely,

Rebecca Schneider, AICP

Senior Planner

Town of Lady Lake, Growth Management Department

LOCATION MAP



Owners within 150 feet				
OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BILLIE-MARKS ANGEL N	1211 ANDERSON LN	LADY LAKE	FL	32159
DOLAN LINDA B	1032 SUGAR LOAF KEY LOOP	LADY LAKE	FL	32159
FREEMAN LOIS A AND WELLINGTON B FREEMAN ESTATE	23928 SUNDANCE DR	SORRENTO	FL	32776
GREEN KEY VILLAGE OWNERS ASSN INC	6972 LAKE GLORIA BLVD	ORLANDO	FL	32809
GUERRERO ARMEL	2230 STILLWOOD WAY	SAINT CLOUD	FL	34771
MAGISTRO JAMES M & GAY ANN	PO BOX 582	LADY LAKE	FL	32158-0582
MINYARD MICHAEL W & SHARON	1435 DARCY RD	LADY LAKE	FL	32159
PENNY CONNIE B &	1207 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
PONDS CHRISTOPHER M & KERRY A	PO BOX 2200	LADY LAKE	FL	32158-2200
SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778
SINANON VEONA P	1401 DARCY RD	LADY LAKE	FL	32159
SK HAMMOCK OAKS LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
SMADA TRUST	1421 ANDERSON LN	LADY LAKE	FL	32159
SPIELER MICKEY C & KATHLEEN A	1719 LATTI CT	THE VILLAGES	FL	32162
TYLA PAM	PO BOX 1300	LADY LAKE	FL	32158-1300



THIS PROPERTY WILL BE CONSIDERED FOR:
VARIANCE

Petition Number: RESOLUTION #2026-101
Applicant: SK HAMMOCK OAKS, LLC
Present Zoning: PLANNED UNIT DEVELOPMENT (PUD)
Action Requested:
REMOVAL OF TWO VIABLE HISTORIC TREES

WILL BE HEARD AT THE LADY LAKE TOWN HALL
COMMISSION CHAMBERS AT
409 FENWELL BOULEVARD, LADY LAKE, FLORIDA

Planning and Zoning Board Meeting:
Monday, March 9, 2026, at 5:30 p.m.
Town Commission Meeting:
Monday, April 6, 2026, at 6:00 p.m.
FOR ADDITIONAL INFORMATION: 352-751-1511



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

AGENDA ITEM TITLE

Growth Management - Resolution 2026-102 - Variance — A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Authorize the Removal of Two Historic Trees in Accordance with the Provisions of Chapter 10, Section 10-5. c). 3). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Lake County Development Partners, LLC, being Approximately 30.77 Acres of Land, Located north of Lake Ella Road and West of South Highway 27/441 within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-59

DEPARTMENT

Growth Management

SUMMARY

The variance application is in accordance with the provisions of Chapter 10, Section 10-5). c).3)., of the Town of Lady Lake Land Development Regulations which requires the submittal of a Historic Tree Removal variance application for any property owner who desires to remove a healthy historic tree located on commercial property.

On Wednesday, February 18, 2026, a variance application was submitted requesting to remove two historic trees on a 30.9-acre portion of the Lake Ella PUD site located north of Lake Ella Road and west of South Highway 27/441 owned by Lake County Development Partners, LLC, within the Town Limits of the Town of Lady Lake, Florida.

BACKGROUND

The subject property is approximately 30.9 acres of land located in Section 28, Township 18 South, and Range 24 East. The property is zoned Planned Unit Development (PUD) and the future land use is Commercial General – Retail Sales and Services (RET).

On Monday, October 20, 2025, the entitlements of the PUD Memorandum of Agreement were amended, allowing for an independent living facility via Ordinance 2025-13. A site plan was submitted for the Independent Living Facility on October 16, 2025.

JUSTIFICATION STATEMENT

Per the applicant, the variance is requested due to the proximity of roots to the proposed site walls and/or grading differentials that will prohibit the survival of the tree post-construction. Additionally, the entrance roadway is positioned such that it is aligned with Hartsock Sawmill

Road and to provide access to the existing lift station. Tree number 1984 is located within this right of way.

The applicant also states that the property has extreme topographic changes across the site. Adding drivable surfaces that meet code and ADA requirements is not practical without substantial site walls and filling the natural grade multiple feet. Installation of the site walls in the locations necessary for pedestrian/vehicular circulation impedes on the roots of the above-mentioned trees, which will likely damage them during construction or cause them to become structurally damaged over time. To avoid this, these trees must be removed.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 10-5, Section 3 – Review criteria for variances in the Land Development Requirements:

Should the Town Commission approve the applicant's request for tree removal, the applicant shall, at the time of application for tree removal pay to the Town Tree Bank, three thousand six hundred dollars (\$3,600.00) for each thirty-six-inch DBH tree, plus one hundred dollars (\$100.00) for each additional inch over the thirty-six (36) inches. This mitigation fee is to offset the loss of each historic tree. Based on the two historic trees proposed to be removed, the mitigation fee to the Town's Tree Bank would be \$12,200.00.

Developers of any non-residential or multi-family developments, requiring site plan approval are not required to submit an application for a clearing and tree permit but are required to submit a tree survey and landscape plans at the time of site plan submittal so that consideration may be given to the protection of native trees, historic trees, and vegetation.

Notices to inform the surrounding 16 property owners within 150' of the subject property of the proposed variance were mailed on Thursday, February 26, 2026. Notification signs were posted on the property on Monday, March 2, 2026.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2026-102 and found that it was ready for consideration by the Planning and Zoning (P&Z) Board.

PUBLIC HEARINGS

The Commission's first and final reading of Resolution 2026-102 is scheduled for Monday, April 6, 2026, at 6:00 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval for the removal of the historic tree within the right of way north of the subject property.

Staff recommends denial for the removal of the historic tree located on the western portion of the subject property.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

DRAFT RESOLUTION 2026-102
TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF TWO HISTORIC TREES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10, SECTION 10-5. c). 3). A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY LAKE COUNTY DEVELOPMENT PARTNERS, LLC, LOCATED NORTH OF LAKE ELLA ROAD AND WEST OF SOUTH HIGHWAY 27/441, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Lake County Development Partners, LLC, the property owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A," have petitioned for a variance from the provisions of Chapter 10, Section 10-5, c).3).A).; and

WHEREAS, the applicants are requesting to be allowed to remove two historic trees having a diameter at breast height (DBH) of at least 36 inches; located north of Lake Ella Road and West of South Highway 27/441; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section 10-5, c).3).A)., of the Town of Lady Lake Land Development Regulations which requires a variance for the removal of historic trees, and to allow for the removal of two historic trees on property located north of Lake Ella Road and West of South Highway 27/441 within the Town limits of the Town of Lady Lake, Florida.

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

RESOLVED this ____ day of _____, **2026**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP**PARCEL 1:**

THE NW 1/4 OF THE SE 1/4, LYING W OF THE ACL RAILROAD, AND BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4, RUN N.00°35'56"E., ALONG THE E LINE OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 279.44 FT, THENCE N.22°46'58"W. 308.37 FT, RUN S.67°13'02"W., 400 FT, THENCE S.17°30'30"E., TO THE S LINE OF THE NW 1/4 OF THE SE 1/4, THENCE E ALONG SAID S LINE OF THE NW 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING, LYING IN SECTION 28, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY, FLORIDA;

LESS AND EXCEPT:

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

PARCEL 2:

THE SW 1/4 OF THE SE 1/4, LYING N OF CLAY RD, LESS: BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, RUN S ALONG SAID E LINE OF THE SW 1/4 OF THE SE 1/4 TO THE NORTHERLY ROW LINE OF SAID CLAY RD, THENCE N.84°15'56"W. ALONG NORTHERLY ROW, 100 FT, THENCE N.17°30'30"W. TO THE N LINE OF THE SW 1/4 OF THE SE 1/4, THENCE E ALONG SAID N LINE OF THE SW 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY, FLORIDA;

AND

THAT PART OF THE NW 1/4 OF THE SE 1/4 IN SECTION 28, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 28, RUN THENCE N.00°38'56"E. ALONG THE E LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 279.44 FT; THENCE N.22°46'58"W.

1 PARALLEL WITH THE WESTERLY ROW LINE OF HWY NO. 27-441, A DISTANCE OF 308.37 FT TO
 2 THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN
 3 THENCE N.67°13'02"E., A DISTANCE OF 100.48 FT TO THE WESTERLY ROW LINE OF U.S. HWY
 4 NO. 27-441, THENCE N.22°46'58"W. ALONG THE WESTERLY ROW LINE OF U.S. HWY NO. 27-441,
 5 A DISTANCE OF 789.80 FT TO THE N LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28,
 6 THENCE N.89°24'17"W. ALONG THE N LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28,
 7 A DISTANCE OF 108.38 FT, THENCE S.22°46'58"E. PARALLEL WITH THE WESTERLY ROW LINE OF
 8 U.S. HWY NO. 27-441, A DISTANCE OF 832.80 FT TO THE POINT OF BEGINNING.

9 LESS:

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

24 ALSO LESS:

25 FROM THE NW CORNER OF THE SE 1/4 OF SE 1/4 RUN N00°38'56"E., 279.44 FT, N.22°46'58"W.,
 26 PARALLEL WITH THE WESTERLY ROW LINE OF U.S. HWY 27 A DISTANCE OF 308.37 FT FOR POINT
 27 OF BEGINNING, RUN S67°13'02"W. 400 FT BEING POINT A, RETURN TO POINT OF BEGINNING,
 28 RUN N67°13'02"E. 100.48 FT TO WESTERLY ROW LINE OF U.S. HWY 27 N., N22°46'58"W., ALONG
 29 THE WESTERLY ROW LINE OF U.S. HWY 27 A DISTANCE OF 112.86 FT, S 69°44'02"W., 488.35 FT,
 30 S.17°58'49"E. TO POINT A.

31 PARCEL 3:

32 THAT PART OF THE NW 1/4 OF THE SE 1/4 IN SECTION 28, TOWNSHIP 18 S, RANGE 24 E, LAKE
 33 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SE 1/4
 34 OF THE SE 1/4 OF SAID SECTION 28; RUN THENCE N.00°38'56"E. (N.00°07'37"E. FLORIDA GRID
 35 E ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF
 36 279.44 FT; THENCE N.22°46'58"W. (N.23°15'17"W. FLORIDA GRID EAST ZONE) , PARALLEL WITH
 37 THE WESTERLY ROW LINE OF U.S. HWY NO. 27-441, A DISTANCE OF 308.37 FT; THENCE
 38 N.67°13'02"E. (N66°44'43"E. FLORIDA GRID EAST ZONE)., A DISTANCE OF 100.48 FT TO THE

1 WESTERLY ROW LINE OF U.S. HWY NO. 27-441, THENCE N.22°46'58"W., (N.23°16'06"W. FLORIDA
 2 GRID EAST ZONE), ALONG THE WESTERLY ROW LINE OF U.S. HWY NO. 27-441, A DISTANCE OF
 3 112.86 FT TO THE POINT OF BEGINNING; THENCE DEPARTING SAID ROW RUN S.69°44'02"W.
 4 FLORIDA GRID EAST ZONE 488.35 FT; THENCE N.17°58'49"W. FLORIDA GRID EAST ZONE 138.91
 5 FT; THENCE N.72°51'55"E. FLORIDA GRID EAST ZONE 477.61 FT TO THE ROW OF U.S. HWY NO.
 6 27-441; THENCE S23°16'06"E. FLORIDA GRID EAST ZONE ALONG ROW 112.86 FT TO THE POINT
 7 OF BEGINNING.

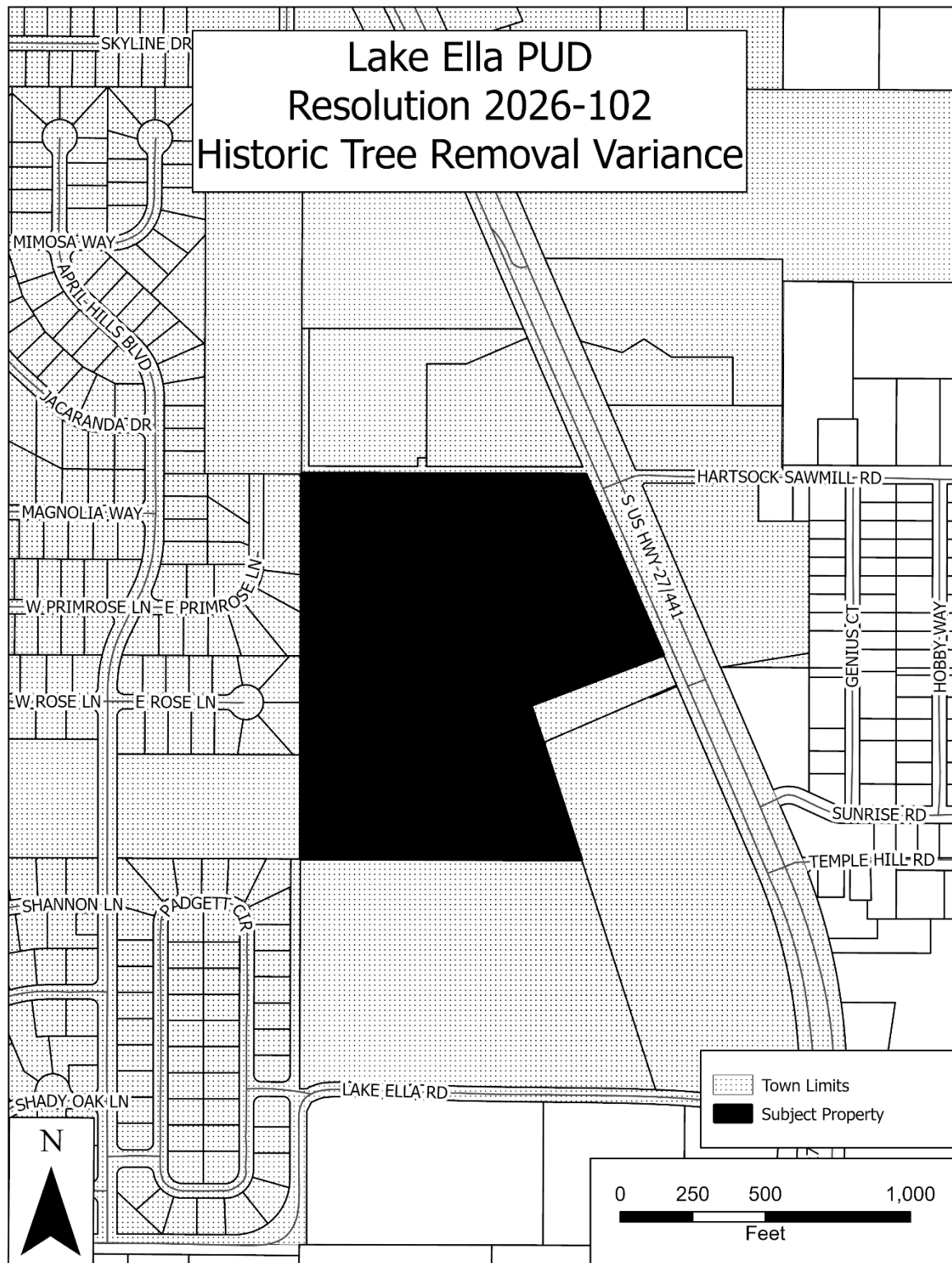
8 PARCEL 4 (HOTEL SITE):

9 COMMENCE AT THE S 1/4 CORNER OF SECTION 28, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY
 10 FLORIDA; THENCE N.00°18'43"W., ALONG THE W LINE OF THE SE 1/4 OF SAID SECTION 28,
 11 2095.71 FT TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 89°41'17"E. 368.82
 12 FT; THENCE N.00°16'55"W., 179.07 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 13 WESTERLY, HAVING A RADIUS OF 188.00 FT AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG
 14 THE ARC OF SAID CURVE A DISTANCE OF 45.49 FT TO THE POINT OF TANGENCY, HAVING A
 15 CHORD BEARING OF N.07°12'49"W. AND A CHORD DISTANCE OF 45.38 FT; THENCE
 16 N.14°08'43"W., 75.54 FT TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY,
 17 HAVING A RADIUS OF 212.00 FT, A DELTA ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID
 18 CURVE, 51.23 FT TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF
 19 N.07°13'19"W., AND A CHORD DISTANCE OF 51.11 FT; THENCE N. 00°17'27"W., 210.73 FT TO A
 20 POINT ON THE N LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE
 21 S.89°42'05"W. ALONG SAID N LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A
 22 DISTANCE OF 339.32 FT TO A POINT ON THE AFORESAID W LINE OF THE SE 1/4 OF SAID SECTION
 23 28; THENCE S.00°18'43"E., ALONG SAID W LINE OF THE SE 1/4 OF SAID SECTION 28, 559.02 FT
 24 TO POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING NONEXCLUSIVE EASEMENT FOR
 25 ACCESS, ROADWAY AND UTILITIES:

26 HOTEL SITE CENTERLINE ACCESS EASEMENT DESCRIPTION:

27 ACCESS EASEMENT IS 25 FT EACH SIDE OF THE FOLLOWING DESCRIBED
 28 CENTERLINE:, COMMENCE AT THE S 1/4 CORNER OF SECTION 28, TOWNSHIP 18 S, RANGE 24 E,
 29 LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE W LINE OF THE SE 1/4 OF SAID
 30 SECTION 28, 2095.71 FT; THENCE N. 89° 41'17"E. 368.82 FT; THENCE N.00°16'55"W., 179.07 FT
 31 TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00
 32 FT AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF
 33 45.49 FT TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49". AND A
 34 CHORD DISTANCE OF 45.38 FT; THENCE N.14°08'43"W., 75.54 FT TO THE POINT OF CURVATURE
 35 OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FT, A DELTA ANGLE OF
 36 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FT TO THE POINT OF TANGENCY,
 37 SAID CURVE HAVING A CHORD BEARING OF N.07°13'19"W., AND A CHORD DISTANCE OF 51.11
 38 FT; THENCE N.00°17'27"W., 76.11 FT TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 39 THENCE N.89°40'11"E., A DISTANCE OF 277.91 FT TO THE POINT OF CURVATURE OF A CURVE

- 1 CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FT AND A DELTA ANGLE OF 23°30'19";
- 2 THENCE ALONG SAID CURVE AN ARC DISTANCE OF 328.19 FT TO THE POINT OF TANGENCY,
- 3 SAID CURVE HAVING A CHORD BEARING OF N.77°55'01"E AND A CHORD DISTANCE OF 325.90
- 4 FT; THENCE N. 66°09'54"E., A DISTANCE OF 67.74 FT TO A POINT ON THE WESTERLY ROW LINE
- 5 OF U.S. HWY NO. 27-441 AND THE TERMINUS OF THIS EASEMENT.



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT

HISTORIC TREE VARIANCE APPLICATION

Owner's Information

Owner's Name: LAKE COUNTY DEVELOPMENT PARTNERS, LLC

Mailing Address: 1460 NW 127TH WAY, CORAL SPRINGS, FL 33071

Telephone Number: 954-648-6705 Email Address: PS@TRINITYDEVELOPMENTS.NET

Applicant's Information

Applicant's Name: EXO LIMITED, LLC

Mailing Address: 3319 MAGUIRE BLVD, SUITE 130

Telephone Number: 407-743-0104 Email Address: PERMITS@EXOLIMITED.COM

Applicant is: ☐ Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Other

Property Information

Property Address/Location: S US HWY 27-472, LADY LAKE FL, E PRIMROSE LN LADY LAKE FL

Alternate Key: 3922235, 1282608, 3374916, 3793911

Legal Description:

SEE ATTACHED

Justification for Request

The variance request is as follows:

TO REMOVE THREE TREES ON THE ABOVE REFERENCED PROPERTY. HISTORIC TREES WITH A CONDITION RATING ABOVE 60% ARE TREES 1984 AND 572. ANY HISTORIC TREE WITH A CONDITION RATING OF 60% OR LESS IS NOT INCLUDED WITH THIS APPLICATION.

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

PROPOSED TREES TO BE REMOVED ARE REQUESTED FOR REMOVAL DUE TO THE PROXIMITY OF ROOTS TO THE PROPOSED SITE WALLS AND/OR GRADING DIFFERENTIALS THAT WILL PROHIBIT THE SURVIVAL OF THE TREE POST-CONSTRUCTION. ADDITIONALLY, THE ENTRANCE ROADWAY IS POSITIONED SUCH THAT IT IS ALIGNED WITH HARTSOCK SAWMILL ROAD AND TO PROVIDE ACCESS TO THE EXISTING LIFT STATION, BUT INTERFERES WITH THE LOCATION OF TREE 1984.

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

Explain such circumstance:

THE PROPERTY HAS EXTREME TOPOGRAPHIC CHANGES ACROSS THE SITE. ADDING DRIVEABLE SURFACES THAT MEET CODE AND ADA REQUIREMENTS IS NOT PRACTICAL WITHOUT SUBSTANTIAL SITE WALLS AND FILLING THE NATURAL GRADE MULTIPLE FEET. INSTALLATION OF THE SITE WALLS IN THE LOCATIONS NECESSARY FOR PEDESTRIAN/VEHICULAR CIRCULATION IMPEDES ON THE ROOTS OF THE ABOVE REFERENCED TREES, WHICH WILL LIKELY DAMAGE THEM DURING CONSTRUCTION OR CAUSE THEM TO BECOME STRUCTURALLY DAMAGED OVER TIME. TO AVOID THIS, THESE TREES MUST BE REMOVED.

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

THIS PROPERTY HAS APPROXIMATELY 70 FEET OF FALL THROUGHOUT THE SITE, THUS CREATING ATYPICAL CONDITIONS WHEN COMPARED TO MANY SURROUNDING PROPERTIES.

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

WITHOUT THE USE OF SITE WALLS IN THE AREAS WHERE PROPOSED, AFFECTING THE SUBJECT HISTORIC TREES, IT WOULD DRASTICALLY LIMIT THE DRIVEABILITY AND PEDESTRIAN CIRCULATION OF THE PROPERTY

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

REQUESTED VARIANCE DOES NOT AFFECT BUILDING STRUCTURES. SITE WALLS ARE LOCATED WHERE PROPOSED TO MAINTAIN A MINIMUM OF 8' HEIGHT, AS REQUIRED BY CODE.

Have any land use applications been filed within the last year in connection with this property? X Yes No. If yes, briefly describe the nature of the request:

PUD AMENDMENT (REZONING APPLICATION), SITE PLAN APPLICATION

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include a site plan showing the exact locations and dimensions the tree to be removed.

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

_____  (AGENT)
Signature of Applicant

Please submit the application, accompanied by the appropriate review fees and six copies of all applicable information documentation as required by the lady lake land development regulation, adopted august 15, 1994 to the community development department.

Office Use:

Date Application Received: 2/18/2026 Received by: 

Fees Paid: 2/20/2026

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
SITE PLAN
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

LAKE COUNTY
DEVELOPMENT
PARTNERS, LLC

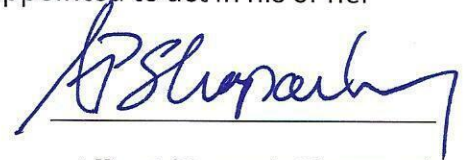
Before me, the undersigned authority personally appeared _____, who being
by me first duly sworn on oath, deposes and says:

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:

LAKE ELLA SITE PLAN

3. That he or she has appointed EXO LIMITED, LLC 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.

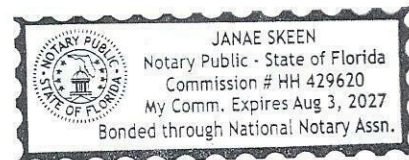


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 5th day of September, 2025,
by Alexander Shapansky, who is personally known to me or who has produced
Florida Driver License as identification and who did (did not) take an oath.



Notary Public



NOTE

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

ADMINISTRATIVE VARIANCE

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA

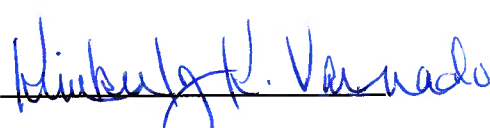
COUNTY OF LAKE

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

1. That he or she affirms and certifies that he or she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his or her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That he or she desires approval for:
LAKE ELLA HISTORIC TREE VARIANCE
3. That the submittal requirements for the application have been completed and attached hereto as part of this application.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 9th day of OCTOBER, 2025,
by JASON BULLARD, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public



KIMBERLY K. VARNADO
Notary Public
State of Florida
Comm# HH593902
Expires 9/16/2028

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of the 14th day of January, 2025, by **ELIJAH BAILEY, JR. (as to Parcels 1, 2, & 3) and ELIJAH BAILEY, JR. AND IRYNA BAILEY, HUSBAND AND WIFE (as to Parcel 4)** (hereinafter referred to as "**Grantor**"), having an address of 1107 N. Thomas Ave., Leesburg, Florida 34748, to **LAKE COUNTY DEVELOPMENT PARTNERS LLC**, a Florida limited liability company, having an address of 1460 NW 127th Way, Coral Springs, Florida 33071 (hereinafter referred to as "**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Lake County, Florida more particularly described as follows, to wit:

See Exhibit "A" attached hereto

Neither Elijah Bailey, Jr. and Iryna Bailey nor anyone dependent on them resides on the property described in the attached Exhibit "A". This property is not the homestead of Elijah Bailey, Jr. and Iryna Bailey within the meaning of Article X of the Constitution.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

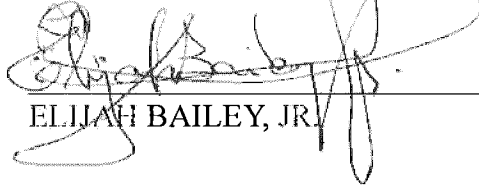
AND the Grantor does hereby covenant to Grantee that Grantor is lawfully seized of the Subject Property in fee simple and, that Grantor has good right and lawful authority to sell and convey the Subject Property, and that Grantor warrants the title to the Subject Property and will forever defend the same against the claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

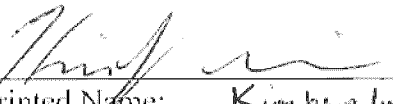

Printed Name: Kimberly Ricci

Witness Address: 215 N. Eola Dr.
Orlando, FL 32801

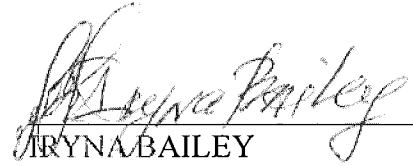

ELIJAH BAILEY, JR.

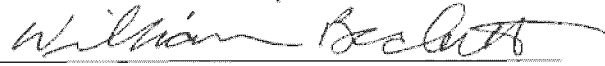

Printed Name: William A. Beckett

Witness Address: 215 N. Eola Dr.
Orlando, FL 32801


Printed Name: Kimberly Ricci

Witness Address: 215 N. Eola Dr.
Orlando, FL 32801


TRYNA BAILEY


Printed Name: William A. Beckett

Witness Address: 215 N. Eola Dr.
Orlando, FL 32801

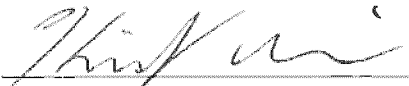
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of September, 2024, by Elijah Bailey, Jr. He is ☐ personally known to me or ☒ has produced FL DL B400-200-50-064-0 as identification.

(NOTARY SEAL)



KIMBERLY RICCI
Notary Public
State of Florida
Comm# HH485183
Expires 2/3/2028


Notary Public Signature

Kimberly Ricci
(Name typed, printed or stamped)

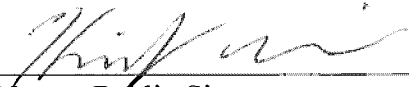
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of September, 2024, by Iryna Bailey. She is ☐ personally known to me or ☒ has produced FL DL B400-83-921-0 as identification.

(NOTARY SEAL)



KIMBERLY RICCI
Notary Public
State of Florida
Comm# HM485183
Expires 2/3/2028



Notary Public Signature

Kimberly Ricci

(Name typed, printed or stamped)

DESCRIPTION: (Per Title Commitment)

PARCEL 1:

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

LESS AND EXCEPT:

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

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING NORTH OF CLAY ROAD, LESS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CLAY ROAD, THENCE N.84°15'56"W. ALONG NORTHERLY RIGHT OF WAY, 100 FEET, THENCE N.17°30'30"W. TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA;

AND

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

LESS:

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

ALSO LESS:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 RUN N00°38'56"E., 279.44 FEET, N.22°46'58"W., PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 A DISTANCE OF 308.37 FEET FOR POINT OF BEGINNING, RUN S67°13'02"W. 400 FEET BEING POINT A, RETURN TO POINT OF BEGINNING, RUN N67°13'02"E. 100.48 FEET TO WESTERLY RIGHT OF WAY

LINE OF U.S. HIGHWAY 27 N., N22°46'58"W., ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 A DISTANCE OF 112.86 FEET, S 69°44'02"W., 488.35 FEET, S.17°58'49"E. TO POINT A.

PARCEL 3:

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

PARCEL 4 (HOTEL SITE):

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

HOTEL SITE CENTERLINE ACCESS EASEMENT DESCRIPTION:

ACCESS EASEMENT IS 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:; COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 2095.71 FEET; THENCE N. 89° 41'17"E.368.82 FEET; THENCE N.00°16'55"W., 179.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00 FEET AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.49 FEET TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49". AND A CHORD DISTANCE OF 45.38 FEET; THENCE N.14°08'43"W., 75.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.07°13'19"W., AND A CHORD DISTANCE OF 51.11 FEET; THENCE N.00°17'27"W., 76.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.89°40'11"E., A DISTANCE OF 277.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET AND A DELTA ANGLE OF 23°30'19"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 328.19 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.77°55'01"E AND A CHORD DISTANCE OF 325.90 FEET; THENCE N. 66°09'54"E., A DISTANCE OF 67.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441 AND THE TERMINUS OF THIS EASEMENT.

Point Table				Point Table				Point Table				Point Table				Point Table			
Point No.	Northing	Easting	Description	Point No.	Northing	Easting	Description	Point No.	Northing	Easting	Description	Point No.	Northing	Easting	Description	Point No.	Northing	Easting	Description
2803	1658939.4750	365120.3900	12 LI	2899	1658823.5720	365055.8550	3 SL	2995	1658024.2590	364770.6290	14 LI	3091	1657920.6730	364426.2700	9 LA	3187	1657710.7870	365022.9540	9 6 LA
2804	1658920.6950	365108.9180	12 LI	2900	1658820.6500	365046.3280	3 4 CB	2996	1657999.0350	364787.9380	14 LI	3092	1657918.4660	364427.1890	9 LA	3188	1657694.6750	365026.8280	12 LA
2805	1658982.9730	365133.6340	15 6 LI	2901	1658845.4620	365042.7920	3 LA	2997	1658022.8400	364692.5550	12 LI	3093	1657917.7940	364424.6000	9 LA	3189	1657674.9090	365024.3190	12 LA
2806	1658986.6930	365144.7450	4 LA	2902	1658829.6140	365020.6400	6 6 CB	2998	1658089.7880	364643.8040	14 LI	3094	1657937.2000	364405.8930	9 LA	3190	1657667.9050	365029.8420	9 8 LI
2807	1658985.1640	365145.2910	4 LA	2903	1658825.0370	365021.0770	3 LA	2999	1658078.5900	364639.4990	20 LI	3095	1657933.4080	364402.0560	9 LA	3191	1657666.0910	365058.3560	10 LA
2808	1658984.0360	365145.4330	18 9 LI	2904	1658824.5010	365016.9820	6 3 CB	3000	1658045.3300	364620.9330	15 LI	3096	1657911.8170	364374.2540	13 LA	3192	1657704.4510	365054.4300	13 3 LA
2809	1658979.0300	365143.5450	4 LA	2905	1658838.2820	365012.1740	3 LA	3001	1657988.1320	364560.3670	20 LI	3097	1657911.8890	364375.7260	10 LA	3193	1657746.9220	365071.7650	16 LA
2810	1658973.1570	365145.8960	17 LI	2906	1658832.3190	365006.9390	3 LA	3002	1657993.9960	364557.9450	16 LI	3098	1657871.8770	364380.6080	13 LA	3194	1657731.7140	365077.1870	9 9 LA
2811	1658981.8240	365153.1860	16 18 LI	2907	1658834.5470	365004.5510	3 LA	3003	1658061.2590	364457.3530	10 LI	3099	1657814.4120	364414.1790	13 LA	3195	1657730.4630	365082.9930	12 LA
2812	1658982.4970	365156.5670	7 LA	2908	1658823.4920	365012.7980	6 CB	3004	1657986.6980	364494.6540	10 LI	3100	1657798.1180	364377.1630	10 LA	3196	1657753.3560	365092.4410	10 3 LA
2813	1658985.6840	365153.9570	12 LA	2909	1658812.0090	365011.3600	5 4 CB	3005	1657940.0260	364540.0940	12 LI	3101	1657788.7810	364435.4470	10 LA	3197	1657766.2460	365097.0660	10 LA
2814	1658969.7930	365169.6830	3 LA	2910	1658803.2440	365012.0860	9 8 6 4 5 CB	3006	1657968.0590	364585.2060	12 14 15 LI	3102	1657767.1780	364433.0950	12 LA	3198	1657740.3790	365089.3520	9 6 LA
2815	1658984.6120	365180.3270	3 LA	2911	1658822.6080	364985.3900	7 7 7 6 5 CB	3007	1657969.3550	364563.2390	12 LI	3103	1657765.3220	364371.8360	9 LA	3199	1657724.7070	365094.0710	8 8 LA
2816	1658985.7000	365182.1720	5 5 LA	2912	1658823.5870	364993.5270	4 5 CB	3008	1657994.2290	364576.9390	14 LI	3104	1657764.3840	364374.8580	10 LA	3200	1657679.3740	365093.4670	10 LA
2817	1658983.2710	365183.3100	3 LA	2913	1658825.7350	364993.3580	7 CB	3009	1657983.5290	364593.4830	10 LI	3105	1657771.7900	364371.7390	10 LA	3201	1657678.3140	365096.5160	8 7 6 4 LA
2818	1658985.7000	365190.4340	4 LA	2914	1658828.5340	364992.4720	7 CB	3010	1657954.7350	364645.6120	10 LI	3106	1657714.4420	364389.0090	10 LA	3202	1657670.7890	365096.3610	12 10 8 4 LA
2819	1658984.3660	365195.5230	4 LA	2915	1658833.3780	364990.1270	3 CB	3011	1657952.5140	364647.2610	14 LI	3107	1657697.2050	364428.3230	17 LI	3203	1657699.6550	365138.5280	12 LA
2820	1658974.8460	365198.0990	6 LA	2916	1658834.0220	364995.9300	7 6 4 CB	3012	1657917.5400	364649.2530	14 LI	3108	1657664.9640	364407.6990	12 LI	3204	1657682.9700	365147.5290	9 LA
2821	1658969.4990	365205.9780	5 5 LA	2917	1658841.0230	364990.0840	4 LA	3013	1657911.8060	364644.6440	10 LI	3109	1657714.7350	364459.2910	12 LI	3205	1657695.9100	365150.0930	8 LA
2822	1658973.4320	365210.9390	32 LI	2918	1658757.6620	364975.4970	14 10 7 LA	3014	1657989.7010	364699.4740	10 LI	3110	1657712.5250	364458.0760	9 LA	3206	1657702.4490	365147.3140	8 LA
2823	1658972.5120	365212.8910	17 LI	2919	1658724.8780	364980.4470	4 4 3 5 CB	3015	1657989.2440	364733.2810	10 LI	3111	1657672.7990	364473.3640	14 LI	3207	1657672.9230	365150.9930	8 8 LA
2824	1658977.7320	365210.7220	10 LA	2920	1658732.6810	364998.2760	13 10 LA	3016	1657975.3460	364761.7060	10 LI	3112	1657663.9070	364476.9400	13 13 12 9 LA	3208	1657677.4140	365155.5710	9 LI
2825	1658980.4550	365211.5910	10 CB	2921	1658722.3120	365000.2230	5 LA	3017	1657952.4100	364791.1320	10 LI	3113	1657674.3490	364483.4460	10 LA	3209	1657694.1910	365164.5670	10 LA
2826	1658966.1060	365193.8430	12 LA	2922	1658733.1460	365019.1800	12 9 LI	3018	1657942.9540	364827.7800	10 LI	3114	1657637.9400	364501.3850	24 LI	3210	1657676.9680	365187.7240	10 7 7 LI
2827	1658967.3010	365191.7840	3 LA	2923	1658715.9360	365017.7550	18 LA	3019	1657929.2750	364858.7450	10 LI	3115	1657638.1240	364520.7840	16 LI				
2828	1658964.6750	365190.0110	12 LA	2924	1658709.8110	365020.6060	3 SL	3020	1657911.0970	364856.2590	10 LI	3116	1657640.1650	364523.2390	15 LI				
2829	1658929.7550	365183.1850	10 10 13 CB	2925	1658747.6310	365047.1010	4 LA	3021	1657891.2300	364874.0440	10 LI	3117	1657652.7010	364523.5280	9 LA				
2830	1658933.9280	365172.6810	18 LA	2926	1658737.0890	365053.7380	13 12 16 LA	3022	1657917.1220	364998.8300	16 LI	3118	1657673.0600	364515.7190	9 LA				
2831	1658927.1510	365164.8860	6 LA	2927	1658736.8710	365058.4860	5 LA	3023	1657929.8880	365011.4620	14 LI	3119	1657679.3490	364500.7390	9 LA				
2832	1658919.5470	365169.0660	12 7 LA	2928	1658730.0800	365094.5680	10 3 3 CB	3024	1657867.0360	365134.9000	14 LI	3120	1657691.1090	364492.6050	9 LA				
2833	1658915.2820	365172.2140	18 LI	2929	1658726.9260	365098.7900	4 CB	3025	1657833.2340	365156.2890	10 LI	3121	1657718.4070	364494.9280	9 LA				
2834	1658909.8560	365176.8940	6 4 CB	2930	1658724.0250	365098.0060	4 CB	3026	1657822.1300	365142.0380	10 LI	3122	1657754.7080	364466.6970	9 LA				
2835	1658904.1890	365166.1430	8 LA	2931	1658720.4690	365090.6800	9 8 7 4 CB	3027	1657838.9920	365126.9600	10 LI	3123	1657777.3710	364483.9960	10 LA				
2836	1658900.5510	365166.1090	5 LA	2932	1658724.7560	365086.3230	12 CB	3028	1657807.8730	365130.6170	10 LI	3124	1657777.1920	364535.6040	10 LA				
2837	1658893.0200	365161.3160	5 4 3 LA	2933	1658733.5530	365107.9170	8 CB	3029	1657786.0660	365163.4510	15 LI	3125	1657778.5620	364550.4100	10 LA				
2838	1658898.3600	365145.5270	18 LI	2934	1658726.1480	365112.4140	5 CB	3030	1657773.9700	365141.2740	10 LI	3126	1657785.8640	364568.2350	10 LA				
2839	1658904.6260	365142.8420	9 LA	2935	1658697.7290	365109.0950	5 CB	3031	1657755.6040	365145.7040	14 LI	3127	1657752.6160	364530.2910	10 LA				
2840	1658903.3820	365137.2830	6 LA	2936	1658689.0790	365115.5230	5 4 4 CB	3032	1657756.9670	365136.4530	14 LI	3128	1657747.2800	364538.7680	9 LA				
2841	1658894.2570	365139.8390	6 LA	2937	1658679.8320	365115.5040	5 3 5 5 4 4 6 CB	3033	1657793.5340	365126.5290	10 LI	3129	1657703.7960	364519.1370	10 LA				
2842	1658899.2800	365133.1600	17 LI	2938	1658684.7440	365103.1010	5 6 CB	3034	1657790.4460	365102.3350	10 LI	3130	1657692.1130	364540.1300	10 LA				
2843	1658890.6150	365127.8390	12 LI	2939	1658671.8120	365078.9220	15 13 EAR TREE	3035	1657804.1680	365075.1450	10 10 LI	3131	1657678.7280	364554.6460	10 LA				
2844	1658919.1950	365111.2260	18 13 LI	2940	1658686.7760	365067.4440	22 12 12 EAR TREE	3036	1657821.6330	365066.1920	14 LI	3132	1657660.0300	364552.1430	12 LA				
2845	1658923.2490	365096.9030	8 3 LA	2941	1658699.9450	365068.7810	14 9 9 13 8 12 EAR TREE	3037	1657829.8870	365064.5540	14 LI	3133	1657646.0520	364548.7590	17 14 LI				
2846	1658887.0030	365085.2990	25 LI	2942	1658696.0340	365045.1900	5 SL	3038	1657834.9750	365062.1040	15 LI	3134	1657652.6710	364581.2530	12 15 5 4 LI				
2847	1658887.1550	365090.5230	17LI	2943	1658686.3080	365041.3320	4 SL	3039	1657850.2090	365024.5630	19 LI	3135	1657657.3050	364586.5650	12 LI				
2848	1658869.9680	365101.9540	13 LI	2944	1658681.8220	365049.9940	12 6 6 12 CB	3040	1657849.9330	365021.2330	15 LI	3136	1657656.0930	364585.8940	10 LI				
2849	1658872.1640	365104.2520	7 LI	2945	1658685.0840	365051.0060	5 CT	3041	1657874.8870	365040.8600	15 LI	3137	1657624.0720	364595.2270	13 12 8 CB				
2850	1658872.0400	365107.2050	12 LI	2946	1658681.1390	365056.9500	14 15 EAR TREE	3042	1657882.4720	365043.8100	15 LI	3138	1657678.0640	364605.0960	12 18 LA				
2851	1658874.3970	365116.8440	12 LI	2947	1658660.4420	365048.6250	15 15 12 7 10 EAR TREE	3043	1657877.6480	365026.0760	14 LI	3139	1657648.3640	364625.1890	17 LA				
2852	1658865.2430	365111.1570	15 LI	2948	1658690.9630	365014.8790	24 18 18 13 EAR TREE	3044	1657877.3250	365022.0020	14 LI	3140	1657653.7870	364629.2190	12 13 20 LI				
2853	1658864.8400	365109.8060	7																

1.0 GENERAL INFORMATION

Project Information:

Phillips Property

Project Number:

1217.03.25

Consultant Information:

Stillwater Environmental, Inc.

971 Smokerise Blvd

Port Orange, FL 32127

Phone: 407-489-6898

E-mail Address: stillwaterenv@gmail.com

Inspection Date:

Report Date: March 24, 2025

Site Information:

Phillips Property

2741 Lake Ella Road

Fruitland Park, FL 34731

County: Lake

Latitude, Longitude: 28.890283, -81.907824

Site Access Contact: Mr. Paul Shapansky

Client Information:

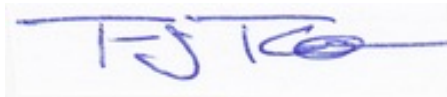
Paul Shapansky

Trinity Development Partners of Florida, L.P.

16317 Cashmere Avenue

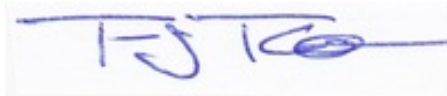
Port Charlotte, FL 33954,

Site Assessor



Timothy Talbot
Environmental Professional

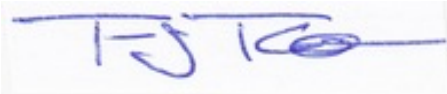
Senior Reviewer



Timothy Talbot
Environmental Professional

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Timothy Talbot - President

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The Subject Property is approximately 18.90 +/- acres in size and is located at the northwest corner of the intersection of Lake Ella Road and US Hwy 27/441 in Fruitland Park, FL 34731 in Section 28, Township 18 South, Range 24 East, as shown on the USGS "Lady Lake, FL" 2018 Topographic Map, included as Figure 2. According to the Lake County Property Appraiser's website, the Subject Property is composed of one (1) parcel of land. The subject site has historically been undeveloped with the exception of a single family homestead that is visible on the historical aerial maps from 1958-1981. The majority of the site is currently classified as improved pasture. Figure 3 and Figure 5 (Appendix A) contain aerial photographs which show the subject site and adjacent off-site properties. The ingress/egress points are located from the south via Lake Ella Road and from the east via US Hwy 27/441.

2.2 Data Gaps

No data gaps or failures occurred in the course of this investigation. Information in this report represents all appropriate inquiries into the history of the Subject Property.

2.3 Environmental Report Summary

Stillwater Environmental, Inc.(SEI) has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 3.5 of this report.

Within the scope of this investigation, Stillwater Environmental, Inc. did not discover evidence of any recognized environmental (REC) or significant environmental concerns in connection with the Subject Property.

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X					
4.6	Adjoining Property Information	X					
6.1	Standard Environmental Records Sources	X					
6.4.1	Historical Summary	X					
6.4.7	Other Environmental Reports	X					
7.3.1	Hazardous Substances	X					
7.3.2	Petroleum Products	X					
7.3.3	USTs	X					
7.3.4	ASTs	X					
7.3.5	Other Suspect Containers	X					
7.3.6	Equipment Likely to Contain PCBs	X					
7.3.7	Interior Staining/Corrosion	X					
7.3.8	Discharge Features	X					
7.3.9	Pits, Ponds, And Lagoons	X					
7.3.10	Solid Waste Dumping/Landfills	X					
7.3.11	Stained Soil/Stressed Vegetation	X					
7.3.12	Wells	X					There is one well located in the southeast corner of the Subject Property. All of the well equipment appeared to be in good condition. No further investigation is warranted at this time.
	Asbestos-Containing Materials	X					

2.3 Environmental Report Summary (continued)

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
	Lead-Based Paint	X					
	Radon	X					
	Wetlands	X					
	Microbial Contamination (Mold)	X					
	Client-Specific Items	X					

2.4 Recommendations

The Phase I Environmental Site Assessment has not revealed any Recognized Environmental Conditions (RECs) in conjunction with the Subject Property. As such, Stillwater Environmental, Inc. believes the risk of contamination is so minimal that no further investigation is warranted.

Joe Samnik, Certified Arborist, #SO-0408, TRAQ, PPQ

Licensed - Bureau of Entomology, #7774

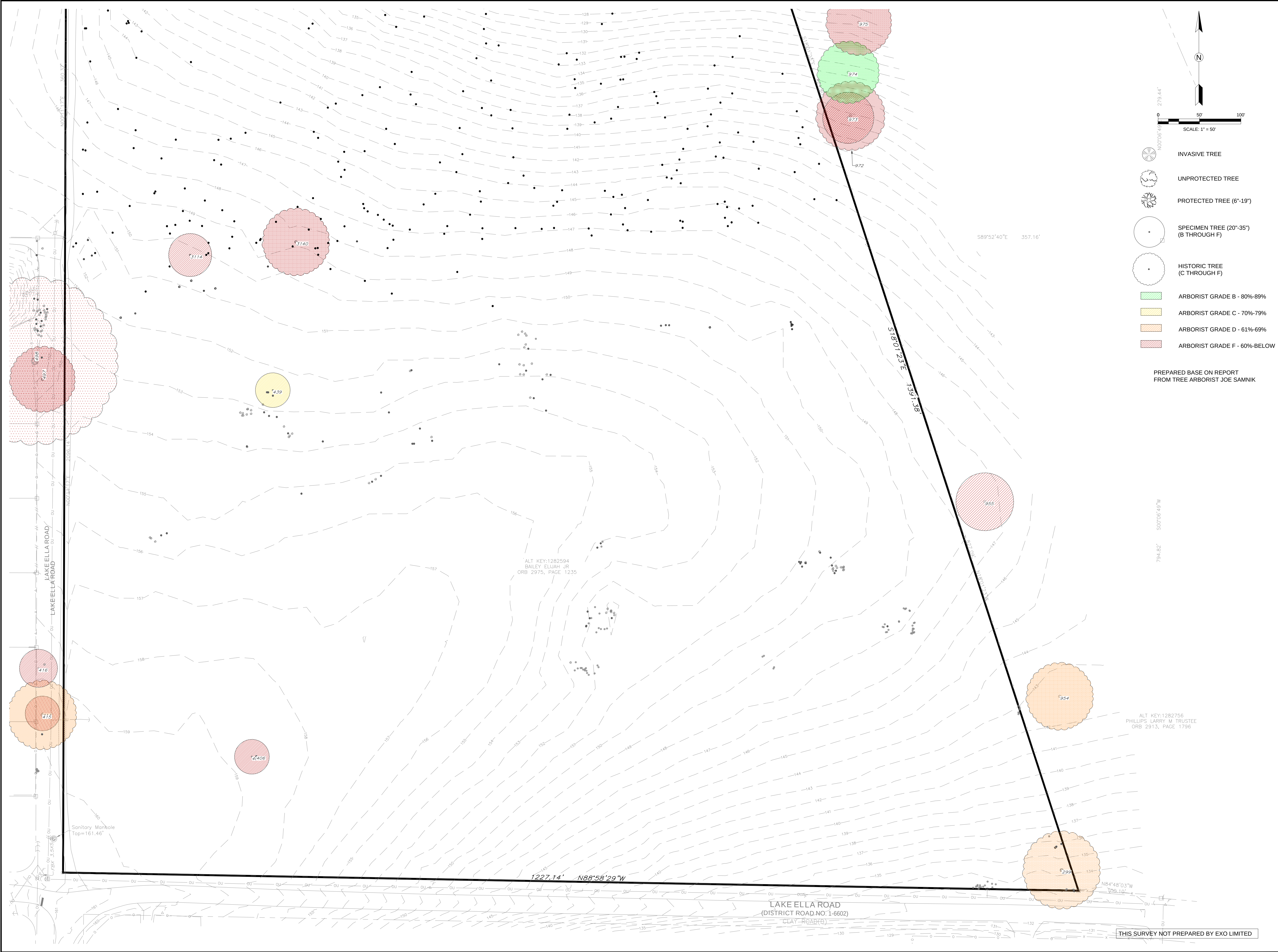
*Tree Condition Ratings are published, peer reviewed, and have general acceptance in the relevant community of Arboriculture.

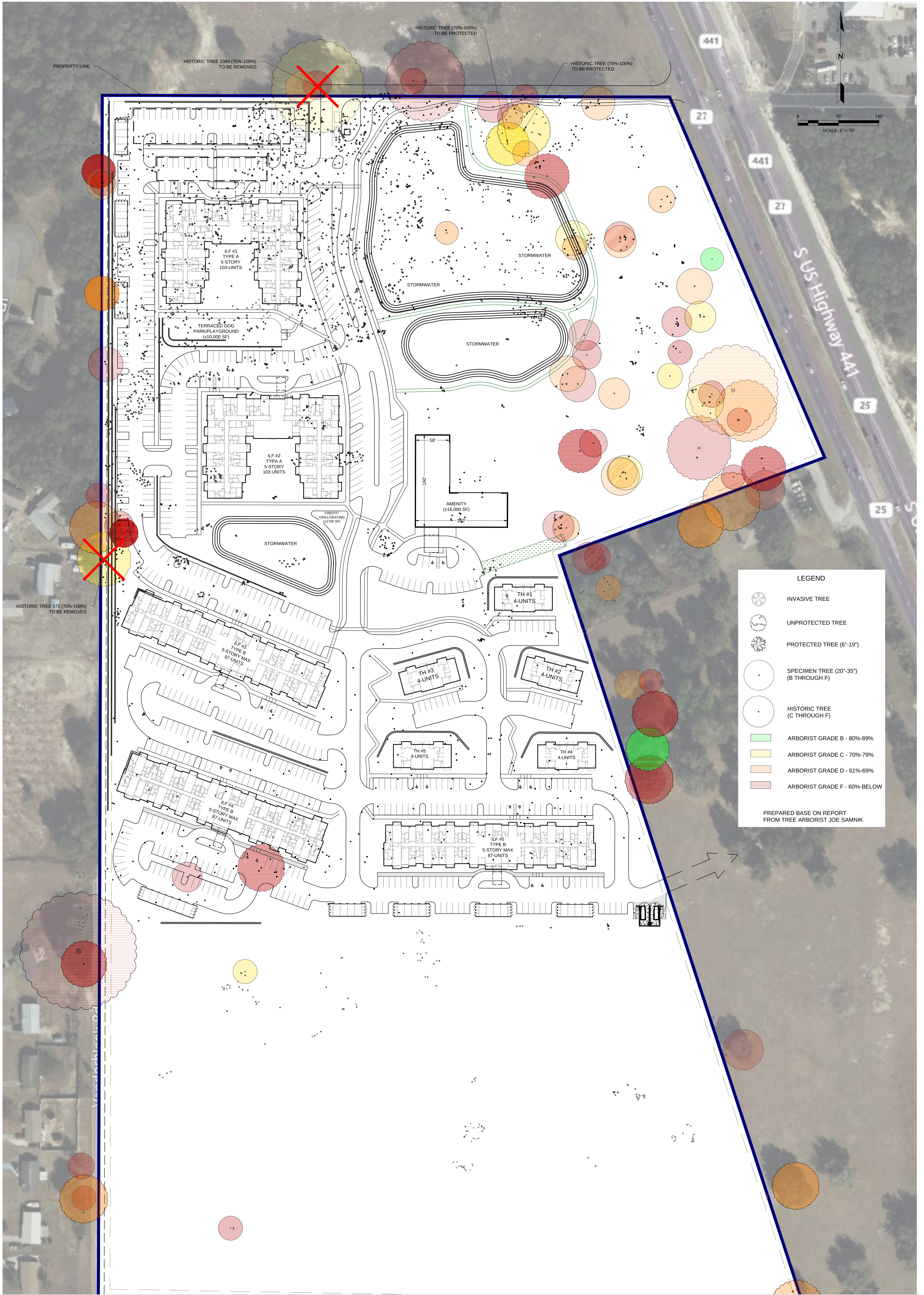
*Any tree with a Condition Rating of 60% or less is irreparably damaged and should not count for mitigation requirements.

Tree_ID	Tree_Name	Updated DBH (in inches)	DBH SUM (in inches)	Protected (6-19 inches DBH)	Specimen (20-35 inches DBH)	Historic (36 inches and larger DBH)	Type	*Condition Rating (%)	Civil Legend	Arborist Notes	EOR Notes	PD, 18, Dentist	
1	LI = Live Oak (Quercus virginiana)	48	48			48	Historic	65	D	Thin canopy		Dentist	
2	LI = Live Oak (Quercus virginiana)	18 34	52			52	Protected, Specimen	60	F	SINGLE TREE	Surveyor lists as 19" 34" LI	Dentist	
6	LA = Laurel Oak (Quercus laurifolia)	21	21		21		Specimen	60	F		Surveyor lists as 23" LA	PD	
7	LI = Live Oak (Quercus virginiana)	37	37			37	Historic	60	F	DBH measured at base.	Surveyor lists as 39" LI	PD	
9	LI = Live Oak (Quercus virginiana)	38	38			38	Historic	65	D	Bad structure.	Surveyor lists as 37" LI	Dentist	
39	LI = Live Oak (Quercus virginiana)	23	23		23		Specimen	55	F	Deep cavity.	Surveyor lists as 24" LI	Dentist	
40	LI = Live Oak (Quercus virginiana)	28	28		28		Specimen	60	F			Dentist	
44	LI = Live Oak (Quercus virginiana)	22	22		22		Specimen	65	D		Surveyor lists as 21" LI	Dentist	
59	LI = Live Oak (Quercus virginiana)	23	23		23		Specimen	65	D		Surveyor lists as 21" LI	PD	
62	LI = Live Oak (Quercus virginiana)	13 14	27		27		Specimen	60	F	SINGLE TREE; Has codominants:	Surveyor lists as 24" LI	PD	
71	LI = Live Oak (Quercus virginiana)	36	36			36	Historic	55	F	Bark coming off, sparse canopy		PD	
72	LA = Laurel Oak (Quercus laurifolia)	24	24		24		Specimen	60	F			PD	
73	LI = Live Oak (Quercus virginiana)	26	26		26		Specimen	65	D		Surveyor lists as 30" LI	PD	
74	LI = Live Oak (Quercus virginiana)	33	33		33		Specimen	65	D		Surveyor lists as 32" LI	PD	
75	LI = Live Oak (Quercus virginiana)	30	30		30		Specimen	75	C		Surveyor lists as 28" LI	PD	
90	LA = Laurel Oak (Quercus laurifolia)	8 10 12 23	53			53	Historic	50	F	SINGLE TREE; Oozing at base, has codominants.	Surveyor lists as 41" LA	PD	
92	LI = Live Oak (Quercus virginiana)	21	21		21		Specimen	55	F		Surveyor lists as 24" LI	PD	
95	LI = Live Oak (Quercus virginiana)	23 28	51			51	Historic	65	D	SINGLE TREE	Surveyor lists as 24 28" LI	PD	
96	LI = Live Oak (Quercus virginiana)	31 22 22	75			75	Historic	65	D	SINGLE TREE	Surveyor lists as 23 23 30"	PD	
97	LI = Live Oak (Quercus virginiana)	9 23	32		32		Specimen	60	F	SINGLE TREE	Surveyor lists as 9 24" LI	PD	
99	LI = Live Oak (Quercus virginiana)	33	33		33		Specimen	75	C		Surveyor lists as 34" LI	PD	
108	LA = Laurel Oak (Quercus laurifolia)	22	22		22		Specimen	70	C			PD	
109	LA = Laurel Oak (Quercus laurifolia)	19	19		19		Protected	70	C	was listed as 20"	Surveyor lists as 20", arborist 19" (not a specimen)		
117	LI = Live Oak (Quercus virginiana)	27	27		27		Specimen	65	D		Surveyor lists as 28" LI	PD	
118	LI = Live Oak (Quercus virginiana)	31	31		31		Specimen	60	F		Surveyor lists as 30" LI	PD	
119	LI = Live Oak (Quercus virginiana)	31	31		31		Specimen	65	D		Surveyor lists as 32" LI	PD	
120	LI = Live Oak (Quercus virginiana)	25	25		25		Specimen	60	F		Surveyor lists as 30" LI	PD	
122	LA = Laurel Oak (Quercus laurifolia)	27	27		27		Specimen	55	F	Gopher tortoise burrow at base.	Surveyor lists as 30" LA	PD	
137	LA = Laurel Oak (Quercus laurifolia)	21	21		21		Specimen	45	F	Broken dead top.	Surveyor lists as 20" KU	PD	
143	LI = Live Oak (Quercus virginiana)	26	26		26		Specimen	60	F	Bad form.	Surveyor lists as 28" LI	PD	
145	LI = Live Oak (Quercus virginiana)	27	27		27		Specimen	70	C		Surveyor lists as 28" LI	PD	
148	LI = Live Oak (Quercus virginiana)	31	31		31		Specimen	65	D		Surveyor lists as 32" LI	PD	
153	CP = Cabbage Palm (Sabal palmetto)	20	20		20		Specimen	80	B			PD	
172	LI = Live Oak (Quercus virginiana)	26	26		26		Specimen	60	F	Has codominants.	Surveyor lists as 23 LI	PD	
174	LA = Laurel Oak (Quercus laurifolia)	28	28		28		Specimen	65	D	Has codominants.	Surveyor lists as 29 LA	PD	
193	LA = Laurel Oak (Quercus laurifolia)	30	30		30		Specimen	70	C	Does not have codominants. Is two different trees, one laurel oak, one live oak		PD	
196	LI = Live Oak (Quercus virginiana)	21	21		21		Specimen	65	D		Surveyor lists as 20" LI	PD	
299	LA = Laurel Oak (Quercus laurifolia)	45	45			45	Historic	65	D		Surveyor lists as 42" LA	PD	
405	CP = Cabbage Palm (Sabal palmetto)	21	21		21		Specimen	60	F	Covered in vines.	Surveyor lists as 20" CP	PD	
406	CP = Cabbage Palm (Sabal palmetto)	19	19		19			75	C	was listed as 21"			
414	LI = Live Oak (Quercus virginiana)	21	21		21		Specimen	50	F	Leaning one-sided canopy, wound		PD	
415	LI = Live Oak (Quercus virginiana)	19 21	40			40	Historic	65	D	SINGLE TREE; Has codominants.	Surveyor listed as 24" LI	PD	
416	LI = Live Oak (Quercus virginiana)	23	23		23		Specimen	55	F	Codominant at 5'.	Surveyor lists as 25" LI	PD	
439	CP = Cabbage Palm (Sabal palmetto)	21	21		21		Specimen	70	C		Surveyor lists as 24" CP	PD	
440	CP = Cabbage Palm (Sabal palmetto)	24	24		24		Specimen			Tree not found. Believe it is a duplicate of #439			
482	CP = Cabbage Palm (Sabal palmetto)	18	18		18			70	C	was listed as 21"			
497	LI = Live Oak (Quercus virginiana)	15 23	38			38	Historic	60	F	SINGLE TREE; Bad form.	Surveyor lists as 16 22" LI	PD	
498	LI = Live Oak (Quercus virginiana)	14 26 28 29	97			97	Historic	60	F	SINGLE TREE	Surveyor lists as 14 24 27 28" LI	PD	
572	LI = Live Oak (Quercus virginiana)	21 24	45			45	Historic	70	C	SINGLE TREE	Surveyor lists as 24 24" LI	PD	
575	LI = Live Oak (Quercus virginiana)	43	43			43	Historic	65	D		Surveyor lists as 42" LI	PD	
591	LI = Live Oak (Quercus virginiana)	11 15 24	50			50	Historic	55	F		Surveyor lists as 12 14 24" LI	PD	
592	LI = Live Oak (Quercus virginiana)	25	25		25		Specimen	60	F		Surveyor lists as 27" LI	PD	
611	LA = Laurel Oak (Quercus laurifolia)	22	22		22		Specimen	60	F			PD	

752	LI = Live Oak (Quercus virginiana)	30	30		30		Specimen	55	F	Bad form.	Surveyor lists as 31" LI	PD	
756	LA = Laurel Oak (Quercus laurifolia)	15 29	44			44	Historic	65	D	SINGLE TREE	Surveyor lists as 11 28 LA	PD	
954	LI = Live Oak (Quercus virginiana)	39	39			39	Historic	65	D		Surveyor lists as 38" LI	18	
955	LA = Laurel Oak (Quercus laurifolia)	35	35		35		Specimen	50	F	Bad wound at base.	Surveyor lists as 38" LA	18	
972	LI = Live Oak (Quercus virginiana)	40	40			40	Historic	35	F	Almost dead, recommend removal.	Surveyor lists as 47" LI	18	
973	LI = Live Oak (Quercus virginiana)	31	31		31		Specimen	55	F	Almost dead, recommend removal.	Surveyor lists as 38" LI	18	
974	LI = Live Oak (Quercus virginiana)	36	36			36	Historic	70	B	Broken limb.	Surveyor lists as 41" LI	18	
975	LA = Laurel Oak (Quercus laurifolia)	38	38			38	Historic	35	F	Broken codominant. Recommend removal.	Surveyor lists as 42" LI	18	
976	LA = Laurel Oak (Quercus laurifolia)	27	27		27		Specimen	65	D		Surveyor lists as 29" LI	18	
979	BL = Bluejack Oak (Quercus incana)	21	21		21		Specimen	50	F	Deep cavity.	Surveyor lists as 24" LI	18	
1984	LI = Live Oak (Quercus virginiana)	14 21 21 21	77			77	Historic	70	C	SINGLE TREE	Surveyor Lists as 15 20 20 24 LI	PD	
1985	LI = Live Oak (Quercus virginiana)	25	25		25		Specimen	55	F		Surveyor lists as 30" LI	PD	
1986	LI = Live Oak (Quercus virginiana)	29	29			29	Specimen	65	D		Surveyor lists a 36" LI	PD	
2471	LA = Laurel Oak (Quercus laurifolia)	3 34	37		34		Unprotected, Specimen			Tree not found.	Typo for 3 3 4 LA (Not a specimen)		
2569	LI = Live Oak (Quercus virginiana)	13 13 15	41			41	Historic	55	F	SINGLE TREE; Only three codominants.	Surveyor lists as 16 17 22 24LA	PD	
2570	LA = Laurel Oak (Quercus laurifolia)	26	26		26		Specimen	65	D			PD	
2571	LA = Laurel Oak (Quercus laurifolia)	18	18		18			65	D	was listed as 26"			
2572	LA = Laurel Oak (Quercus laurifolia)	21	21		21		Specimen	55	F		Surveyor lists as 26" LA	PD	
2706	LI = Live Oak (Quercus virginiana)	22	22		22		Specimen	50	F	Powerline trimming.	Surveyor lists as 24" LI	PD	
2707	LI = Live Oak (Quercus virginiana)	11 13 20 22	66			66	Historic	50	F	SINGLE TREE; Leaning, powerline trimming.	Surveyor lists as 24 12 12 18 LI	PD	
2727	LA = Laurel Oak (Quercus laurifolia)	20	20		20		Specimen	65	D	was listed as 23"; Actual DBH was 19.6		PD	
2775	LA = Laurel Oak (Quercus laurifolia)	27	27		27		Specimen	45	F		Surveyor lists as 28" LI	PD	
2780	LA = Laurel Oak (Quercus laurifolia)	36	36			36	Historic	70	C		Surveyor lists as 37" LI	PD	
2784	LA = Laurel Oak (Quercus laurifolia)	22	22		22		Specimen	60	F		Surveyor lists as 25" LI	PD	
2789	BL = Bluejack Oak (Quercus incana)	24	24		24		Specimen	50	F	Wound in trunk from equipment.	Survey lists as 28" LI	PD	
2798	LI = Live Oak (Quercus virginiana)	44	44			44	Historic	75	C		Surveyor Lists as 50" LI	PD	
2822	LI = Live Oak (Quercus virginiana)	29	29		29		Specimen	65	D	Has codominants.	Surveyor lists as 32" LI	PD	
2846	LI = Live Oak (Quercus virginiana)	22	22		22		Specimen	65	D		Surveyor lists as 25" LI	PD	
2856	LI = Live Oak (Quercus virginiana)	16 21	37			37	Historic	35	F	SINGLE TREE; Conks at base, woodborer infestation. Recommend removal.	Surveyor lists as 19 22 LI	PD	
2860	LI = Live Oak (Quercus virginiana)	23	23		23		Specimen	65	D		Surveyor lists as 24" LI	PD	
2864	LI = Live Oak (Quercus virginiana)	18	18		18		Protected	65	D	was listed as 24"	Surveyor lists as 24" LI, Arborist 18 (Not a Specimen)		
2949	LA = Laurel Oak (Quercus laurifolia)	18	18		18		Protected	65	D	was listed as 20"	Surveyor lists as 20" LA, Arborist 18 (Not a Specimen)		
2999	LA = Laurel Oak (Quercus laurifolia)	18	18		18		Protected	50	F	was listed as 20"	Surveyor lists as 20" LA, Arborist 18 (Not a Specimen)		
3001	LI = Live Oak (Quercus virginiana)	14	14		14		Protected	60	D	was listed as 20"	Surveyor lists as 20" LI, Arborist 14 (Not a Specimen)		
3114	LA = Laurel Oak (Quercus laurifolia)	10 16	26		26		Specimen	60	F	Has codominants.	Surveyor lists as 24" LI	PD	
3140	LI = Live Oak (Quercus virginiana)	11 11 17				39	Historic	60	F	SINGLE TREE	Surveyor lists as 12 13 20 LI	PD	

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Municipal Annex Complex, 221 West Guava St, Lady Lake, Florida 32159

(352) 751-1500

FAX (352) 751-1510

www.ladylakefl.gov



March 2, 2026

RE: Public Hearing Notice – Lake Ella Independent Living Facility Historic Tree Removal Variance

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by Jason Bullard, P.E. on behalf of Lake County Development Partners, LLC, for the removal of two viable historic trees located north of Lake Ella Road and west of South Highway 27/441, within the town limits of the Town of Lady Lake, Florida.

Resolution No. 2026-102

Variance to Chapter 10, Section 10-5).c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees (diameter at breast height of 36” or larger).

The variance request is to allow for the removal of two viable historic trees on property owned by Lake County Development Partners, LLC, within the town limits of the Town of Lady Lake, Florida.

The public hearings for this petition are scheduled as follows, and you are invited to attend:

PLANNING AND ZONING BOARD- Monday, March 9, 2026, at 5:30 p.m.

COMMISSION MEETING- Monday, April 6, 2026, at 6:00 p.m.

Both meetings will take place at the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida.

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

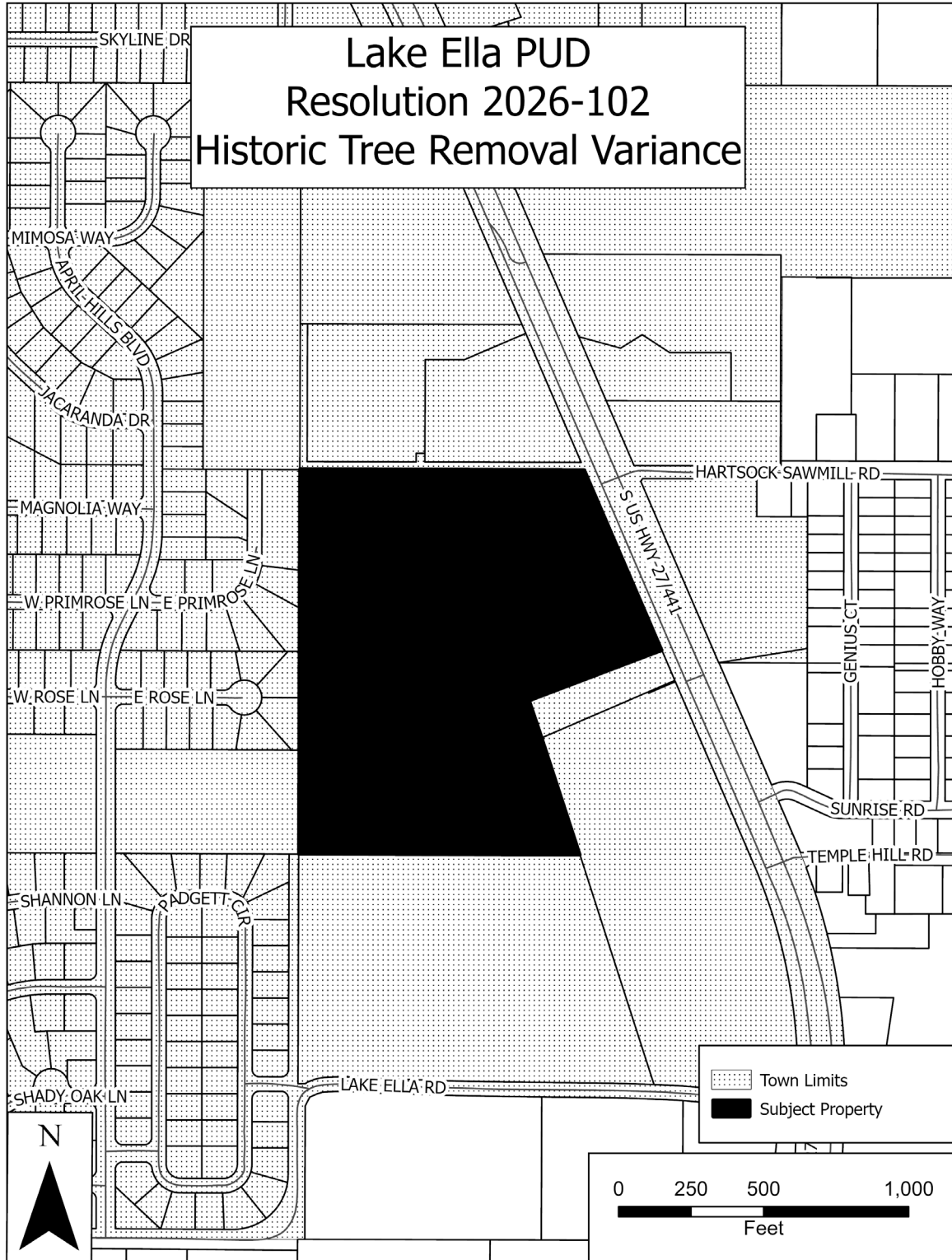
If you wish to appeal a decision made by the board or commission, you will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal will be based.

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,

Rebecca Schneider, AICP
Senior Planner
Growth Management Department

LOCATION MAP



Owners within 150 feet				
OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
BRYAN ANTHONY	326 E PRIMROSE LN	LADY LAKE	FL	32159
CBDS HOLDINGS LLC	5916 E FARM RD 170	ROGERSVILLE	MO	65742-8295
DAVENPORT KIMBERLY ANN	321 E ROSE LN	LADY LAKE	FL	32159
GESSNER MARK E & ANN V	323 E ROSE LN	LADY LAKE	FL	32159
HOLLAND PAUL W & KIM K LIFE ESTATE	322 E ROSE LN	LADY LAKE	FL	32159-5121
JUSTIN HOMES INC	710 W NEW YORK AVE	DELAND	FL	32720
LADY LAKE CAPITAL LLC	273 MAGNOLIA PARK TRL	SANFORD	FL	32773
LAKE COUNTY DEVELOPMENT PARTNERS LLC	1460 NW 127TH WAY	CORAL SPRINGS	FL	33071
LCDP 2 LLC	1460 NW 127TH WAY	CORAL SPRINGS	FL	33071
LENNON KRISTY M	324 E PRIMROSE LN	LADY LAKE	FL	32159
LIATSOS ELENI G	6118 MARKHAM RD	SANFORD	FL	32771-9707
R K DUNN LLC	PO BOX 693	SORRENTO	FL	32776-0693
RUTT KENDRA	1254 PADGETT CIR	LADY LAKE	FL	32159
SCHLICHT EARL L & DORIS M TRUSTEES	PO BOX 1307	LADY LAKE	FL	32158-1307
ULGENER DENNIS R	322 E PRIMROSE LN	LADY LAKE	FL	32159-5116
WILLIAMS GRACY	1258 PADGETT CIR	LADY LAKE	FL	32159

