

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

February 9, 2026

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

CALL TO ORDER: Chairman Tim Saunders

PLEDGE OF ALLEGIANCE: Led by Chairman Saunders

ROLL CALL:

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

STAFF PRESENT:

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

Attorney Taylor Tremel was also present.

NEW BUSINESS

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

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

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

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

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

CONSISTENCY WITH TOWN OF LADY LAKE COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Member Masso inquired about its location relative to Walmart.

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

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

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

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

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

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

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

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

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

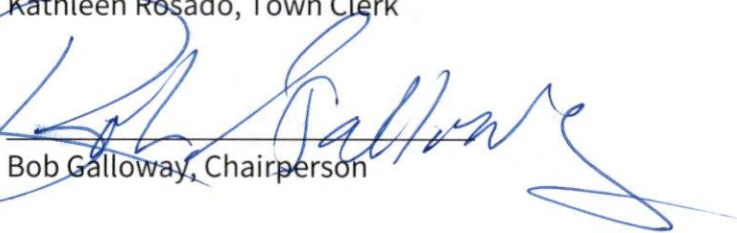
Mr. Carroll clarified that the planning and zoning board's approval of Ordinance 2026-01 is a recommendation for the commission to consider. He stated that it will be presented to the town commission at the March 2nd meeting. If the ordinance is denied, it will not go forward to second reading. Alternatively,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



Bob Galloway, Chairperson