



**LOCAL PLANNING AGENCY AGENDA
TOWN OF LADY LAKE, FLORIDA
APRIL 6, 2026**

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

PROCEDURE

If you wish to address the Local Planning Agency 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's Office** - Approval of Local Planning Agency Meeting Minutes — June 16, 2025
- B. 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)

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 MINUTES OF THE LOCAL PLANNING AGENCY MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **June 16, 2025**

4 The meeting of the Lady Lake Local Planning Agency was held in the Commission Chambers at
5 Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Chairperson Ed Freeman
6 presiding. The meeting convened at 5:37 p.m.

7 **CALL TO ORDER**

8 Chairperson Ed Freeman

9 **PLEDGE OF ALLEGIENCE**

10 **ROLL CALL**

Member	Present
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

11 **STAFF PRESENT**

12 Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Malina Wright,
13 Development Coordinator; C.T. Eagle, Public Works Director; Jason Brough, Deputy Chief, Lady
14 Lake Police Department and Carol Osborne, Deputy Town Clerk.

15 Town Attorney Derek Schroth was also present.

16 **NEW BUSINESS**

17 **A. Approval of Minutes – April 7, 2025**

18 **Member Gourlie made a motion to approve the minutes of the April 7, 2025, LPA meeting.**
19 **Member Roberts seconded the motion. The motion passed by a vote of 5-0.**

20 **B. Ordinance 2025-08 — Small Scale Future Land Use Comprehensive Plan Amendment –**
21 **Barney Weldin — Requesting a Change to the Future Land Use Designation from Lake County**
22 **Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property**
23 **being approximately 2.29 acres, owned by Barney Weldin, 129 East Hermosa Street, within**
24 **Lake County, Florida. (Thad Carroll)**

1 Growth Management Director Carroll presented the background summary for this agenda item
2 stating that on Thursday, May 1, 2025, an application was filed with the Town of Lady Lake by
3 Barney Weldin. It is approximately 105 feet east of Massachusetts Street identified by Alternate
4 Key number 1260990. The existing Future Land Use is Lake County Urban Medium Density and
5 the proposal is to amend the Future Land Use Density to Lady Lake Single Family Low Density
6 Residential

7 Future Land Use Designations of Adjacent Properties: **North** - Lake County Urban Medium;
8 **East**- Lake County Urban Medium; **South** - Lady Lake Mixed Residential Low-Density; **West** -
9 Lady Lake Mixed Residential Low-Density.

10 Mr. Carroll presented the Lake County future land use map and the Existing Lady Lake Future
11 Land Use map.

12 IMPACT ON TOWN SERVICES:

13 Potable Water: The property will be required to connect to water at the time the existing well
14 fails.

15 Sewer: The property will be required to connect to sewer, if available, at the time the existing
16 septic tank fails.

17 Transportation: There is house on the property and no additional impact on transportation
18 should occur.

19 Flood: The subject property does not contain any Special Flood Hazard Areas nor wetlands as
20 per FEMA FIRM Map 12060C0170E effective 12/18/12.

21 Mr. Carroll stated that the size of the property minimum frontage per lot is 100 feet and this
22 property is approximately 329 feet. He stated this property could be split to allow two
23 additional lots. However, where the house is located, a variance is required if it is split into
24 three parcels. He stated that the town has not received notification from the property owner
25 proposes a lot split. This application is being presented because the applicant's well is failing
26 and the town has a water line in front of the property. Per our LDRs when a well fails and it is
27 adjacent to the town lines, the property owner shall connect to our lines. Also, the water
28 management district and the DEP want a central connection to wells and to septic. Given that
29 the well has imminent failure, it is being presented so they can connect to our central utility.

30 Past Actions: The Technical Review Committee found that Ordinance 2025-08 was ready for
31 consideration by a recommendation by the Planning and Zoning Board.

32 At the June 9, 2025, meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance
33 2025-08 to the Town Commission with the recommendation of approval.

1 The Town Commission's first reading of Ordinance 2025-08 is scheduled for Monday, June 16,
2 2025, at 6:00 p.m. The second and final reading is scheduled for Monday, July 7, 2025 at 6:00
3 p.m.

4 Notices to inform the surrounding twelve property owners within 150' of the subject property
5 of the proposed variance were mailed on Thursday, May 22, 2025. The property was also
6 posted on Thursday, May 22, 2025.

7 Mr. Carroll advised because of the notices mailed and posting of the property there were two
8 public comments regarding the current state of the property at the Planning and Zoning Board
9 meeting.

10 Mr. Carroll stated that at the Planning and Zoning meeting member Richard Masso posed
11 questions regarding this annexation due to the town's current situation with wastewater. Mr.
12 Carroll explained that because of the size of the property he does not foresee any subdivision
13 development that would require street infrastructure. Also, the property is so small that the
14 impact would be three residential units at most. He stressed that the applicant does not have a
15 proposal to do a lot split of the property.

16 Member Regan asked if there is a wastewater line adjacent to this property.

17 Mr. Carroll replied negatively, adding that there is just a water line.

18 C.T. Eagle, Public Works Director, stated from the audience that the nearest sewer line is at
19 least a few thousand feet away.

20 Member Regan asked what the cost is to bring that sewer line to this property.

21 C.T. Eagle, Public Works Director

22 Mr. Eagle stated he would need to research the area for the exact location. He stated that the
23 town would not extend the line for an individual residence because the cost is approximately
24 \$500,000.00. This property would need to be a part of a septic-to-sewer project where the
25 entire neighborhood is included. Currently there are not enough properties for that major
26 project.

27 Member Sage inquired as to the property owner's option in the event their sewer fails.

28 Mr. Carroll advised the property owner would first notify the County Environmental Health that
29 their septic is failing. The county would then notify the town that the property owner has
30 applied for a new permit and ask the town for comments regarding central connection. The
31 Public Works Director would inform the county that the closest connection point is too far
32 away, too expensive, and beyond the town's mandatory connection area. However, if the

1 sewer line is near the water line, the county would not issue the permit and advise the property
2 owner that they must connect to the town's central sewer.

3 Member Sage stated that this property is under Lake County Medium Density designation and
4 asked if the applicant could develop the property if it remained in Lake County.

5 Mr. Carroll clarified that there is no anticipated project for the property. He explained that in
6 Lake County the current future land use designation permits up to seven dwelling units per
7 acre, although the zoning designation is R-1, which permits one dwelling unit per acre. He
8 advised that the property owner requested a land use classification that would permit six
9 dwelling units per acre at the time of application. Mr. Carroll stated that he and Ms. Higgins
10 informed the property owner that many of the properties to the east are zoned for one
11 dwelling unit per acre. They asked the property to modify application to three dwelling units
12 per acre, and they agreed.

13 **Member Gourlie made a motion to approve Ordinance 2025-08; Member Roberts seconded**
14 **the motion.**

15 **The motion passed by a vote of 5-0.**

16 **PUBLIC COMMENTS**

17 There were no comments.

18 **ADJOURN**

19 There being no further business, the meeting was adjourned at 5:47 p.m.

20 _____
21 Carol Osborne, Deputy Town Clerk

22 _____
23 Ed Freeman, Chairperson



LOCAL PLANNING AGENCY 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

2026-103

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 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 2026-03 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the March 9, 2026 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-03 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

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

Growth Management staff recommends approval of Ordinance 2026-03.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

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

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

4 Applicant or Owner: Joann M Hall Trust

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

6 Property Size: 0.19 Acres

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

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

11 **SECTION 4: Severability**

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

17 **SECTION 5: Effective Date**

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

1

EXHIBIT A – Legal Description and Map

2

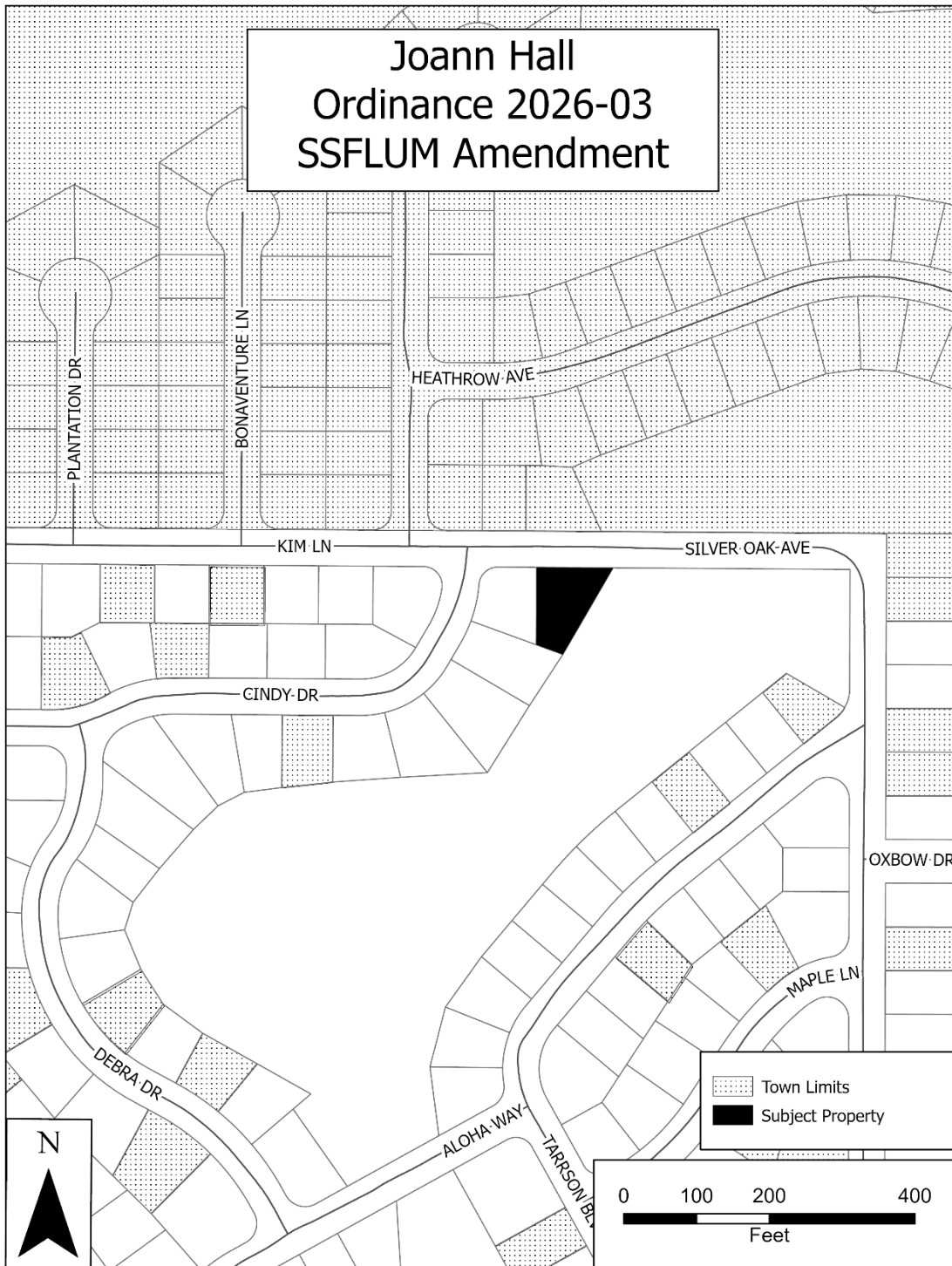
Alternate Key: 2573601; Parcel Number: 06-18-24-0200-000-14500

3

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

4

2220 ORB 6057 PG 1692



5

Member	Vote
Saunders	YES
Galloway	YES
Masse	YES

1 ~~Motion carried 4-0.~~

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

8 The application was filed with the Town of Lady Lake on Monday, January 26, 2026, by Joann Hall
 9 to amend the Future Land Use designation of 0.19 acre from Lake County Urban Medium Density
 10 to Lady Lake Manufactured Home - High Density (MH-HD), which is consistent with the current
 11 future land use of all the properties within the town limits in the historic area of The Villages.

12 Growth Management staff recommends approval of Ordinance 2026-03.

13 **EXISTING FLU.** — Lake County Urban Medium Density - Allows a maximum density of seven
 14 dwelling units per acre and the conversion of existing residential units into residential
 15 professional office uses.

16 **PROPOSED FLU.** — Lady Lake Manufactured Home High-Density (MH-HD) – Limited to
 17 manufactured homes, noting that site built homes are permitted in this area. Densities cannot
 18 exceed 9 units/acre.

19 **ADJACENT PROPERTY CHARACTERISTICS:**

20 **Future Land Use Designations of Adjacent Properties: North** — Lady Lake Manufactured Home
 21 High-Density; **East** — Lake County Urban Medium; **South** — Lake County Urban Medium; **West** —
 22 Lake County Urban Medium.

23 **Public Notification:** Staff mailed notices to inform the surrounding 10 property owners within 150
 24 feet of the subject property on Monday, February 26, 2026. The notification signs were posted on
 25 the property on Monday, February 26, 2026.

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

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

1 The first reading of Ordinance 2026-03 before the Town Commission is scheduled for Monday, April
2 6, 2026, at 6 p.m. The second and final reading is scheduled for Monday April 20, 2026, at 6 p.m.

3 Chairman Galloway asked if there were questions or comments from the board and from the
4 public. Hearing none, Chairman Galloway asked for a motion.

5 **Upon a motion by Member Saunders and seconded by Member Masso, the board voted to**
6 **forward Ordinance 2026-03 to the Town Commission with the recommendation of approval.**

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

7 **Motion carried 4-0.**

8 ~~**E. Growth Management Ordinance 2026-04 Rezoning Joann M Hall Trust An Ordinance**~~
9 ~~**Changing the Zoning Designation for Certain Property Being Approximately 0.19 Acres Owned**~~
10 ~~**by Joann M Hall Trust, located within Orange Blossom Gardens, Unit 2, Addressed as 900 Kim**~~
11 ~~**Lane, From Lake County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium**~~
12 ~~**Density (MX-8) within Lake County, Florida. (Becky Higgins)**~~

13 The application was filed on Monday, January 26, 2026, by Joann Hall to amend the zoning
14 classification for a 0.19-acre lot located within Orange Blossom Gardens, Unit 2. The applicant is
15 seeking to rezone the subject property from Lake County Mixed Home Residential (RM) to Lady
16 Lake Mixed Residential Medium Density (MX-8). The appropriate legal description and a location
17 map is included with the application.

18 Growth Management staff recommends approval of Ordinance 2026-04.

19 ~~**Existing Zoning**~~ — Lake County Mixed Home Residential (RM) — The purpose of this district is to
20 provide for a single family residential home district in an urban area, along the boundaries of any
21 municipality which might logically be expected to expand and annex or be able to provide urban
22 convenience and facilities.

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