



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
APRIL 20, 2026**

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

PROCEDURE

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION** - Led by Pastor Ron - Lady Lake Assembly of God
- 4. PLEDGE OF ALLEGIANCE**
- 5. PRESENTATIONS - NONE**
- 6. CONSENT - (PUBLIC COMMENT TAKEN)**

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

- a. Town Clerk** — Town Commission Meeting Minutes 04-06-2026 (Kathy Rosado)
- b. Town Clerk** - Special Commission Meeting Minutes 04-06-2026 (Kathy Rosado)

7. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)

- a. **Growth Management — Ordinance 2026-02 — Second and Final Reading — Annexation — Joann M Hall Trust** — 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. (Thad Carroll)
- b. **Growth Management — Ordinance 2026-03 — Second and Final Reading — 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. (Thad Carroll)
- c. **Growth Management — Ordinance 2026-04 — Second and Final Reading — 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. (Thad Carroll)
- d. **Growth Management — Ordinance 2026-05 - Second and Final Reading - 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. (Thad Carroll)
- e. **Growth Management — Resolution 2026-102 — First and Final Reading — Historic Tree Removal Variance — Lake Ella Independent Living Facility** — 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. (Thad Carroll)

8. NEW BUSINESS - (PUBLIC COMMENT TAKEN)

- a. **Mayor Ed Freeman** — Invocation for Commission Meetings
- b. **Parks and Recreation** — Review and Discussion of the Next Lease Renewal for the Bob Johnson Legacy Driving Range at the Rolling Acres Sports Complex. (Mike Burske)

9. MAYOR AND COMMISSIONER’S REPORTS

10. TOWN MANAGER’S REPORT

11. TOWN ATTORNEY’S REPORT

12. PUBLIC COMMENTS

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

13. 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 TOWN COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **April 6, 2026**

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

7 **1. CALL TO ORDER**

8 **2. ROLL CALL**

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

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Becky Higgins, Senior Planner; Lady Lake Police Chief Steve Hunt; Lady Lake Deputy
12 Police Chief Jason Brough; C.T. Eagle, Public Works Director; Mike Burske, Parks and
13 Recreation Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance
14 Director; John Pearl, IT Director; Tamika DeLee, Human Resource Director; and Carol
15 Osborne, Deputy Town Clerk.

16 Town Attorney Derek Schroth was also in attendance.

17 **3. INVOCATION**

18 A moment of silence.

19 **4. PLEDGE OF ALLEGIANCE**

20 **5. PRESENTATIONS**

- 21 **a. Town Clerk’s Office – Swearing-in Ceremony –** Ward 2, Commissioner Amanda
22 McLea.

23 Town Clerk Kathy Rosado administered the Oath of Office to Commissioner-Elect Amanda
24 McLea.

- 25 **b. Proclamation – National Arbor Day, April 24, 2026**

- 26 **c. Proclamation – Water Conservation Month**

1 Mayor Freeman read the proclamations aloud.

2 **d. Public Works Department** – Presentation of Awards for the Water Conservation Poster
3 contest to the Students of the Villages Elementary School.

4 Maryann Krisovitch facilitated the presentation of awards for the annual Water Conservation
5 Poster Contest to Villages Elementary School students. The theme this year is, “How Can I
6 Save Water For My Future?”

7 Ms. Krisovitch stated that the poster contest included the Villages Elementary fourth and fifth
8 grades, and ESE kindergarten through fifth grades.

9 Ms. Krisovitch expressed her appreciation to the Villages Elementary School Art Teacher, Mrs.
10 Bridget Wendt.

11 Winners are chosen each year by the town commissioners, the mayor, and the water
12 conservation staff.

13 **6. CONSENT — (Public Comment Taken)**

14 **a. Town Clerk** — Approval of the Town Commission Meeting Minutes — March 16, 2026
15 (Kathy Rosado)

16 **b. Town Clerk** — Approval of the Amended Minutes of the Town Commission Meeting of
17 March 02, 2026 (Kathy Rosado)

18 **c. Town Clerk** — Reappointment of Two Police Pension Board Members. (Kathy Rosado)
19 **Bern Case and David Russell were both reappointed to the Police Pension Board for**
20 **a term expiring April 2028.**

21 **d. Growth Management** — Consideration of the Acceptance and Conveyance of Sewer,
22 Water, and Reuse Infrastructure construction within the Reserves at Hammock Oaks
23 Phase 1A, as recorded in Plat Book 85, Pages 69-73, and the Reserves at Hammock
24 Oaks Phase 1B, as recorded in Plat Book 85, Pages 74-76, of the Public Records of Lake
25 County, Florida, and offsite infrastructure in the roundabout, from SK Hammock Oaks,
26 LLC, to the Town of Lady Lake, Florida. (Thad Carroll)

27 **e. Growth Management** — Consideration of the Acceptance and Conveyance of Sewer,
28 Water, and Reuse Infrastructure constructed within the Reserves at Hammock Oaks
29 Phase 2A, as recorded in Plat Book 88, Pages 4-6 of the Public Records of Lake County,
30 Florida, and the Reserves at Hammock Oaks Phase 2B, to be recorded at a later date,
31 from SK Hammock Oaks, LLC, to the Town of Lady Lake. (Thad Carroll)

32 **f. Public Works** — Consideration of Approval to Advertise RFQ No. 2026-001 for
33 Professional Engineering Services — Utility Infrastructure Improvements (C.T. Eagle)

1 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
2 **Commission approved the Consent Agenda as presented. Motion carried 4-0.**

3 **7. NEW BUSINESS — (Public Comment Taken)**

4 **a. Growth Management — Ordinance 2026-01 – First Reading – Rezoning – Hammock**
5 **Oaks Commercial Park PUD Amendment — An ordinance amending the permitted uses**
6 **for certain property being approximately 3.072 acres owned by VSI Lady lake, LLC;**
7 **Referenced by a portion of Alternate Key 3957598; located south of County Road 466,**
8 **east of Cherry Lake Road, and north of Copacabana Road; Amending the commercial**
9 **permitted uses of the Planned Unit Development (PUD) Memorandum of Agreement.**
10 **(Thad Carroll)**

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

19 The applicant wishes to amend the existing memorandum of agreement to add a motor
20 vehicle service center as an allowed use on a 3.072-acre portion of the Hammock Oaks
21 Commercial Park site. All other uses will remain the same.

22 Motor vehicle service center: An establishment engaged in the service of motor vehicles,
23 including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire
24 changing and repair, installation of exhaust systems, parts, brake linings, electrical repairs,
25 and the like, and allowing over-the-counter sale and installation of new replacement parts,
26 equipment, and accessories. Engine rebuilding, body service work or repainting, sale of
27 vehicles, or the outside storage of same, or the outside storage of parts and equipment other
28 than for temporary display purposes shall be prohibited.

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

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

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

3 At the March 2, 2026, Town Commission meeting, the applicant requested we table Ordinance
4 2026-01 to the April 6, 2026, meeting.

5 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
6 subject property on Monday, January 26, 2026. The notification signs were posted on the
7 property on Monday, January 26, 2026. To date, staff received one email in opposition to the
8 application.

9 **Public Hearings** - The second and final reading is scheduled for Monday, April 20, 2026, at
10 6:00 p.m.

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

12 Ms. Maurer stated that the proposed amendment to include a motor vehicle service center
13 would be a small portion of the 3.072-acre commercial area of the PUD. She stated that the
14 proposed service center would be positioned so that the bay doors would be located on two
15 sides of the building. She stated that at the time of site plan application, the uses on all
16 property within 300 feet of the property to be developed shall be identified. A noise study will
17 be required for any proposed commercial development on the subject property. The noise
18 study must demonstrate that future commercial development will not generate noise
19 exceeding acceptable levels at residential uses within 300 feet of the subject property.

20 Ms. Maurer stated that, based on an FDOT study for a comparable four-lane county road, the
21 noise generated is predicted to be approximately 56.6 decibels at 300 feet from the roadway.

22 She stated that the predicted noise levels for a motor vehicle service center are not
23 anticipated to exceed existing traffic noise levels at residential uses within 300 feet. She
24 stated that it is anticipated that the site-specific study will show that the noise cannot be
25 heard over the existing roadway. She reiterated that this will be determined when the site
26 and development plans are conducted.

27 Commissioner Roberts stated that this proposed project is in her ward. She spoke with
28 several residents personally who live directly across from this development, and they are very
29 concerned about the noise from the power tools. Commissioner Roberts clarified with Ms.
30 Maurer that the bay doors are facing toward CR 466 and another set facing east.

31 Ms. Maurer stated that the bay doors are split between two facades, and with the sound study
32 that they were provided all eight bay doors facing one direction. In that scenario, the noise
33 levels are below the 240-foot limit for residential use.

34 Mayor Freeman inquired if the building could be turned 90 degrees.

1 Ms. Maurer stated that the access points were approved in the traffic impact study for
2 Hammock Oaks PUD. The building's orientation respects the intended flow of traffic.

3 Mr. Carroll stated that the site plan has not been approved. The applicant's request is to
4 modify the uses and if that is approved, they will continue to the site plan stage.

5 Mayor Freeman stated that the decibel level in Spring Arbor would be dramatically reduced if
6 the bay doors faced south and east.

7 Mr. Carroll stated that townhomes are proposed to be built in the southern area of the PUD. If
8 the building is turned, there is not a four-lane highway between them and this proposed
9 business.

10 Commissioner Roberts confirmed with Mr. Carroll that those townhomes are at least double
11 the distance away from the houses that are directly across the street.

12 Mr. Carroll replied affirmatively, adding that the only difference is the two-lane road in the
13 PUD as opposed to a four-lane road.

14 Commissioner Roberts stated that she was urged by several residents not to approve the
15 proposed business due to the potential for noise and suggested that the developer meet with
16 the neighboring residents. She stated that she could not support the proposal at this time.

17 Ms. Maurer stated that the applicant would be open to meeting with the residents and will
18 contact the applicant to arrange a community meeting.

19 Ms. Maurer requested tabling Ordinance 2026-01 until the May 4, 2026, Town Commission
20 meeting.

21 Mr. Carroll reiterated that approving this amendment would allow the use of an automotive
22 service center as a permitted use within the PUD. The site plan must adhere to town codes.

23 Mayor Freeman asked if there were any further questions or comments. Hearing none, he
24 asked for a motion.

25 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
26 **Commission approved to table Ord. 2026-01 to the May 4, 2026, Town Commission meeting**
27 **by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES

Commissioner (Ward)	Vote
Freeman (Three)	YES

1 **Motion passed by a vote of 4-0**

2 **b. Growth Management — Ordinance 2026-02 – First Reading – Annexation – Joann M**
3 **Hall Trust — An ordinance of the Town Commission of the Town of Lady Lake, Florida,**
4 **voluntarily annexing property being approximately 0.19 acres owned by Joann M Hall**
5 **Trust; located within Orange Blossom Gardens Unit 2, within Lake County, Florida;**
6 **providing for filing of the ordinance; repealing all ordinances in conflict herewith;**
7 **providing for severability; providing for an effective date; and providing for publication**
8 **in accordance with law. (Thad Carroll)**

9 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
10 application was filed with the Town of Lady Lake by Joann M Hall Trust to annex one lot
11 approximately 0.19 acres, located within Orange Blossom Gardens, addressed as 900 Kim
12 Lane, from unincorporated Lake County into the Town of Lady Lake.

13 Mr. Carroll explained that Lake County requires a 50-foot setback from the Ordinary High
14 Water Line (OHWL), and it would not be possible to construct a home on this property. The
15 Town requires a 25-foot setback from the ordinary high water line. This would allow for more
16 buildable area for a future home. He stated that the applicant is seeking to annex into the
17 Town Limits to construct a single-family residence. Because this property is in a flood zone,
18 the Town requires the final floor elevation to be 18 inches above the base flood elevation.

19 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
20 subject property on Monday, February 26, 2026. The notification signs were posted on the
21 property on Monday, February 26, 2026. To date, staff has not received any correspondence in
22 support or opposition of this application.

23 The Technical Review Committee found that Ordinance 2026-02 was ready for consideration
24 by the Planning and Zoning Board. At the March 9, 2026, meeting, the Planning and Zoning
25 Board voted 4-0 to forward Ordinance 2026-02 to the Town Commission with the
26 recommendation of approval.

27 **Public Hearings** - The second and final reading is scheduled for Monday, April 20, 2026 at 6:00
28 p.m.

29 Mayor Freeman asked if there are any questions or comments. Hearing none, he asked for a
30 motion.

1 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
2 **Commission approved the first reading of Ordinance 2026-02, Annexation – Joann M Hall**
3 **Trust, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

4 **Motion carried 4-0**

5 **c. Growth Management – Ordinance 2026-03 – First Reading – Small Scale Future Land**
6 **Use Comprehensive Plan Amendment – Joann M Hall Trust – Requesting a Change to**
7 **the Future Land Use Designation from Lake County Urban Medium Density to lady lake**
8 **Manufactured Home High Density (MH-HD) for one lot being approximately 0.19 acres**
9 **owned by Joann M Hall Trust, located within Orange Blossom Gardens Unit 2, 900 Kim**
10 **Lane, within Lake County, Florida. (Thad Carroll)**

11 Growth Management Director Thad Carroll stated that On Monday, January 26, 2026, an
12 application was filed with the Town of Lady Lake by Joann Hall to amend the Future Land Use
13 designation of 0.19 acre from Lake County Urban Medium Density to Lady Lake Manufactured
14 Home - High Density (MH-HD).

15 Staff recommends approval of Ordinance 2026-03.

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

19 **Utilities:** The subject property will be served by The Villages utilities.

20 **Schools:** As an active adult community, there will be no impact on the school system.

21 **Parks and Recreation:** There will be no additional impact on parks and recreation. This is a
22 replacement home. The Villages also provides recreation amenities for its residents.

23 **Transportation:** There will be no additional impact on transportation. This is a replacement
24 home.

25 **Flood:** The subject property is in Flood Zones A.

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

1 property on Monday, February 26, 2026. To date, staff have not received any correspondence
2 in support or opposition of this application.

3 Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a
4 motion.

5 **Upon a motion by Commissioner Regan and seconded by Commissioner Roberts, the**
6 **Commission approved the first reading of Ordinance 2026-03, Small Scale Future Land Use**
7 **Comprehensive Plan Amendment – Joann M Hall Trust, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

8 **Motion carried 4-0**

9 **d. Growth Management — Ordinance 2026-04 – First Reading – Rezoning – Joann M Hall**
10 **Trust — An ordinance changing the zoning designation from certain property being**
11 **approximately 0.19 acres, owned by Joann M Hall Trust, located within Orange**
12 **Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed Home**
13 **Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8), within Lake**
14 **County, Florida. (Thad Carroll)**

15 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
16 application was filed with the Town of Lady Lake by Joann Hall to amend the zoning
17 classification for a 0.19-acre lot located within Orange Blossom Gardens, Unit 2, addressed as
18 900 Kim Lane. The application was filed requesting to rezone the subject property from Lake
19 County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

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

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

1 **Zoning Designations of Adjacent Properties: North** — Lady Lake Mixed Residential Medium
2 Density (MX-8); **East** — Lake County Mixed Home Residential (RM); **South** — Lake County
3 Mixed Home Residential (RM); **West** — Lake County Mixed Home Residential (RM).

4 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
5 subject property on Monday, February 26, 2026. The notification signs were posted on the
6 property on Monday, February 26, 2026. To date, the staff has not received any
7 correspondence in support or opposition of this application.

8 The Technical Review Committee found that Ordinance 2026-04 was ready for consideration
9 of recommendation by the Planning and Zoning Board. At the March 9, 2026 meeting, the
10 Planning and Zoning Board voted 4-0 to forward Ordinance 2026-04 to the Town Commission
11 with the recommendation of approval.

12 The second and final reading is scheduled for Monday, April 20, 2026, at 6:00 p.m.

13 Mayor Freeman asked if there are any questions or comments. Hearing none, he asked for a
14 motion.

15 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
16 **Commission approved the first reading of Ordinance 2026-04, Rezoning – Joann M Hall**
17 **Trust, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

18 **Motion carried 4-0**

19 **e. Growth Management — Ordinance 2026-05 – First Reading – De-annexation – Chase**
20 **Collins — An ordinance voluntarily de-annexing one property totaling approximately 53**
21 **acres, owned by Chase Collins, addressed 3105 Hartsock Sawmill Road, located at the**
22 **east end of Hartsock Sawmill Road, within Lake County, Florida. (Thad Carroll)**

23 Growth Management Director Thad Carroll stated that on Monday, February 23, 2026, an
24 application was filed with the Town of Lady Lake by Chase Collins requesting to de-annex one
25 property from the incorporated limits of the Town of Lady Lake. This property is located at
26 the east end of Hartsock Sawmill Road. The application requests the contraction of
27 approximately 53 acres from the incorporated limits of the Town of Lady Lake into
28 unincorporated Lake County.

1 Mr. Carroll stated that this property was annexed in 2007 by Ordinance 2006-42 as part of the
2 152-acre Lady Lake Landings project, a proposed subdivision along Edwards Road. This
3 project never came to fruition. In 2015, the subject property was rezoned to Commercial
4 Tourist (CT) to allow for an RV Park. In 2018, the owner recorded a conservation easement in
5 perpetuity. This document greatly restricts what can be done with the property. In 2025, the
6 property was rezoned from Commercial Tourist to Agriculture Residential (AG-1).

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

12 At the March 9, 2026, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance
13 2026-05 to the Town Commission with the recommendation of approval.

14 Staff mailed notices to inform the surrounding 16 property owners within 150 feet of the
15 subject property on Monday, February 26, 2026. The notification signs were posted on the
16 property on Monday, February 26, 2026. To date, the staff has not received any
17 correspondence in support or opposition of this application.

18 **Past Actions:** The Technical Review Committee found that Ordinance 2026-05 was ready for
19 consideration of recommendation by the Planning and Zoning Board.

20 **Public Hearings:** The second and final reading is scheduled for Monday, April 20, 2026, at 6:00
21 p.m.

22 Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a
23 motion.

24 **Upon a motion by Commissioner Regan and seconded by Commissioner Roberts, the**
25 **Commission approved the first reading of Ordinance 2026-05, De-annexation – Chase**
26 **Collins, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

27 **Motion passed by a vote of 4-0**

1 **f. Public Works — Consideration of Proposal to Update and Implement Impact Fees for**
2 **Multiple Departments. (C.T. Eagle)**

3 Public Works Director C.T. Eagle stated that the proposal from Stantec is to develop Police,
4 Parks & Recreation, Library, and Public Facilities Impact Fees, which reflect the current cost
5 and system capacities. This project will update the existing library and parks and recreation
6 impact fees. It will also develop new impact fees for the police department and a Public
7 Facilities Impact Fee, which may be used for other public infrastructure projects. He stated
8 that this implementation was one proposal for an alternative revenue source in the event that
9 ad valorem taxes were eliminated.

10 Commissioner Roberts inquired when the impact fees were last evaluated.

11 Mr. Eagle stated that they have been evaluated at various times. The library impact fees and
12 the parks and recreation impact fees were assessed approximately 15 years ago.

13 Mayor Freeman asked if there were any further questions or comments. Hearing none, he
14 asked for a motion.

15 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
16 **Commission approved the proposal to update and implement impact fees for multiple**
17 **departments by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

18 **Motion carried 4-0.**

19 **g. Public Works — Consideration of Proposal to Conduct a FY 2026 Water and Sewer**
20 **Revenue Sufficiency Analysis and Water and Sewer Impact Fee Study for the Town for**
21 **\$50,330. (C.T. Eagle)**

22 Public Works Director C.T. Eagle stated that the proposal from Stantec to conduct a Water
23 and Sewer Revenue Sufficiency Analysis and Water and Sewer Impact Fee Study for the Town
24 will incorporate the recently approved utilities infrastructure projects to ensure the water,
25 sewer, and reuse rates and water, sewer, and reuse impact fee rates are sufficient to support
26 the proposed improvements. This agreement will utilize or "piggyback" the City of Palm Bay's
27 current and legally procured agreement and contract rates.

1 Commissioner Regan inquired if this is an annual analysis.

2 Mr. Eagle stated that the analysis is reviewed every five years, and the rates are reviewed
3 annually. He stated that the study will determine the appropriate rates being applied to
4 finance the current and upcoming infrastructure projects.

5 Mayor Freeman asked if there were any further questions or comments. Hearing none, he
6 asked for a motion.

7 **Upon a motion by Commissioner Regan and seconded by Commissioner McLea, the**
8 **Commission approved the proposal to update and implement impact fees for multiple**
9 **departments by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

10 **Motion carried 4-0.**

11 **h. Public Works — Consideration of Proposal from Synagro for Periodic Sludge**
12 **Dewatering, Hauling, and Disposal of Biosolids for the Wastewater Treatment Plant.**
13 **(C.T. Eagle)**

14 Public Works Director C.T. Eagle stated that this proposal from Synagro is for periodic sludge
15 de-watering, hauling, and disposal of biosolids for the Town's Wastewater Treatment Plant.
16 The intent is to utilize these services as a secondary method of de-watering and disposal of
17 biosolids if demand on our current system exceeds current capacity. Disposal of biosolids is
18 becoming more challenging for all utilities in the State due to a lack of disposal sites and
19 ever-increasing demand. Having a secondary disposal system is crucial to ensure operations
20 and regulatory requirements are met. This proposal will be utilizing or "piggybacking" the
21 current and legally procured agreement with Palm Beach County for "Sewage Cake Sludge,
22 Dewatering, Hauling and Disposal" Contract #25-045/JS.

23 Commissioner Roberts inquired if this is a contingency plan for excessive use.

24 Mr. Eagle replied affirmatively. He stated that currently, the digester pumps into the
25 dewatering boxes and dries the sludge. The town has a contract with Waste Management to
26 haul the boxes to the town's disposal site. For approximately the same cost, Synagro will
27 dewater and dry onsite, and transport to their disposal site, eliminating the need for the
28 dewatering boxes. He stated that the hauling and disposal costs are factored into the budget.

1 Utilizing this company would reduce a few steps in our process as the town's flows will
2 increase in the future. He stated that it is difficult for the dewatering boxes to process large
3 flows efficiently, adding that it is good policy to have a contingency plan.

4 Commissioner Roberts inquired as to when the contingency would be necessary.

5 Mr. Eagle stated that it will be approximately 800,000 gallons per day. Currently, the daily flow
6 is approximately 600,000 gallons per day.

7 Mayor Freeman inquired if more infrastructure is required with this company.

8 Mr. Eagle stated that more infrastructure is not required as the town will be utilizing their
9 equipment.

10 Mayor Freeman asked if there were any further questions or comments. Hearing none, he
11 asked for a motion.

12 **Upon a motion by Commissioner Roberts and seconded by Commissioner McLea, the**
13 **Commission approved the proposal from Synagro for periodic sludge dewatering, hauling,**
14 **and disposal of biosolids for the wastewater treatment plant. Motion carried 4-0.**

15 **8. MAYOR AND COMMISSIONER'S REPORT**

16 Commissioner Regan stated that he attended an event at Freedom Pointe at The Villages
17 showcasing the new assisted living buildings. He stated it was a great presentation and was
18 impressed as the facility shows a lot of promise to meet a need for housing for individuals
19 needing additional care.

20 Commissioner Roberts stated that she attended the event, adding that there is no place in the
21 local Villages community for caretaking. She stated that the presentation addressed the
22 concerns of aging parents who are taking care of a developmentally disabled individual and
23 how their child will be taken care of when they pass away. She stated that this type of facility
24 provides a community for those people. This is a nonprofit corporation and is affordable as
25 currently proposed. She stated the residents' rent is paid with their Supplemental Security
26 Income or disability income. The residents would be able to have a home close to their
27 families, and reiterated that it meets a need in our community.

28 Commissioner McLea thanked the residents for voting for her to the commission. She
29 expressed her appreciation to the fellow commissioners as well. She stated that she attended
30 the Lake Sumter Salvation Army groundbreaking for their Joy Up Center in Leesburg.

31 Mayor Freeman welcomed Commissioner McLea to the commission.

32 **9. TOWN MANAGER'S REPORT**

33 Town Manager Bill Lawrence welcomed Commissioner McLee.

1 Mr. Lawrence acknowledged Public Works Director C.T. Eagle and Growth Management
2 Director Thad Carroll for providing great presentations.

3 Mr. Lawrence announced the upcoming events:

4 Coffee with a Cop – Wednesday, April 8, 10 AM – 11:30 AM at Target

5 Spring Concert – Saturday, April 18, at Snooky Park. This is the final concert of the season.

6 Shredding Event – Saturday, April 25, 9 AM – 11 AM at the American Legion Post 347

7 **10. TOWN ATTORNEY’S REPORT**

8 Town Attorney Derek Schroth advised that he sent the draft wastewater treatment contract
9 with the commission’s amendments to the attorney for the City of Fruitland Park.

10 Attorney Schroth stated that Parks and Recreation Director Mike Burske negotiated the
11 purchase of approximately 25 acres from a few property owners. The potential sellers have
12 requested that the town draft a contract for the sale at \$67,500 per acre. He advised that it is
13 not required; the town has the option to have the properties appraised. He inquired about the
14 commission's desire for a Phase 1 environmental study as part of the process to ensure the
15 soil is not contaminated.

16 *It is the consensus of the commission to direct the Town Attorney to have the properties*
17 *appraised and to initiate an environmental study.*

18 **11. PUBLIC COMMENTS**

19 Pastor Dr. Paul Harsh, First Baptist Church of Lady Lake

20 Dr. Harsh congratulated Commissioner McLea. He expressed his disappointment that the
21 commission did not have an invocation and the Pledge of Allegiance at tonight’s meeting. He
22 prayed for the commission and recited the Pledge of Allegiance.

23 Jason Accurso, 428 Sierra Oaks Circle

24 Mr. Accurso congratulated Ms. McLea and wished her the best. He expressed his
25 disappointment that there was no invocation or Pledge of Allegiance at tonight’s meeting.

26 Commissioner Roberts stated for the record that the Pledge of Allegiance was acknowledged
27 at the 5:30 p.m. She stated that the mayor called for the pastor to deliver the invocation, and
28 there was no acknowledgement from the audience that he was in attendance. Therefore, the
29 commission moved forward with tonight’s meeting.

30 **12. ADJOURN**

31 There being no further business to discuss, the meeting adjourned at 7:24 p.m.

1 _____

2 Kathleen Rosado, Town Clerk

3 _____

4 Ed Freeman, Mayor

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

3 **April 6, 2026**

4 The special meeting of the Lady Lake Town Commission was held in the Commission
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman
6 presiding. The meeting convened at 5:45 p.m.

7 **CALL TO ORDER**

8 **ROLL CALL**

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

9 **STAFF PRESENT**

10 Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management
11 Director; Becky Higgins, Senior Planner; C.T. Eagle, Public Works Director; Mike Burske, Parks
12 and Recreation Director; Lady Lake Police Chief Steve Hunt; Elisha Pappacoda,
13 Communications Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant
14 Finance Director; and Carol Osborne, Deputy Town Clerk.

15 **1. Presentation and Acceptance of the Audit Report for the Fiscal Year Ending September**
16 **30, 2025 (Heather Mosier — Carr, Riggs & Ingram, LLC)**

17 Ms. Mosier stated that she reviewed the results of the audit reports for fiscal year 2025 with
18 the town manager. She stated that the Independent Auditor’s report is the overall audit
19 report on the basic financial statements resulted in an unmodified, clean opinion.

20 The Government Auditing Standards Report found a few material weaknesses and no
21 instances of noncompliance. She noted adjustments related to capital assets, depreciable
22 assets, unidentified capital asset additions, expenses in the enterprise fund that were capital
23 assets, and some expenses that were not properly accrued related to construction projects.

24 The Single Audit report was not conducted due to the Town not having any grants or federal
25 expenditures that were over \$1million. There were no findings on compliance, no
26 recommendations and no other matters to be noted in the management letter.

1 Ms. Mosier stated that a separate report is issued for the Florida Statute requirement for local
2 government investment policies. She stated that noncompliance was found for the required
3 continuing professional education (CPE) certificate for the person in charge of investments
4 who attended.

5 Ms. Mosier stated that a new policy pertaining to uncompensated absences was implemented
6 during the year under the Significant Accounting Policies. She stated that sick pay must be
7 considered and accrued. She advised that they went through the process to consider if it was
8 necessary and found it is not material to the town to adjust this year.

9 Ms. Mosier stated that changes to GASB 103 relates to financial reporting improvements
10 requiring more descriptions on the management discussion analysis to identify the variances
11 between years and changes in fund balances. It will also change the budgetary comparisons
12 requiring documentation on large variances between budget and actual end of year totals.
13 There are presentation changes on proprietary fund statements as well.

14 Ms. Mosier stated that there were no disagreements with management, they did not consult
15 with other accountants, and did not encounter any difficulties during the audit.

16 Commissioner Roberts summarized that there are some recording matters requiring
17 improvement yet the audit results are satisfactory overall.

18 Ms. Mosier replied affirmatively.

19 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
20 **Commission approved the acceptance of the Comprehensive Annual Financial Report for**
21 **Fiscal Year Ending September 30, 2025. Motion carried 3-0.**

22 **2. Presentation of the FY 2024-2025 Certificate of Financial Excellence**

23 This item is tabled to a future meeting.

24 **ADJOURN**

25 There being no further discussion, the meeting adjourned at 5:53 p.m.

26 _____
27 Kathleen Rosado, Town Clerk

28 _____
29 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-02 — Second and Final Reading — Annexation — Joann M Hall Trust — 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. (Thad Carroll)

AGENDA ITEM ID

2026-126

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.

At the March 9, 2026 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-02 to the Town Commission with the recommendation of approval.

At the April 6, 2026 meeting, the Town Commission voted 4-0 to approve Ordinance 2026-02 upon first reading.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-02.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-02**

2 **TOWN OF LADY LAKE, FLORIDA**

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

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

13 **SECTION 1**

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

19 **SECTION 2**

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

23 **SECTION 3**

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

28 **SECTION 4**

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

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

5 **SECTION 5**

6 This Ordinance shall become effective upon its adoption.

7 **SECTION 6**

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

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

15 Town of Lady Lake, Florida

16 _____
17 Ed Freeman, Mayor
18

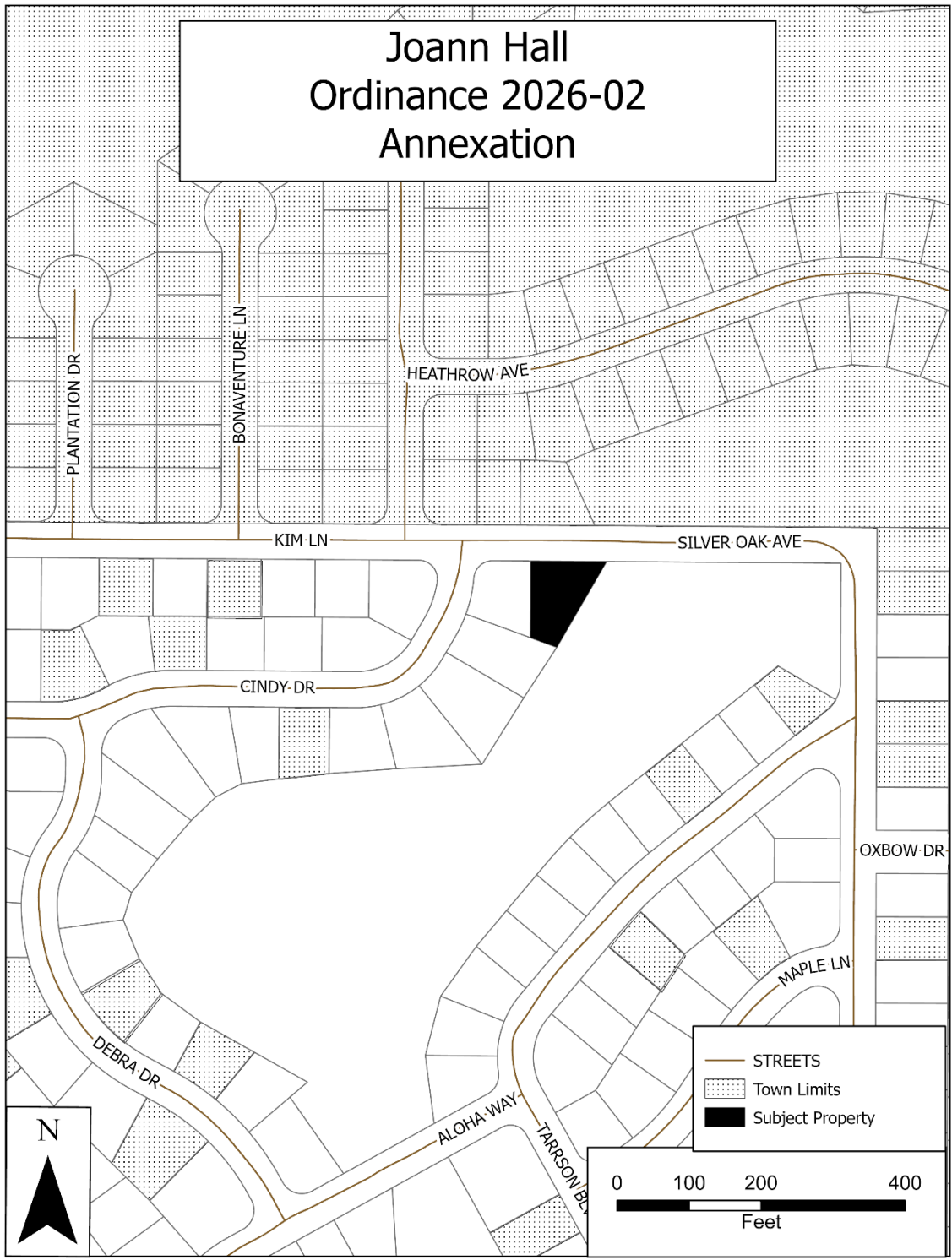
19 Attest:

20 _____
21 Kathleen Rosado, Town Clerk
22

23 Approved as to form:

24 _____
25 Derek Schroth, Town Attorney

- 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

1 ~~Upon a nomination by Chairman Saunders and a second by Member Brinson, the Planning and~~
2 ~~Zoning Board elected Member Bob Galloway as the Chairman of the Planning and Zoning Advisory~~
3 ~~Board for 2026-2027, by a vote of 4-0.~~

4 ~~Upon a nomination by Chairman Galloway and a second by Member Brinson, the Planning and~~
5 ~~Zoning Board elected Member Tim Saunders as the Vice Chairman of the Planning and Zoning~~
6 ~~Board for 2026-2027, by a vote of 4-0.~~

7 **C. Growth Management – Ordinance 2026-02 – An Ordinance of the Town Commission of the**
8 **Town of Lady Lake, Florida, Voluntarily Annexing Property Being Approximately 0.19 Acres**
9 **Owned by Joann M Hall Trust; Located within Orange Blossom Gardens Unit 2, within Lake**
10 **County, Florida; Providing for Filing of the Ordinance; Repealing all Ordinances in Conflict**
11 **Herewith; Providing for Severability; Providing for an Effective Date; and Providing for**
12 **Publication in Accordance with Law. (Becky Higgins)**

13 Senior Planner Higgins stated that on Monday, January 26, 2026, an application was filed with the
14 Town of Lady Lake by Joann M Hall Trust. The appropriate legal descriptions and location maps
15 were included with the submitted application. The subject property is vacant and contiguous with
16 the existing municipal boundary. The applicant is seeking the annexation because the property is
17 not buildable in Lake County’s jurisdiction. She stated that the County requires a 50-foot setback
18 from the ordinary high water line. The Town requires a 25-foot setback and a 1.5-foot elevation
19 above the base flood elevation for the final floor.

20 Growth Management staff recommends approval of Ordinance 2026-02.

21 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the subject
22 property on Monday, February 26, 2026. The notification signs were posted on the property on
23 Monday, February 26, 2026.

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

25 **Public Hearings:** The first reading of Ordinance 2026-02 before the Town Commission is
26 scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for
27 Monday, April 20, 2026, at 6 p.m.

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

30 **Upon a motion by Member Saunders and seconded by Member Masso, the board voted to**
31 **forward Ordinance 2026-02 to the Town Commission with the recommendation of approval.**

Member	Vote
Brinson	YES

Member	Vote
Saunders	YES
Galloway	YES
Masso	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.

Commissioner (Ward)	Vote
Freeman (Three)	YES

1 ~~Motion passed by a vote of 4-0~~

2 **b. Growth Management – Ordinance 2026-02 – First Reading – Annexation – Joann M**
3 **Hall Trust – An ordinance of the Town Commission of the Town of Lady Lake, Florida,**
4 **voluntarily annexing property being approximately 0.19 acres owned by Joann M Hall**
5 **Trust; located within Orange Blossom Gardens Unit 2, within Lake County, Florida;**
6 **providing for filing of the ordinance; repealing all ordinances in conflict herewith;**
7 **providing for severability; providing for an effective date; and providing for publication**
8 **in accordance with law. (Thad Carroll)**

9 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
10 application was filed with the Town of Lady Lake by Joann M Hall Trust to annex one lot
11 approximately 0.19 acres, located within Orange Blossom Gardens, addressed as 900 Kim
12 Lane, from unincorporated Lake County into the Town of Lady Lake.

13 Mr. Carroll explained that Lake County requires a 50-foot setback from the Ordinary High
14 Water Line (OHWL), and it would not be possible to construct a home on this property. The
15 Town requires a 25-foot setback from the ordinary high water line. This would allow for more
16 buildable area for a future home. He stated that the applicant is seeking to annex into the
17 Town Limits to construct a single-family residence. Because this property is in a flood zone,
18 the Town requires the final floor elevation to be 18 inches above the base flood elevation.

19 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
20 subject property on Monday, February 26, 2026. The notification signs were posted on the
21 property on Monday, February 26, 2026. To date, staff has not received any correspondence in
22 support or opposition of this application.

23 The Technical Review Committee found that Ordinance 2026-02 was ready for consideration
24 by the Planning and Zoning Board. At the March 9, 2026, meeting, the Planning and Zoning
25 Board voted 4-0 to forward Ordinance 2026-02 to the Town Commission with the
26 recommendation of approval.

27 **Public Hearings** - The second and final reading is scheduled for Monday, April 20, 2026 at 6:00
28 p.m.

29 Mayor Freeman asked if there are any questions or comments. Hearing none, he asked for a
30 motion.

1 Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the
2 Commission approved the first reading of Ordinance 2026-02, Annexation – Joann M Hall
3 Trust, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

4 Motion carried 4-0

5 ~~c. Growth Management—Ordinance 2026-03—First Reading—Small Scale Future Land~~
6 ~~Use Comprehensive Plan Amendment—Joann M Hall Trust—Requesting a Change to~~
7 ~~the Future Land Use Designation from Lake County Urban Medium Density to lady lake~~
8 ~~Manufactured Home High Density (MH-HD) for one lot being approximately 0.19 acres~~
9 ~~owned by Joann M Hall Trust, located within Orange Blossom Gardens Unit 2, 900 Kim~~
10 ~~Lane, within Lake County, Florida. (Thad Carroll)~~

11 Growth Management Director Thad Carroll stated that On Monday, January 26, 2026, an
12 application was filed with the Town of Lady Lake by Joann Hall to amend the Future Land Use
13 designation of 0.19 acre from Lake County Urban Medium Density to Lady Lake Manufactured
14 Home—High Density (MH-HD):

15 Staff recommends approval of Ordinance 2026-03.

16 ~~Future Land Use Designations of Adjacent Properties: North—Lady Lake Manufactured~~
17 ~~Home High Density; East—Lake County Urban Medium; South—Lake County Urban~~
18 ~~Medium; West—Lake County Urban Medium.~~

19 ~~Utilities:~~ The subject property will be served by The Villages utilities.

20 ~~Schools:~~ As an active adult community, there will be no impact on the school system.

21 ~~Parks and Recreation:~~ There will be no additional impact on parks and recreation. This is a
22 replacement home. The Villages also provides recreation amenities for its residents.

23 ~~Transportation:~~ There will be no additional impact on transportation. This is a replacement
24 home.

25 ~~Flood:~~ The subject property is in Flood Zones A.

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



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-03 — Second and Final Reading — 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. (Thad Carroll)

AGENDA ITEM ID

2026-127

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.

At the April 6, 2026 meeting, the Local Planning Agency voted 3-0 to forward Ordinance 2026-03 to the Town Commission with the recommendation of approval.

At the April 6, 2026 meeting, the Town Commission voted 4-0 to approved Ordinance 2026-03 upon first reading.

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

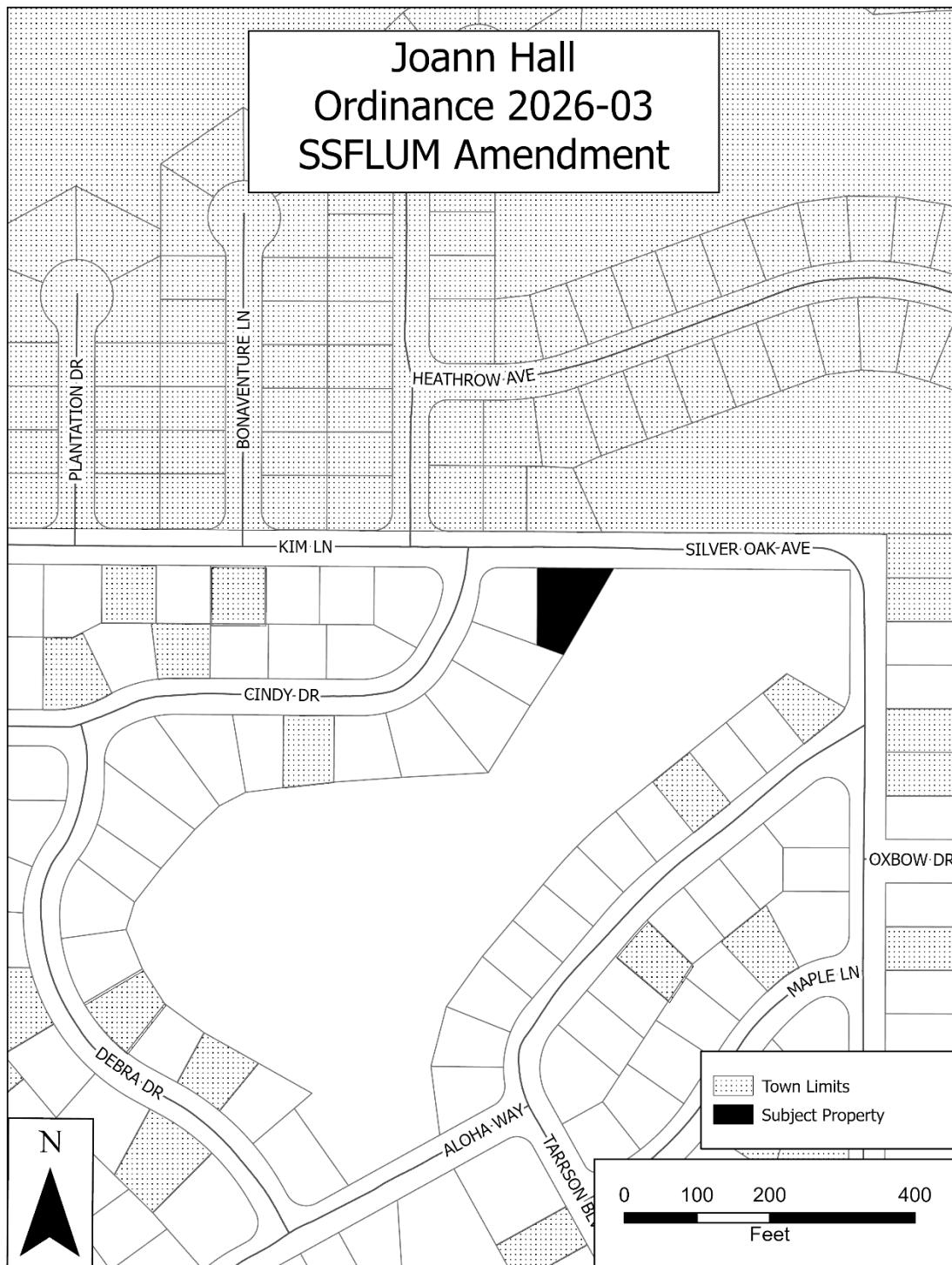
Alternate Key: 2573601; Parcel Number: 06-18-24-0200-000-14500

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.

1 ~~Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the~~
2 ~~Commission approved the first reading of Ordinance 2026-02, Annexation— Joann M Hall~~
3 ~~Trust, by the following roll call vote:~~

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

4 ~~Motion carried 4-0~~

5 ~~c. Growth Management — Ordinance 2026-03 – First Reading – Small Scale Future Land~~
6 ~~Use Comprehensive Plan Amendment – Joann M Hall Trust — Requesting a Change to~~
7 ~~the Future Land Use Designation from Lake County Urban Medium Density to lady lake~~
8 ~~Manufactured Home High Density (MH-HD) for one lot being approximately 0.19 acres~~
9 ~~owned by Joann M Hall Trust, located within Orange Blossom Gardens Unit 2, 900 Kim~~
10 ~~Lane, within Lake County, Florida. (Thad Carroll)~~

11 Growth Management Director Thad Carroll stated that On Monday, January 26, 2026, an
12 application was filed with the Town of Lady Lake by Joann Hall to amend the Future Land Use
13 designation of 0.19 acre from Lake County Urban Medium Density to Lady Lake Manufactured
14 Home - High Density (MH-HD).

15 Staff recommends approval of Ordinance 2026-03.

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

19 **Utilities:** The subject property will be served by The Villages utilities.

20 **Schools:** As an active adult community, there will be no impact on the school system.

21 **Parks and Recreation:** There will be no additional impact on parks and recreation. This is a
22 replacement home. The Villages also provides recreation amenities for its residents.

23 **Transportation:** There will be no additional impact on transportation. This is a replacement
24 home.

25 **Flood:** The subject property is in Flood Zones A.

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

1 property on Monday, February 26, 2026. To date, staff have not received any correspondence
2 in support or opposition of this application.

3 Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a
4 motion.

5 Upon a motion by Commissioner Regan and seconded by Commissioner Roberts, the
6 Commission approved the first reading of Ordinance 2026-03, Small Scale Future Land Use
7 Comprehensive Plan Amendment – Joann M Hall Trust, by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

8 Motion carried 4-0

9 ~~d. Growth Management Ordinance 2026-04 First Reading Rezoning Joann M Hall~~
10 ~~Trust An ordinance changing the zoning designation from certain property being~~
11 ~~approximately 0.19 acres, owned by Joann M Hall Trust, located within Orange~~
12 ~~Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed Home~~
13 ~~Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8), within Lake~~
14 ~~County, Florida. (Thad Carroll)~~

15 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
16 application was filed with the Town of Lady Lake by Joann Hall to amend the zoning
17 classification for a 0.19-acre lot located within Orange Blossom Gardens, Unit 2, addressed as
18 900 Kim Lane. The application was filed requesting to rezone the subject property from Lake
19 County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

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

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



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-04 — Second and Final Reading — 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. (Thad Carroll)

AGENDA ITEM ID

2026-99

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.

At the March 9, 2026 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-04 to the Town Commission with the recommendation of approval.

At the April 6, 2026 meeting, the Town Commission voted 4-0 to approve Ordinance 2026-04 upon first reading.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-04.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

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

6 **SECTION 2: Severability**

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

12 **SECTION 3: Effective Date**

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

17 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this
18 **20th** day of **April** 2026.

19 Town of Lady Lake, Florida

20 _____
21 Ed Freeman, Mayor

22 Attest:

23 _____
24 Kathleen Rosado, Town Clerk

25

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney

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

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 Masse, 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
Masse	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.

1 **Zoning Designation of Adjacent Properties: North** — Lady Lake Mixed Residential Medium
2 Density (MX-8); **East** — Lake County Mixed Home Residential (RM); **South** — Lake County Mixed
3 Home Residential (RM); **West** — Lake County Mixed Home Residential (RM)

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

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

8 **Public Hearings:** The first reading of Ordinance 2026-04 before the Town Commission is
9 scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for
10 Monday, April 20, 2026, at 6 p.m.

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

13 **Upon a motion by Member Saunders and seconded by Member Masso, the board voted to**
14 **forward Ordinance 2026-04 to the Town Commission with the recommendation of approval.**

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

15 **Motion carried 4-0.**

16 ~~**F. Growth Management — Ordinance 2026-05 — De-annexation — Chase Collins — An Ordinance**~~
17 ~~**Voluntarily De-Annexing One Property Totaling Approximately 53 Acres, Owned by Chase**~~
18 ~~**Collins, addressed as 3105 Hartsock Sawmill Road, Located at the East End of Hartsock Sawmill**~~
19 ~~**Road, within Lake County Florida. (Becky Higgins)**~~

20 ~~On Monday, February 23, 2026, an application was filed with the Town of Lady Lake by Chase~~
21 ~~Collins requesting to de-annex one property from the incorporated limits of the Town of Lady~~
22 ~~Lake. This vacant property is located at the east end of Hartsock Sawmill Road.~~

23 ~~This property was annexed in 2007 by Ordinance 2006-42 as part of the 152-acre Lady Lake~~
24 ~~Landings project, a proposed subdivision along Edwards Road. This project never came to~~
25 ~~fruition. In 2015, the subject property was rezoned to Commercial Tourist (CT) to allow for an RV~~
26 ~~Park. This project also never moved forward. In 2018, the owner recorded a conservation~~
27 ~~easement in perpetuity. This document greatly restricts what can be done with the property. As~~

1 property on Monday, February 26, 2026. To date, staff have not received any correspondence
2 in support or opposition of this application.

3 Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a
4 motion.

5 **Upon a motion by Commissioner Regan and seconded by Commissioner Roberts, the**
6 **Commission approved the first reading of Ordinance 2026-03, Small Scale Future Land Use**
7 **Comprehensive Plan Amendment — Joann M Hall Trust, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

8 **Motion carried 4-0**

9 **d. Growth Management — Ordinance 2026-04 – First Reading – Rezoning – Joann M Hall**
10 **Trust — An ordinance changing the zoning designation from certain property being**
11 **approximately 0.19 acres, owned by Joann M Hall Trust, located within Orange**
12 **Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed Home**
13 **Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8), within Lake**
14 **County, Florida. (Thad Carroll)**

15 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
16 application was filed with the Town of Lady Lake by Joann Hall to amend the zoning
17 classification for a 0.19-acre lot located within Orange Blossom Gardens, Unit 2, addressed as
18 900 Kim Lane. The application was filed requesting to rezone the subject property from Lake
19 County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

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

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

1 **Zoning Designations of Adjacent Properties: North** — Lady Lake Mixed Residential Medium
2 Density (MX-8); **East** — Lake County Mixed Home Residential (RM); **South** — Lake County
3 Mixed Home Residential (RM); **West** — Lake County Mixed Home Residential (RM).

4 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
5 subject property on Monday, February 26, 2026. The notification signs were posted on the
6 property on Monday, February 26, 2026. To date, the staff has not received any
7 correspondence in support or opposition of this application.

8 The Technical Review Committee found that Ordinance 2026-04 was ready for consideration
9 of recommendation by the Planning and Zoning Board. At the March 9, 2026 meeting, the
10 Planning and Zoning Board voted 4-0 to forward Ordinance 2026-04 to the Town Commission
11 with the recommendation of approval.

12 The second and final reading is scheduled for Monday, April 20, 2026, at 6:00 p.m.

13 Mayor Freeman asked if there are any questions or comments. Hearing none, he asked for a
14 motion.

15 **Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the**
16 **Commission approved the first reading of Ordinance 2026-04, Rezoning – Joann M Hall**
17 **Trust, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

18 **Motion carried 4-0**

19 ~~e. Growth Management—Ordinance 2026-05—First Reading—De-annexation—Chase~~
20 ~~Collins—An ordinance voluntarily de-annexing one property totaling approximately 53~~
21 ~~acres, owned by Chase Collins, addressed 3105 Hartsock Sawmill Road, located at the~~
22 ~~east end of Hartsock Sawmill Road, within Lake County, Florida. (Thad Carroll)~~

23 Growth Management Director Thad Carroll stated that on Monday, February 23, 2026, an
24 application was filed with the Town of Lady Lake by Chase Collins requesting to de-annex one
25 property from the incorporated limits of the Town of Lady Lake. This property is located at
26 the east end of Hartsock Sawmill Road. The application requests the contraction of
27 approximately 53 acres from the incorporated limits of the Town of Lady Lake into
28 unincorporated Lake County.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Ordinance 2026-05 – Second and Final Reading – 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. (Thad Carroll)

AGENDA ITEM ID

2026-128

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.

At the March 9, 2026 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-05 to the Town Commission with the recommendation of approval.

At the April 6, 2026 meeting, the Town Commission voted 4-0 to approve Ordinance 2026-05 upon first reading.

STAFF RECOMMENDATION

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

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

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

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

7

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Town of Lady Lake, Florida

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Ed Freeman, Mayor

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14 ATTEST:

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17 Kathleen Rosado, Town Clerk

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19 APPROVED AS TO FORM:

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21

22 Derek Schroth, Town Attorney

23

EXHIBIT A – Legal Descriptions and Map

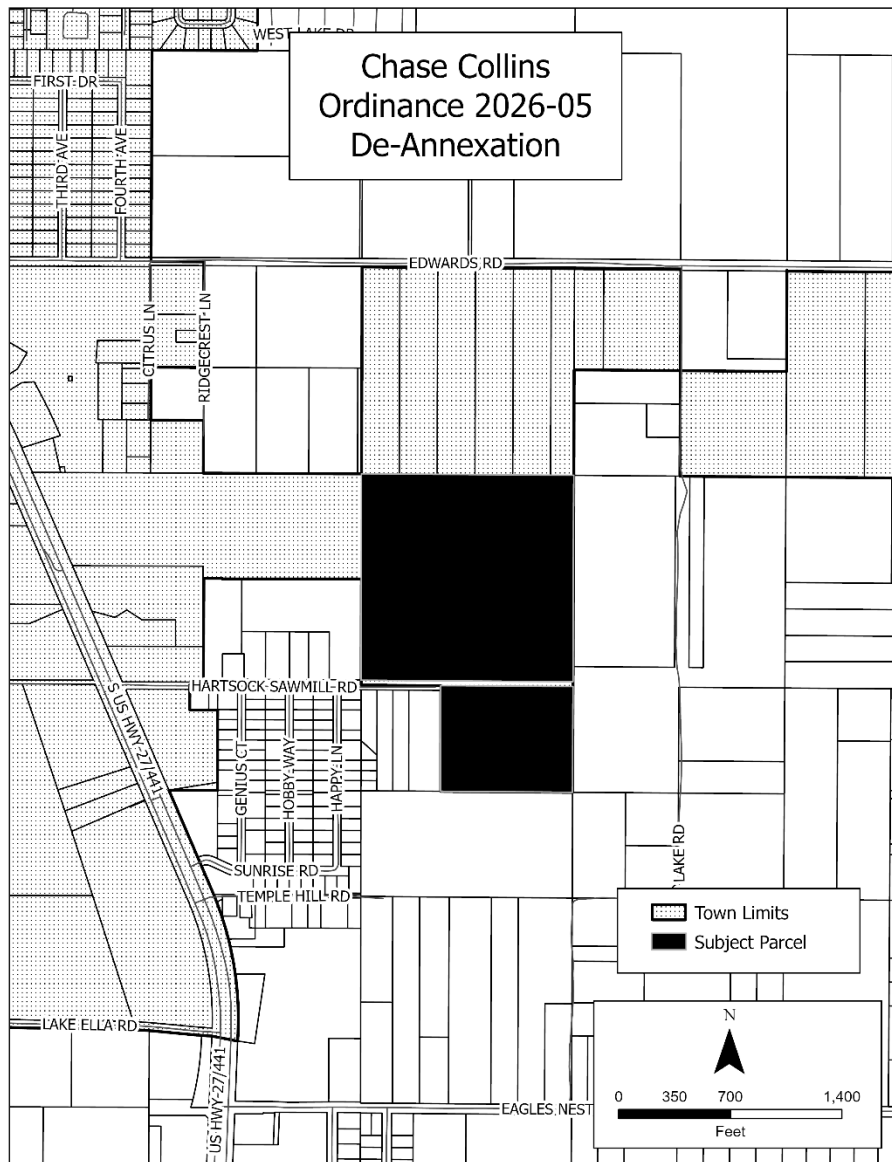
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LEGAL DESCRIPTION:

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.



10

1 **Zoning Designation of Adjacent Properties: North**—Lady Lake Mixed Residential Medium
2 Density (MX-8); **East**—Lake County Mixed Home Residential (RM); **South**—Lake County Mixed
3 Home Residential (RM); **West**—Lake County Mixed Home Residential (RM)

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

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

8 **Public Hearings:** The first reading of Ordinance 2026-04 before the Town Commission is
9 scheduled for Monday, April 6, 2026, at 6 p.m. The second and final reading is scheduled for
10 Monday, April 20, 2026, at 6 p.m.

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

13 **Upon a motion by Member Saunders and seconded by Member Masso, the board voted to**
14 **forward Ordinance 2026-04 to the Town Commission with the recommendation of approval.**

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

15 **Motion carried 4-0.**

16 **F. Growth Management — Ordinance 2026-05 — De-annexation — Chase Collins – An Ordinance**
17 **Voluntarily De-Annexing One Property Totaling Approximately 53 Acres, Owned by Chase**
18 **Collins, addressed as 3105 Hartsock Sawmill Road, Located at the East End of Hartsock Sawmill**
19 **Road, within Lake County Florida. (Becky Higgins)**

20 On Monday, February 23, 2026, an application was filed with the Town of Lady Lake by Chase
21 Collins requesting to de-annex one property from the incorporated limits of the Town of Lady
22 Lake. This vacant property is located at the east end of Hartsock Sawmill Road.

23 This property was annexed in 2007 by Ordinance 2006-42 as part of the 152-acre Lady Lake
24 Landings project, a proposed subdivision along Edwards Road. This project never came to
25 fruition. In 2015, the subject property was rezoned to Commercial Tourist (CT) to allow for an RV
26 Park. This project also never moved forward. In 2018, the owner recorded a conservation
27 easement in perpetuity. This document greatly restricts what can be done with the property. As

1 part of the conservation easement there is a two-acre area that can be developed for up to two
2 single family homes. Single-family homes are not permitted under the Commercial Tourist zoning
3 designation. In 2025, the property was rezoned from Commercial Tourist to Agriculture
4 Residential (AG-1) to allow for future construction of a home.

5 The appropriate legal descriptions and location maps were included with the submitted
6 application. The property is not served by the Town of Lady Lake utilities and is located on a
7 county-maintained road. Because this property is regulated by a restrictive conservation
8 easement, the property is not assessed property taxes.

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

14 Staff mailed notices to inform the surrounding 16 property owners within 150 feet of the subject
15 property on Monday, February 26, 2026. The notification signs were posted on the property on
16 Monday, February 26, 2026. To date, staff has not received any correspondence in support or
17 opposition of this application.

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

21 Chairman Galloway asked if there were questions or comments from the board and the public.

22 Member Masso inquired if this ordinance removes the restrictions of the conservation easement.

23 Ms. Higgins clarified that the property's rezoning in 2025 made it possible for a home to be built.
24 She stated that the conservation easement is in perpetuity and cannot be removed. The land is
25 conducive to agricultural uses typically seen in unincorporated areas.

26 Member Masso verified that the property owner cannot build on the entire property.

27 Ms. Higgins stated that there is one, two-acre section that is buildable. She stated that this
28 property is on an unpaved road and not maintained by the town nor is it serviced by town utilities.

29 Chairman Galloway asked if there were any further questions or comments from the board and
30 from the public. Hearing none, Chairman Galloway asked for a motion.

31 **Upon a motion by Member Saunders and seconded by Member Masso, the board voted to**
32 **forward Ordinance 2026-05 to the Town Commission with the recommendation of approval.**

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

1 Motion carried 4-0.

2 ~~G. Growth Management — Resolution 2026-101 — A Resolution of the Town Commission of the~~
 3 ~~Town of Lady Lake, Florida, granting a Variance to Authorize the Removal of Two Historic Trees~~
 4 ~~in Accordance with the Provisions of Chapter 10, Section 10-5. C). 3). A), of the Town of Lady~~
 5 ~~Lake Land Development Regulations, on Property Owned by SK Hammock Oaks. LLC, being~~
 6 ~~Approximately 5 Acres of Land, addressed as 1245 Anderson Lane, Located North of Anderson~~
 7 ~~Lane Approximately 0.25 Miles East of Rolling Acres Road within the Town Limits of the Town of~~
 8 ~~Lady Lake, Florida. (Becky Higgins)~~

9 The application was withdrawn per the applicant’s request.

10 ~~H. Growth Management — Resolution 2026-102 — Variance — Lake Ella Independent Living~~
 11 ~~Facility — Historic Tree Removal — Pursuant to Chapter 10, Section 10-5). c).3). A., of the Land~~
 12 ~~Development Regulations (LDRs) which requires a variance for the removal of historic trees.~~
 13 ~~(Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater).~~
 14 ~~The variance request is to allow for the removal of two viable historic trees located on~~
 15 ~~approximately thirty acres, located north of Lake Ella Road and west of South Highway 27/441~~
 16 ~~owned by Lake County Development Partners, LLC, within the Town Limits of the Town of Lady~~
 17 ~~Lake, Florida. (Becky Higgins)~~

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

22 Growth Management staff supports the removal of the historic tree located within the utility area
 23 to the north of the subject property.

24 Growth Management staff does not support the removal of the historic tree located on the west
 25 side of the property.

~~1 Zoning Designations of Adjacent Properties: North — Lady Lake Mixed Residential Medium
2 Density (MX-8); East — Lake County Mixed Home Residential (RM); South — Lake County
3 Mixed Home Residential (RM); West — Lake County Mixed Home Residential (RM).~~

~~4 Staff mailed notices to inform the surrounding 10 property owners within 150 feet of the
5 subject property on Monday, February 26, 2026. The notification signs were posted on the
6 property on Monday, February 26, 2026. To date, the staff has not received any
7 correspondence in support or opposition of this application.~~

~~8 The Technical Review Committee found that Ordinance 2026-04 was ready for consideration
9 of recommendation by the Planning and Zoning Board. At the March 9, 2026 meeting, the
10 Planning and Zoning Board voted 4-0 to forward Ordinance 2026-04 to the Town Commission
11 with the recommendation of approval.~~

~~12 The second and final reading is scheduled for Monday, April 20, 2026, at 6:00 p.m.~~

~~13 Mayor Freeman asked if there are any questions or comments. Hearing none, he asked for a
14 motion.~~

~~15 Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the
16 Commission approved the first reading of Ordinance 2026-04, Rezoning — Joann M Hall
17 Trust, by the following roll call vote:~~

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

~~18 Motion carried 4-0~~

~~19 e. Growth Management — Ordinance 2026-05 – First Reading – De-annexation – Chase
20 Collins — An ordinance voluntarily de-annexing one property totaling approximately 53
21 acres, owned by Chase Collins, addressed 3105 Hartsock Sawmill Road, located at the
22 east end of Hartsock Sawmill Road, within Lake County, Florida. (Thad Carroll)~~

~~23 Growth Management Director Thad Carroll stated that on Monday, February 23, 2026, an
24 application was filed with the Town of Lady Lake by Chase Collins requesting to de-annex one
25 property from the incorporated limits of the Town of Lady Lake. This property is located at
26 the east end of Hartsock Sawmill Road. The application requests the contraction of
27 approximately 53 acres from the incorporated limits of the Town of Lady Lake into
28 unincorporated Lake County.~~

1 Mr. Carroll stated that this property was annexed in 2007 by Ordinance 2006-42 as part of the
2 152-acre Lady Lake Landings project, a proposed subdivision along Edwards Road. This
3 project never came to fruition. In 2015, the subject property was rezoned to Commercial
4 Tourist (CT) to allow for an RV Park. In 2018, the owner recorded a conservation easement in
5 perpetuity. This document greatly restricts what can be done with the property. In 2025, the
6 property was rezoned from Commercial Tourist to Agriculture Residential (AG-1).

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

12 At the March 9, 2026, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance
13 2026-05 to the Town Commission with the recommendation of approval.

14 Staff mailed notices to inform the surrounding 16 property owners within 150 feet of the
15 subject property on Monday, February 26, 2026. The notification signs were posted on the
16 property on Monday, February 26, 2026. To date, the staff has not received any
17 correspondence in support or opposition of this application.

18 **Past Actions:** The Technical Review Committee found that Ordinance 2026-05 was ready for
19 consideration of recommendation by the Planning and Zoning Board.

20 **Public Hearings:** The second and final reading is scheduled for Monday, April 20, 2026, at 6:00
21 p.m.

22 Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a
23 motion.

24 **Upon a motion by Commissioner Regan and seconded by Commissioner Roberts, the**
25 **Commission approved the first reading of Ordinance 2026-05, De-annexation – Chase**
26 **Collins, by the following roll call vote:**

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES

27 **Motion passed by a vote of 4-0**



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Resolution 2026-102 — First and Final Reading — Historic Tree Removal Variance — Lake Ella Independent Living Facility — 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. (Thad Carroll)

AGENDA ITEM ID

2026-115

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.

At the March 9, 2026, meeting, the Planning and Zoning Board voted 3-1 to forward Resolution 2026-102 to the Town Commission with the recommendation of denial.

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.

1 **DRAFT RESOLUTION 2026-102**
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 LAKE COUNTY DEVELOPMENT**
8 **PARTNERS, LLC, LOCATED NORTH OF LAKE ELLA ROAD AND WEST OF**
9 **SOUTH HIGHWAY 27/441, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY**
10 **LAKE, FLORIDA.**

11 **WHEREAS,** Lake County Development Partners, LLC, the property owners of certain
12 real property located in the Town of Lady Lake, Florida, more particularly described
13 in Exhibit “A,” have petitioned for a variance from the provisions of Chapter 10,
14 Section 10-5, 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 north of Lake
17 Ella Road and West of South Highway 27/441; 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 located north of Lake Ella Road and West of South
28 Highway 27/441 within the Town limits of the Town of Lady Lake, Florida.

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

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EXHIBIT A — LEGAL DESCRIPTION AND MAP

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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 S3 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.

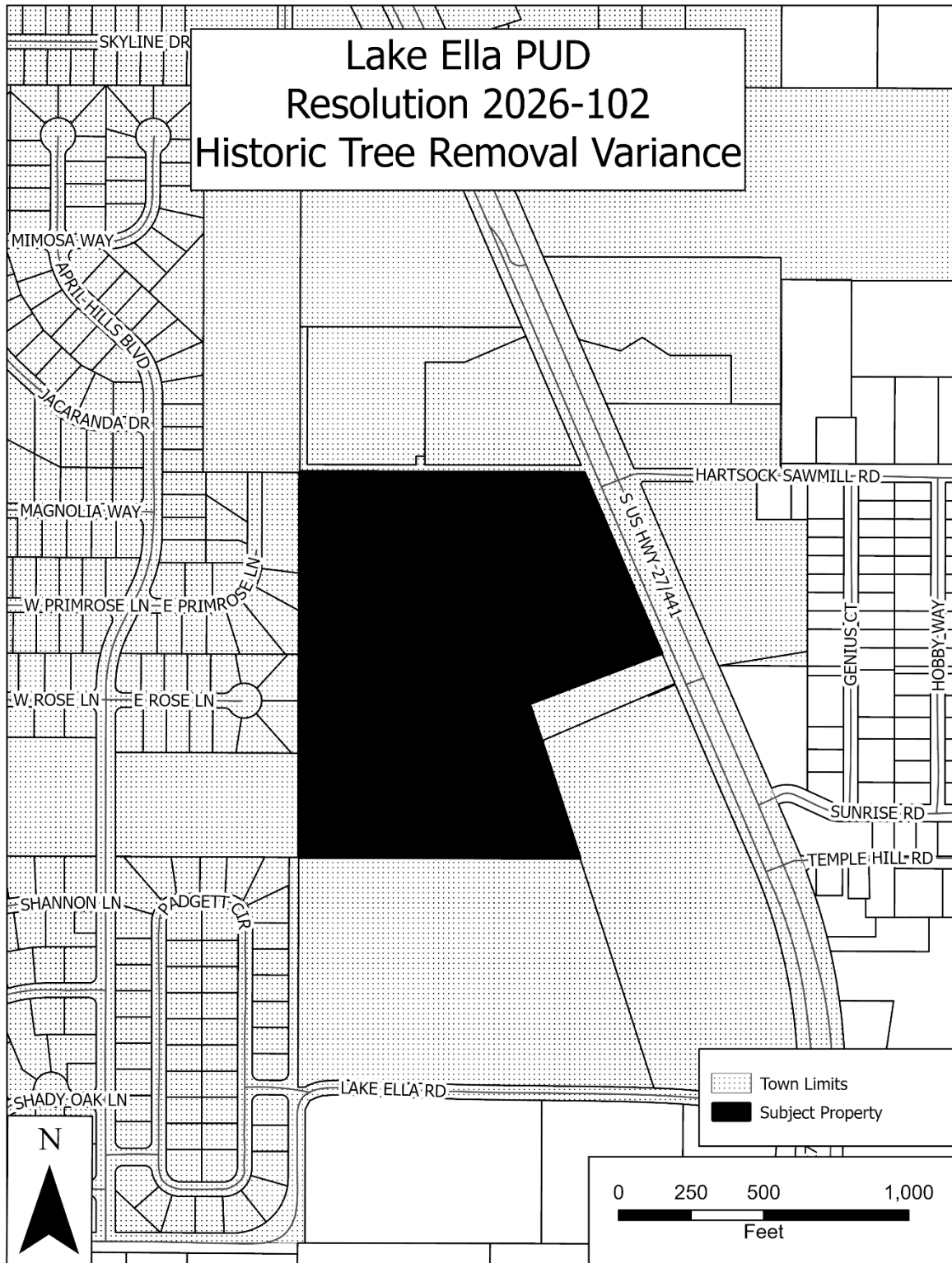
8 PARCEL 4 (HOTEL SITE):

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.



Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masse	YES

1 ~~Motion carried 4-0.~~

2 ~~G. Growth Management — Resolution 2026-101 — A Resolution of the Town Commission of the~~
 3 ~~Town of Lady Lake, Florida, granting a Variance to Authorize the Removal of Two Historic Trees~~
 4 ~~in Accordance with the Provisions of Chapter 10, Section 10-5. C). 3). A)., of the Town of Lady~~
 5 ~~Lake Land Development Regulations, on Property Owned by SK Hammock Oaks. LLC, being~~
 6 ~~Approximately 5 Acres of Land, addressed as 1245 Anderson Lane, Located North of Anderson~~
 7 ~~Lane Approximately 0.25 Miles East of Rolling Acres Road within the Town Limits of the Town of~~
 8 ~~Lady Lake, Florida. (Becky Higgins)~~

9 The application was withdrawn per the applicant’s request.

10 H. Growth Management — Resolution 2026-102 — Variance — Lake Ella Independent Living
 11 Facility — Historic Tree Removal — Pursuant to Chapter 10, Section 10-5). c).3). A., of the Land
 12 Development Regulations (LDRs) which requires a variance for the removal of historic trees.
 13 (Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater).
 14 The variance request is to allow for the removal of two viable historic trees located on
 15 approximately thirty acres, located north of Lake Ella Road and west of South Highway 27/441
 16 owned by Lake County Development Partners, LLC, within the Town Limits of the Town of Lady
 17 Lake, Florida. (Becky Higgins)

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

22 Growth Management staff supports the removal of the historic tree located within the utility area
 23 to the north of the subject property.

24 Growth Management staff does not support the removal of the historic tree located on the west
 25 side of the property.

1 Ms. Higgins explained that town codes require commercial properties to acquire a variance to
2 remove a viable historic tree, which is over 36 inches diameter at breast height. A variance is not
3 required if an arborist determines that the tree(s) is not viable.

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

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

10 **Justification Statement** — Per the applicant, the variance is requested due to the proximity of
11 roots to the proposed site walls and/or grading differentials that will prohibit the survival of the
12 tree post-construction. Additionally, the entrance roadway is positioned such that it is aligned
13 with Hartsock Sawmill Road and provides access to the existing lift station. Tree number 1984 is
14 located within this right of way.

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

21 **Public Notifications** — Notices to inform the surrounding 17 property owners within 150 feet of
22 the subject property were mailed on Monday, March 2, 2026. The notification signs were posted on
23 the property on Monday, March 2, 2026.

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

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

27 Jason Bullard, 3319 McGuire Blvd., Orlando (Project Engineer - EXO Limited, LLC)

28 Mr. Bullard stated that the focus of the presentation is the historic tree along the western property
29 line. This tree has two trunks and the combined diameters add up to a larger tree. He explained
30 that due to the grade it is not possible to maintain compliance with the appropriate roadway and
31 pedestrian sidewalk grades, affecting both drivability and walkability. He stated that
32 constructable retaining walls could be used and that requires tiebacks that go beyond the wall.
33 This will affect the protected root zone, which will ultimately impact the life of that tree.

1 Chairman Galloway asked if there are questions or comments from the board and from the public.

2 Member Saunders inquired as to the height of the retaining wall.

3 Mr. Bullard stated it is a three-tiered, 8-foot wall totaling approximately 24 feet. He stated that one
4 continuous wall is aesthetically overbearing. He added that there will be tiered landscaping within
5 each edge of the wall. He stated that the tree is at the rear of the property.

6 Member Saunders stated that a similar issue was presented to the board in the past. He stated
7 that the developer and the town reached a compromise, and ultimately the root system of the
8 tree was compromised and the tree was removed.

9 Member Masso inquired if this property was rezoned in 2025 for commercial retail.

10 Ms. Higgins clarified that this property will be developed in three phases. An independent living
11 facility will be constructed on this property as part of the first phase. The other phases will include
12 a hotel and office buildings/warehouses.

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

14 **Member Saunders made a motion to forward Resolution 2026-102 to the town commission with**
15 **the recommendation of denial. Member Masso seconded the motion.**

Member	Vote
Brinson	NO
Saunders	NO
Galloway	NO
Masso	NO

16 **Motion carried 4-0.**

17 After clarifying the intended vote with the board members, a new motion was made.

18 **Member Saunders made a motion to forward Resolution 2026-102 to the town commission with**
19 **the recommendation of denial. Member Masso seconded the motion.**

Member	Vote
Brinson	NO
Saunders	YES
Galloway	YES
Masso	YES

20 **Motion carried 3-1.**



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks and Recreation — Review and Discussion of the Next Lease Renewal for the Bob Johnson Legacy Driving Range at the Rolling Acres Sports Complex. (Mike Burske)

AGENDA ITEM ID

2026-138

DEPARTMENT

Parks & Recreation

SUMMARY

The Driving Range 10-year lease is up for renewal in September. The lease is with the American Legion and the Lions Club, which pays \$250 each annually. The lease also requires them to donate to the Town annually. The revenue brought into the driving range is significant. Over the past 10 years, the leadership of the American Legion, Lions club and Town have changed. There appear to be some challenges with the new leadership that bring some concerns to the operation.

Both organizations have been invited to the Commission Meeting.

Driving Range Lease Renewal – Key Considerations

Background

- Current lease: 10-year agreement (expires September)
- American Legion & Lions Club
- Financial terms:
 - o \$250/year paid by each organization
 - o Annual donation to the Town (amount unspecified)
- The driving range generates significant revenue
- Leadership has changed across all parties, creating operational and relationship concerns

Primary Issues to Address

1. Revenue alignment – Town compensation vs. actual profitability
2. Operational control & accountability – With new leadership
3. Community benefit – Continued involvement of civic organizations
4. Risk management – Stability vs. transition uncertainty

Options for Consideration

Option 1: Short-Term Lease (1 Year)

Purpose: “Pause and evaluate” approach

Pros:

- Allows time to assess new leadership performance
- Maintains continuity of operations
- Reduces long-term risk while issues are clarified

Cons:

- Creates uncertainty for operators (may limit investment/improvements)
- Delays long-term revenue optimization
- Could prolong existing tensions

Best used if: Trust is uncertain, but immediate takeover is not feasible

Option 2: Revenue Sharing (e.g., 33% to Town)

Purpose: Align Town income with actual performance

Pros:

- Ensures fair return based on the success of the facility
- Scales with revenue growth
- More equitable than fixed \$250 payments

Cons:

- Requires financial transparency and reporting
- May be resisted by current operators
- Could create disputes over accounting

Best used if: You want to keep operators but modernize financial terms

Option 3: Eliminate Donation Requirement

Purpose: Simplify agreement structure

Pros:

- Removes ambiguity around donation expectations
- Makes lease terms more transparent and enforceable
- Can be replaced with structured revenue-sharing

Cons:

- Loss of flexible community contribution
- May reduce perceived goodwill

Best used if: Moving toward a more formal, business-like agreement

Option 4: Do Not Renew Lease (Town Takes Over)

Purpose: Full control and revenue capture

Pros:

- Town retains 100% of revenue
- Full operational control and accountability
- Ability to professionally manage or outsource

Cons:

- Requires operational expertise and staffing
- Upfront transition costs and risks
- Potential community pushback from civic groups

Best used if: Revenue is substantial and concerns about management are significant

- Management Agreement Instead of Lease
 - o Town owns and controls

Recommended Approach (Balanced Strategy)

A practical path forward could be:

1-year short-term lease + revised financial terms (e.g., partial revenue share) + clear performance expectations

This approach:

- Reduces immediate risk
- Tests new leadership
- Improves Town revenue
- Keeps future options open (including takeover)

STAFF RECOMMENDATION

Discussion and Direction Only.

FISCAL IMPACT

N/A

FUNDING SOURCE

N/A

LEASE AGREEMENT
BETWEEN THE TOWN OF LADY LAKE, FL.
AND THE
ORANGE BLOSSOM GARDENS LIONS CLUB AND THE AMERICAN
LEGION POST 347

THIS AGREEMENT is made this 10th day of SEPT., 2017 by and between the Town of Lady Lake, Lady Lake, Florida ("LESSOR"), and the Orange Blossom Gardens Lions Club and the American Legion Post 347 of Lady Lake (hereinafter collectively referred to as LESSEE).

RECITALS

WHEREAS, LESSOR is the owner of the Rolling Acres Sports Complex, which includes a seventeen (17) acre parcel of land located at 230 Rolling Acres Road;

WHEREAS, LESSEE desires to lease the seventeen (17) acre parcel and the improvements located thereon subject to the conditions contained here from LESSOR for a ten (10) year lease period for the purpose of operating a golf driving range, offering golf lessons and the selling of wrapped concession items to help benefit the Lady Lake Driving Range;

WHEREAS, LESSOR agrees to permit the use of the seventeen (17) acres and improvements to LESSEE under the terms and conditions set forth herein, for a ten (10) year period.

THEREFORE, IN CONSIDERATION of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

- (1) **Demised Premises.** LESSOR hereby grants to LESSEE, and LESSEE hereby leases From LESSOR, the seventeen (17) acres and improvements located at 230 Rolling Acres Road.
- (2) **Term.** This lease shall be for a ten year (10) year term, beginning September 4, 2017, and ending on September 30, 2027 unless otherwise terminated pursuant to the terms stated herein.
- (3) **Rent.** The total Annual rent due from the LESSEE during the term of this Lease Agreement shall be \$250.00 per organization directly receiving revenues generated from the Lady Lake Driving Range. The rent is due no later than July 1st of each year for the term of the lease.
- (4) **Donation.** The Orange Blossom Gardens Lions Club and the American Legion Post 347 have the opportunity to make an annual donation to the Town of Lady Lake Parks and Recreation Department.
- (5) **Maintenance and Repairs.** Tenant shall be responsible for all maintenance and repairs of the Leased premises during the term of the leasehold, reasonable use and wear thereof and damages by the elements excepted.
- (6) **Alterations.** LESSEE shall make no changes, alterations, or improvements to the real property covered under the terms of this agreement, without prior written approval of same by LESSOR.

- (7) Assignment and Subletting. LESSEE shall not assign this lease, sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR'S option, terminate this lease.
- (8) Insurance. LESSEE agrees to purchase and provide a Certificate of General Insurance yearly specifically naming and/or listing the TOWN OF LADY LAKE, FLORIDA as an additional insured party to protect LESSOR against any damages which may occur during the time LESSEE occupies or uses said premises whether resulting from personal injuries or damage to the premises or to any person using the premises or any invitee of LESSEE, including, but not limited to patrons, volunteers, or employees, in an amount **\$1,000,000.00 (\$500,000.00 per organization)**. The LESSEE will provide the Town a copy of the Certificate of General Insurance within three (3) days of the execution of this lease or LESSOR may terminate this Lease Agreement.
- (9) Utilities. Town will provide access to potable water and water for irrigation at the normal rate to the LESSEE.
- (10) Termination. During the term of this Agreement, either party may terminate this Lease Agreement by delivering written notice via U.S. Certified Mail, return receipt requested, of its' intention to terminate the Agreement no less than **one hundred and eighty (180) days** prior to the date of termination. In the event LESSEE violates any of the terms and conditions stated herein, LESSOR shall have the right to cancel this LEASE Agreement by delivering written notification via U.S. Certified Mail return receipt requested, to LESSEE specifically detailing any violations. Once written notice of any violation has been received to the Commander of the American Legion Post 347, the President of the Orange Blossom Gardens Lions Club, and the Manager of the Lady Lake Driving Range, the LESSEE shall **have 180 days** to vacate the said premises.

If the Town should terminate or breach the Lease Agreement prior to the end of the ten (10) year term, then the Town will pay the LESSEE a prorated refund for their share of costs related to the paving of the Driving Range Parking Lot based on the remaining years left on the Lease Agreement. For example, if the LESSEE with the 60/40 split paid \$48,000 for its share of the remaining construction costs and after five years the Town breaches or terminates the Lease Agreement, the Town will refund the Lady Lake Driving Range \$24,000, the prorated amount for the remaining five years of the lease:

$$\$48,000 \text{ divided by } 10 \text{ (years)} = \$4,800 \text{ annually}$$

$$\$4,800 \times 5 \text{ (years)} = \$24,000$$

- (11) Sign. The Lessee may place a sign or signs on the leased premises. The size, style and location of the sign or signs must be approved in advance by the Lady Lake Town Commission, **Parks and Recreation Advisory Committee** and must comply with all Governmental regulations on signs. LESSOR agrees not to unreasonably withhold his consent to the signs and locations desired by the LESSEE.
- (12) Use of Demised Premises. The American Legion Post 347 and the Orange Blossom Gardens Lions Club hereby agree to conduct its' operations and maintain the premises in a manner, which reflects well upon the Town of Lady Lake. The LESSEE shall use the seventeen (17) acres for the purpose of operating the Lady Lake Driving Range. No other use of the premises shall be permitted without the written consent of the LESSOR.

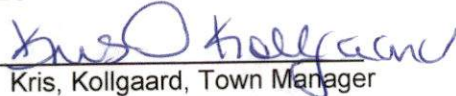
- (13) Default. In the event of default in the payment of rent or in the performance of any other covenant of LESSEE, hereunder, LESSOR shall have the right to pursue all remedies available under Florida law. Also in the event of default by LESSEE, LESSOR at its' option, may declare the entire unpaid rent for the balance of the lease term immediately due and payable. LESSOR shall be entitled to collect from LESSEE all reasonable attorney's fees and costs incurred by LESSOR in enforcing any and every provision of this Lease Agreement, whether suit be brought or not.
- (14) Ownership of Leased Premises. The LESSEE agrees that this Lease Agreement in no way relinquishes the right of ownership of the property on which the Lady Lake Driving Range conducts its' operations. It is and remains the property of the Town of Lady Lake.
- (15) Hold Harmless. The American Legion Post 347 and the Orange Blossom Gardens Lions Club, its' officers and members, shall through the signing of this Lease Agreement by an authorized party or agent, hold harmless LESSOR and its agents and employees from all suits and actions, brought against LESSOR as a result of any act or failure to act by the LESSEE, its' agents, servants, or employees.
- (16) Binding Effect. This agreement shall be binding upon the heirs, assigns and successors of the parties hereto.
- (17) Entire Agreement. This Lease Agreement constitutes the entire agreement of the parties.

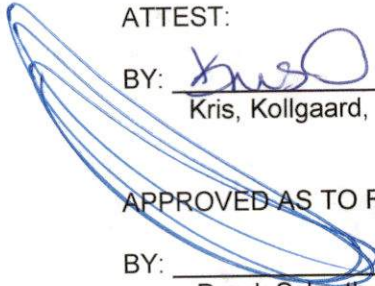
IN WITNESS WHEREOF, LESSOR, and the American Legion Post 347 and The Orange Blossom Gardens Lions Club have executed this instrument by their respective officers duly authorized to execute the same, all as of the 10TH day of SEPT, 2017.

EXECUTED IN THE PRESENCE OF:

By: 
 Jim Richards, Mayor

ATTEST:

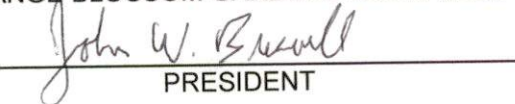
BY: 
 Kris, Kollgaard, Town Manager



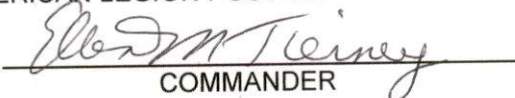
APPROVED AS TO FORM

BY: 
 Derek Schroth, Town Attorney

ORANGE BLOSSOM GARDENS LIONS CLUB

BY: 
 PRESIDENT

AMERICAN LEGION POST 347

BY: 
 COMMANDER