



**TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
MAY 4, 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 Rev. Dr. Kyle D. Hite, North Lake Presbyterian Church
- 4. PLEDGE OF ALLEGIANCE**
- 5. PRESENTATIONS**
 - a.** Proclamation — Municipal Clerk's Week, May 4-10, 2026, Presented to Kathy Rosado, Town Clerk
 - b.** Proclamation — Law Enforcement Month — Presented to Steve Hunt, Police Chief
 - c.** Presentations — Police Department Award Ceremony, Presented by Steve Hunt, Police Chief
- 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's Office** — Approve the Minutes of the April 20, 2026, Town Commission Meeting. (Kathy Rosado)
- b. **Public Works** - Consideration of Acceptance of Results for RFQ 2026-001 — Professional Engineering Services — Utility Infrastructure Improvement Projects as ranked by the Selection Committee. (C.T. Eagle)

7. **NEW BUSINESS – (PUBLIC COMMENT TAKEN)**

- a. **Growth Management — Ordinance 2026-01 — First Reading — Rezoning — Hammock Oaks Commercial Park PUD Amendment** — An ordinance amending the permitted uses for certain property being approximately 3.072 acres owned by VSI Lady Lake, LLC; Referenced by a portion of Alternate Key 3957598; Located south of County Road 466, east Cherry Lake Road, and north of Copacabana Road; Amending the commercial permitted uses of the Planned Unit Development (PUD) Memorandum of Agreement. (Thad Carroll)
- b. **Growth Management – Ordinance 2026-06 – First Reading – Special Exception Use – CLD Properties LTD** – An ordinance granting a special exception use for approximately 4.076 acres located at the northwest corner of Highway 466 and Rolling Acres Road, to allow a convenience store with fuel operations within the Heavy Commercial zoning district, in accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), Town of Lady Lake, Florida. (Thad Carroll)
- c. **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)
- d. **Public Works** - Consideration of Approval to Utilize returned funds from the US 27/441 Road Widening Project to purchase a new Sewer Cleaning Combination Truck. (C.T. Eagle)

8. MAYOR AND COMMISSIONER’S REPORTS

9. TOWN MANAGER’S REPORT

10. TOWN ATTORNEY’S REPORT

11. PUBLIC COMMENTS

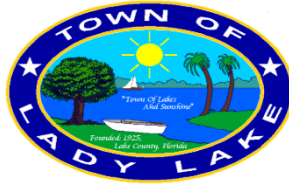
This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town’s approved form will be permitted to speak. Please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

12. ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, Telephone: (352)751-1501, Email: krosado@ladylake.org not later than 48 hours prior to the proceedings. If you are hearing or voice impaired, contact the relay operator at 7-1-1 or for a telecommunications device contact (352) 751-1565.

Please contact the Town Clerk’s Office with any questions at 352-751-1501. This meeting is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751- 1565.



Proclamation

Municipal Clerk's Week

WHEREAS, the Office of the Town Clerk, a time-honored and vital part of local government exists throughout the world, and

WHEREAS, the Office of the Town Clerk is the oldest among public servants, and

WHEREAS, the Office of the Town Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and

WHEREAS, Town Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and

WHEREAS, the Town Clerk serves as the information center on functions of local government and community, and

WHEREAS, Town Clerks continually strive to improve the administration of the affairs of the Office of the Town Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, county, and international professional organizations, and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Town Clerk.

NOW, THEREFORE, I, Ed Freeman, Mayor of Lady Lake, Florida do recognize the week of May 4-10, 2026, as Municipal Clerks Week, and I further extend appreciation to our Town Clerk and staff, Kathleen Rosado and Carol Osborne for the vital services they perform and their exemplary dedication to this community.

“Municipal Clerks Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 4th day of May, two thousand twenty-six.

Town of Lady Lake, Florida

Attest:

Ed Freeman, Mayor

Kathleen Rosado



Proclamation

LAW ENFORCEMENT MONTH MAY 2026

WHEREAS, the safety and well-being of the residents, visitors, and businesses of the Town of Lady Lake depend upon the dedication and vigilance of our law enforcement officers; and

WHEREAS, members of law enforcement are called upon to serve and protect, often placing themselves in harm's way in the execution of their duties; and

WHEREAS, these dedicated professionals work tirelessly to uphold the rule of law, safeguard property, maintain peace, and respond to emergencies in times of crisis; and

WHEREAS, the Town of Lady Lake is proud to honor the men and women of law enforcement who, through their commitment and service, exemplify the highest standards of integrity and professionalism; and

WHEREAS, it is fitting that we set aside a time to publicly recognize their courage, sacrifice, and unwavering sense of duty.

NOW, THEREFORE, BE IT PROCLAIMED by the Town Commission of Lady Lake, Florida, that the Month of May 2026 is hereby designated as "Law Enforcement Month" in the Town of Lady Lake.

BE IT FURTHER PROCLAIMED, that all residents, organizations, and visitors are encouraged to show their appreciation and support for law enforcement officers, to participate in events honoring their service, and to recognize the essential role they play in preserving the safety and quality of life in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 4th day of May two thousand twenty-six.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

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

3 **April 20, 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
McLea (Two)	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 Deputy Police Chief Jason Brough; Lt.
12 James Dunagan, Lady Lake Police Department; C.T. Eagle, Public Works Director; Mike
13 Burske, Parks and Recreation Director; Brandi Carson, Assistant Finance Director; Tamika
14 DeLee, Human Resources Director; and Carol Osborne, Deputy Town Clerk.

15 Town Attorney Derek Schroth was also in attendance.

16 **3. INVOCATION**

17 Led by Pastor Ron Hartley – Lady Lake Assembly of God

18 **4. PLEDGE OF ALLEGIANCE**

19 **5. PRESENTATIONS**

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

- 21 **a. Town Clerk** — Approval of the Town Commission Meeting Minutes — April 06, 2026
22 (Kathy Rosado)

- 1 **b. Town Clerk** — Approval of the Special Town Commission Meeting of April 06, 2026
2 (Kathy Rosado)

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

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

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

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

17 Staff recommends approval of Ordinance 2026-02.

18 Mr. Carroll explained that Lake County requires a 50-foot setback from the Ordinary High
19 Water Line (OHWL), and it would not be possible to construct a home on this property. The
20 Town requires a 25-foot setback from the ordinary high water line. This would allow for more
21 buildable area for a future home. He stated that the applicant is seeking to annex into the
22 Town Limits to construct a single-family residence. Because this property is in a flood zone,
23 the Town requires the final floor elevation to be 18 inches above the base flood elevation. He
24 stated that there have been no changes in this ordinance since first reading.

25 Mr. Carroll stated that the property is currently vacant. He stated that there was a structure
26 on the property in the past.

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

31 **Past Actions:** The Technical Review Committee found that Ordinance 2026-02 was ready for
32 consideration of recommendation by the Planning and Zoning Board. At the March 9, 2026
33 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-02 to the Town

1 Commission with the recommendation of approval. At the April 6, 2026 meeting, the Town
2 Commission voted 4-0 to approve Ordinance 2026-02 upon first reading.

3 Mayor Freeman asked if there are 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 second and final reading of Ordinance 2026-02, Annexation –**
7 **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 **b. Growth Management — Ordinance 2026-03 – Second and Final Reading – Small**
10 **Scale Future Land Use Comprehensive Plan Amendment – Joann M Hall Trust —**
11 **Requesting a Change to the Future Land Use Designation from Lake County Urban**
12 **Medium Density to lady lake Manufactured Home High Density (MH-HD) for one lot**
13 **being approximately 0.19 acres owned by Joann M Hall Trust, located within**
14 **Orange Blossom Gardens Unit 2, 900 Kim Lane, within Lake County, Florida. (Thad**
15 **Carroll)**

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

20 Staff recommends approval of Ordinance 2026-03.

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

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

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

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

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

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

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

10 **Flood:** The subject property is in Flood Zones A. Mr. Carroll stressed any proposed structure
11 will adhere the town’s flood zone requirements.

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

16 **Past Actions:** The Technical Review Committee found that Ordinance 2026-03 was ready for
17 consideration of recommendation by the Planning and Zoning Board. At the March 9, 2026,
18 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-03 to the Town
19 Commission with the recommendation of approval.

20 At the April 6, 2026, meeting, the Local Planning Agency voted 4-0 to forward Ordinance 2026-
21 03 to the Town Commission with the recommendation of approval.

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

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

26 **Upon a motion by Commissioner Roberts and seconded by Commissioner McLea, the**
27 **Commission approved the second and final reading of Ordinance 2026-03, Small Scale**
28 **Future Land Use Comprehensive Plan Amendment – Joann M Hall Trust, by the following**
29 **roll call vote:**

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

Commissioner (Ward)	Vote
Roberts (One)	YES
Freeman (Three)	YES

1 **Motion carried 4-0**

2 **a. Growth Management — Ordinance 2026-04 – Second and Final Reading – Rezoning –**
 3 **Joann M Hall Trust — An ordinance changing the zoning designation from certain**
 4 **property being approximately 0.19 acres, owned by Joann M Hall Trust, located within**
 5 **Orange Blossom Gardens, Unit 2, addressed as 900 Kim Lane, from Lake County Mixed**
 6 **Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8), within**
 7 **Lake County, Florida. (Thad Carroll)**

8 Growth Management Director Thad Carroll stated that on Monday, January 26, 2026, an
 9 application was filed with the Town of Lady Lake by Joann Hall to amend the zoning
 10 classification for a 0.19-acre lot located within Orange Blossom Gardens, Unit 2, addressed as
 11 900 Kim Lane. The application was filed requesting to rezone the subject property from Lake
 12 County Mixed Home Residential (RM) to Lady Lake Mixed Residential Medium Density (MX-8).
 13 The property is currently vacant.

14 Staff recommends approval of Ordinance 2026-04.

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

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

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

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

1 **Past Actions:** The Technical Review Committee found that Ordinance 2026-04 was ready for
2 consideration of recommendation by the Planning and Zoning Board. At the March 9, 2026,
3 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-04 to the Town
4 Commission with the recommendation of approval.

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

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

9 **Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the**
10 **Commission approved the second and final reading of Ordinance 2026-04, Rezoning –**
11 **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

12 **Motion carried 4-0**

13 **b. Growth Management — Ordinance 2026-05 – Second and Final Reading – De-**
14 **annexation – Chase Collins — An ordinance voluntarily de-annexing one property**
15 **totaling approximately 53 acres, owned by Chase Collins, addressed 3105 Hartsock**
16 **Sawmill Road, located at the east end of Hartsock Sawmill Road, within Lake County,**
17 **Florida. (Thad Carroll)**

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

24 Mr. Carroll stated that this property was annexed in 2007 by Ordinance 2006-42 as part of the
25 152-acre Lady Lake Landings project, a proposed subdivision along Edwards Road. This
26 project never came to fruition. In 2015, the subject property was rezoned to Commercial
27 Tourist (CT) to allow for an RV Park. In 2018, the owner recorded a conservation easement in

1 perpetuity. This document greatly restricts what can be done with the property. In 2025, the
2 property was rezoned from Commercial Tourist to Agriculture Residential (AG-1).

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

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

12 **Past Actions:** The Technical Review Committee found that Ordinance 2026-05 was ready for
13 consideration of recommendation by the Planning and Zoning Board. At the March 9, 2026,
14 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2026-05 to the Town
15 Commission with the recommendation of approval.

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

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

20 **Upon a motion by Commissioner McLea and seconded by Commissioner Regan, the**
21 **Commission approved the second and final reading of Ordinance 2026-05, De-annexation –**
22 **Chase Collins, by the following roll call vote:**

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

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

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

26 Growth Management Director Thad Carroll advised that the applicant requested to table this
27 item to the May 4, 2026, Town Commission meeting.

1 **8. NEW BUSINESS — (Public Comment Taken)**

2 **a. Mayor Ed Freeman — Invocation for Commission Meetings**

3 Mayor Freeman stated that the minister scheduled to deliver the invocation at the April 6,
4 2026, Town Commission meeting did not inform the Town Clerk that he would not be able to
5 attend that meeting. Mayor Freeman stated that there were two ministers in attendance that
6 night who did not volunteer to deliver the invocation, nor did he ask them if they would
7 volunteer to do so. He stated, also, that he was remiss in requesting a moment of silence.

8 Mayor Freeman asked the Commission members if they would be amenable to deliver an
9 invocation should this instance happen in the future.

10 *It is the consensus of the Town Commission that in the event a scheduled clergy member is*
11 *not present, a commission member will deliver an invocation or request a moment of silence.*

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

14 Parks and Recreation Director Mike Burske stated that the manager of the Lady Lake Driving
15 Range, aka the Bob Johnson Legacy Driving Range, inquired what direction the town was
16 considering with the new lease agreement. He stated that the lease agreement with the
17 American Legion Post #347 and the Orange Blossom Gardens Lions Club, will expire
18 September 30, 2027. He stated that these organizations are considering capital
19 improvements to the driving range and want to know what the new lease would entail. Each
20 organization pays the Town \$250 annually, and both organizations are required to make
21 annual donations to the Town. The revenue brought into the driving range is significant. Over
22 the past 10 years, the leadership of the American Legion, the Lions Club and the Town have
23 changed. He stated that there appear to be some challenges with the new leadership that are
24 concerning the operation.

25 Mr. Burske stated that Vice Commander of the American Legion Post #347, John Gorsuch, and
26 Orange Blossom Gardens Lions Club President, Barbara Crewell, are present.

27 Mayor Freeman stated that due to his membership with the American Legion, he is recusing
28 himself from voting on this item. He stated that he completed Form 8B, Memorandum of
29 Voting Conflict for County, Municipal, and Other Local Public Officers, and submitted it to the
30 Town Clerk. He stated that he is permitted to ask questions and comment on this item.

31 Mayor Freeman inquired if these organizations have always had a 10-year agreement.

32 Mr. Burske stated that there was no lease agreement when he became the Director of Parks
33 and Recreation. At that time, he and the legion's commander, who was also the accountant,

1 drafted an annual lease agreement. He stated that the 10-year lease was drafted in 2016
2 when the town and both organizations invested in a paving project.

3 Commissioner Regan inquired how the town benefits financially from these organizations
4 managing the driving range.

5 Mr. Burske stated that the organizations donate money for the town's fireworks display, Arbor
6 Day festivities, baseball and soccer organizations, and other organizations in the town.

7 Commissioner Regan inquired about their improvement plans for the driving range. He stated
8 that he uses the driving range, and it is well-run.

9 John Gorsuch, 2850 Apache Court, Second Vice Commander, American Legion Post #347

10 Mr. Gorsuch explained that they plan to expand the electric to install lights and ball machines,
11 and continue offering the Golf Academy.

12 Mayor Freeman inquired to the amount of money generated from the driving range annually.

13 Mr. Gorsuch stated that he will provide that information as he does not have it with him.

14 Commissioner McLea inquired about the relationship concerns between the organizations.

15 She requested an annual revenue report, and the totals donated to the town and community
16 in the past two years.

17 Commissioner Roberts requested an impact statement outlining the repercussions if the
18 lease is not renewed.

19 Mr. Burske stated that both organizations want to continue operating the driving range, and
20 that they want reassurance that the lease would be renewed prior to committing to major
21 improvements. He stated that there is sufficient time to make amendments to the lease prior
22 to its expiration.

23 Mr. Lawrence stated that it is his understanding that there have been confrontations between
24 the driving range and the Lions Club personnel. He stated that this is concerning, and he is
25 not in favor of a long-term lease.

26 Mr. Gorsuch stated that there have been disagreements, and they have been resolved. He
27 stated that he is the operations manager and the scheduler for the driving range. He stated
28 that he works with both organizations and confirmed that they work together.

29 Barbara Crewell – 2934 Griffin View Dr., President of the Orange Blossom Lions Club

30 Ms. Crewell stated that there is a board for the driving range. The "squabbling" is simply ideas
31 being submitted and discussed. Not everyone will agree yet they work together because they
32 understand the impact that the funds generated benefit the community. She stated that

1 some of the organizations include food pantries, the school, and the library. She stated that it
2 is a wonderful partnership of volunteers, and the town does not have to worry about the
3 operation, the maintenance or personnel.

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

6 **Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the**
7 **Commission moved to table this agenda item until the requested information is submitted.**
8 **Motion carried 4-0.**

9 **9. MAYOR AND COMMISSIONER'S REPORT**

10 Commissioner Roberts stated that she has been in contact with the Spring Arbor
11 Homeowners' Association and several residents regarding the proposed zoning amendment
12 for the Hammock Oaks commercial development at Hwy 466 and Cherry Lake Road. She
13 advised that Margo Mauer confirmed that she will conduct a community meeting on Monday,
14 April 27, at 4:30 p.m. Commissioner Roberts stated that she will attend and report the
15 outcome at the Town Commission meeting on May 4.

16 Commissioner Roberts commended the Parks and Recreation department for the wonderful
17 spring concert series.

18 Commissioner McLea stated that she has been meeting town staff and commended everyone
19 for their good work. She expressed her appreciation to all who have welcomed her.

20 Mayor Freeman thanked the Lady Lake Police for their assistance with a wellness check for a
21 resident.

22 **10. TOWN MANAGER'S REPORT**

23 Town Manager Bill Lawrence stated that the department managers reviewed the town's
24 strategic plan at the bi-weekly meeting. He stated that 16 plans have been completed, and
25 the remaining nine items are in progress. He commended the town staff for a great job of
26 adhering to seeing these plans come to fruition.

27 Mayor Freeman commended town staff for their commitment.

28 **11. TOWN ATTORNEY'S REPORT**

29 Town Attorney Derek Schroth stated that he spoke with the Fruitland Park attorney, who
30 stated that they will review the figures pertaining to the wastewater treatment plant
31 agreement and submit a reduced amount with their next proposal.

32

1 **12. PUBLIC COMMENTS**

2 There were no comments.

3 **13. ADJOURN**

4 There being no further business to discuss, the meeting adjourned at 6:42 p.m.

5 _____
6 Kathleen Rosado, Town Clerk

7 _____
8 Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Public Works - Consideration of Acceptance of Results for RFQ 2026-001 — Professional Engineering Services — Utility Infrastructure Improvement Projects as ranked by the Selection Committee. (C.T. Eagle)

AGENDA ITEM ID

2026-145

DEPARTMENT

Public Works

SUMMARY

RFQ 2026-001 for Professional Engineering Services — Utility Infrastructure Improvement Projects was duly advertised on DemandStar and in the Villages Daily Sun starting on April 7, 2026, and ended on April 21, 2026. Three proposals were received. A five-member selection committee, consisting of Town Staff, was formed to review and rank the proposals. The selection committee met on April 27, 2026, and submitted their rankings. CPH Consulting was ranked number one by the selection committee. Upon approval by the Town Commission, staff will coordinate and negotiate the agreement with the consultant.

STAFF RECOMMENDATION

Accept the findings of the Selection Committee for RFQ 2026-001 and authorize the Town Manager to negotiate and sign an Engineering Services Agreement with CPH Consulting LLC.

FISCAL IMPACT

N/A

FUNDING SOURCE

N/A

RFQ for Continuing Engineering Services Selection Committee Results

27-Apr-26

Name of Company	<u>C.T Eagle, Sr.</u> Public Works Dir	<u>Kathleen</u> <u>Rosado, Town</u> Clerk	<u>Brandi Carson.</u> Deputy Finance Dir	<u>Thad Carroll.</u> GM Dir	<u>Mike Burske.</u> Parks & Rec Dir	Total Points	Rank:
CPH Consulting LLC	100	100	96	98	95	489	1
Florida Technical Consultants	50	63	53	79	86	281	3
Kimley Horn	80	95	75	95	88	433	2

G:\Public-Works\Public\RFQ Engineering Services - Utilities 2026\RFQ for Continuing Engineering Services Selection Committee Results.xlsx]Sheet1

The Villages® DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally
Appeared **Amber Sevison** who on oath says that
he or she is Legal Ad Coordinator of the Villages
DAILY SUN, a daily newspaper published in
Sumter County, Florida with circulation in Lake,
Sumter and Marion Counties; that the attached
copy of advertisement, being a Legal Ad # **01300474**
in the matter of

NOTICE OF REQUEST FOR QUALIFICATION (RFQ)

was published in said newspaper in the issues of

APRIL 7, 2026

Affiant further says that the Daily Sun is a newspaper
that complies with all legal requirements for publication in
chapter 50, Florida Statutes.

AS

(Signature Of Affiant)

Sworn to and subscribed before me this 7

day April 2026.

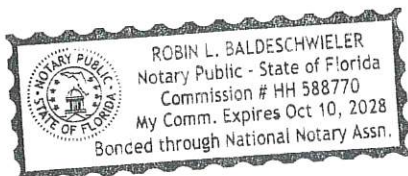
Robin L Baldeschwieler

Robin L Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



TOWN OF LADY LAKE REQUEST FOR QUALIFICATIONS RFQ No. 2026-001 Professional Engineering Services – Utility Infrastructure Improvements for the Town of Lady Lake

The Town of Lady Lake, Florida is requesting statements of qualifications (SOQs) from qualified engineering firms to provide professional engineering services associated with planning, design, permitting, bidding, and construction administration for water, wastewater, reclaimed water, and related utility infrastructure improvements.

Proposals for services will be evaluated in accordance with the requirements of Florida Statutes 287.055, the Consultant's Competitive Negotiations Act.

Interested firms may secure a copy of the documents through DemandStar or copies are available from Kathleen Rosado, Town Clerk, at 409 Fennell Blvd., Lady Lake, FL 32159, phone no. 352-751-1501. Copies via e-mail are also available by contacting the Town Clerk at clerk@ladylake.org.

To ensure fair consideration for all respondents to this RFQ, firms interested in providing the required services may be disqualified if they have contacts during the submission or selection process with the Mayor, Town Commissioners, or any Town staff. Only the Town Clerk, who acts may be contacted during the submission or selection process.

Properly licensed professional firms or individuals shall submit their qualification proposals in a sealed envelope/box and clearly marked in the lower left corner: "RFQ No. 2026-0001 - Professional Engineering Services - Utility Infrastructure Improvements" and shall be sent to the following address, only:

**Kathleen Rosado, Town Clerk
409 Fennell Boulevard
Lady Lake, Florida 32159**

All Proposals must be received in the office of the Town Clerk by 10:00 a.m. (EST) on Tuesday, April 21, 2026. Proposals will be publicly opened immediately afterwards and read in the Town of Lady Lake Commission Chambers located at 409 Fennell Blvd, Lady Lake, FL.

Responses to this RFQ upon receipt by the Town will become a public record subject to the provisions of Chapter 119 F.S. Florida Public Records Law.

#01300474

April 7, 2026

Advertising Invoice

The Villages Daily Sun

1

984 Old Mill Run,
The Villages, FL 32162

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

FINANCE DEPT
TOWN OF LADY LAKE
409 FENNELL BLVD
LADY LAKE, FL 32159

Acct #: 04101588
Phone: (352)751-1501
Date: 03/24/2026
Ad #: 01300474
Salesperson: RB Ad Taker: 13

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
RFQ 2026-001	04/7/2026	04/7/2026	1	100.80	0.00	100.80

Ad Text:

TOWN OF LADY LAKE
REQUEST FOR QUALIFICATIONS
RFQ No. 2026-001
Professional Engineering Services – Utility Infrastructure
Improvements
for the Town of Lady Lake

The Town of Lady Lake, Florida is requesting statements of qualifications (SOQs) from qualified engineering firms to provide professional engineering services associated with planning, design, permitting, bidding, and construction administration for water, wastewater, reclaimed water, and related utility infrastructure

Payment Reference:

Total: 100.80
Tax: 0.00
Net: 100.80
Prepaid: 0.00

Total Due 100.80



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

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

AGENDA ITEM ID

2026-125

DEPARTMENT

Growth Management

SUMMARY

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

- Offices
- Personal services
- Day care centers
- Convenience stores with or without fuel operations, as long as they are not located at corner of Cherry Lake and 466**
- Adult congregate living facilities/skilled nursing
- Financial services
- Office supplies
- Retail sales and services
- Business services
- Office complex
- Medical Offices/clinics
- Office condominiums
- Martial arts studios
- Restaurants

- Fast food restaurants
- Banks
- Commercial recreation facilities
- Health/exercise clubs
- Veterinary clinics
- Religious facilities
- Motor vehicle service centers

Uses Permitted as Special Exception Use Upon Approval pursuant to Chapter 6 of the Town's Land Development Regulations:

- Athletic/sports facilities
- Mini-storage warehouses
- Offset printing
- Wholesalers and distributors
- Office/warehouse facilities
- Laundry and Dry-Cleaning Retail Stores
- Clubs, lodges, and fraternal organizations
- Hotel

Uses Expressly Prohibited: All other uses are strictly prohibited.

The subject property is in Section 19, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property were included with the submitted application.

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

Staff mailed notices to inform the surrounding ten property owners (seven within Lake County and three within Sumter County) within 150 feet of the property proposed by the PUD amendment request on Monday, January 26, 2026. The notification signs were posted on the property on Monday, January 26, 2026.

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

PAST ACTIONS

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

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

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

At the April 6, 2026 Town Commission meeting, the applicant requested to table Ordinance 2026-01 until the May 4, 2026 meeting.

PUBLIC HEARINGS

The second and final reading of Ordinance 2026-01 before the Town Commission is scheduled for Monday, May 18, 2026, at 6 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-01.

FISCAL IMPACT

None

FUNDING SOURCE

None

1 **DRAFT ORDINANCE 2026-01**

2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE PERMITTED USES FOR CERTAIN PROPERTY BEING**
4 **APPROXIMATELY 3.072 ACRES OWNED BY VSI LADY LAKE, LLC; REFERENCED BY A**
5 **PORTION OF ALTERNATE KEY NUMBER 3957598; LOCATED SOUTH OF COUNTY ROAD**
6 **466, EAST OF CHERRY LAKE ROAD, AND NORTH OF COPACABANA ROAD; AMENDING**
7 **THE COMMERCIAL PERMITTED USES OF THE PLANNED UNIT DEVELOPMENT (PUD)**
8 **MEMORANDUM OF AGREEMENT; PROVIDING FOR SEVERABILITY; ESTABLISHING AN**
9 **EFFECTIVE DATE.**

10 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
11 (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes
12 and Chapter 9J-5, Florida Administrative Code; and

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

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

20 **WHEREAS**, on February 23, 2022, the Town of Lady Lake adopted Ordinance 2021-25 rezoning
21 property from Lake County Agriculture and Planned Unit Development to Town of Lady Lake
22 Planned Unit Development (PUD) – Mixed Use;

23 **WHEREAS**, on October 17, 2022, the Town of Lady Lake adopted Ordinance 2022-15
24 amending the Official Zoning Map and Planned Unit Development (PUD) – Mixed Use
25 entitlements; and

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

30 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake
31 County, Florida.

32 **Section 1.** Based upon the petition of certain landowners of property, which is located in
33 Town of Lady Lake, Florida, as described in Exhibit “A” and shown in Exhibit “B”, a request

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

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

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

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

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Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Kathleen Rosado, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT "A" – Legal Description

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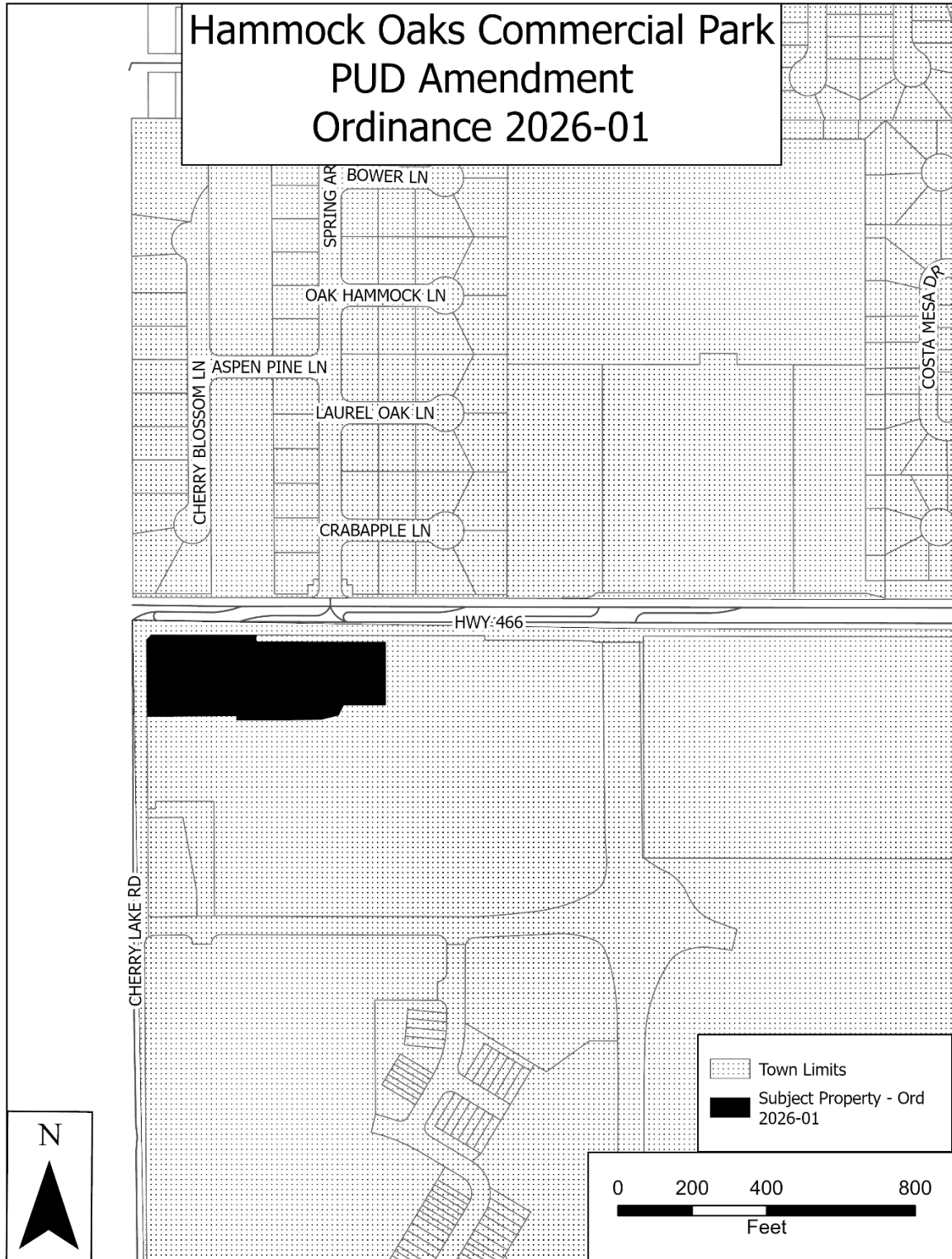
A PARCEL OF LAND BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, HAMMOCK OAKS COMMERCIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 3, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°35'41" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 240.00 FEET; THENCE SOUTH 0°08'53" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 11.24 FEET; THENCE SOUTH 89°51'07" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 108.06 FEET; THENCE NORTH 89°10'52" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 120.20 FEET; THENCE NORTH 76°10'57" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 49.35 FEET; THENCE NORTH 26°48'19" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 31.03 FEET; THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 113.08 FEET; THENCE NORTH 0°00'05" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 170.68 FEET; THENCE NORTH 89°51'07" WEST, A DISTANCE OF 348.76 FEET; THENCE NORTH 0°08'53" EAST, A DISTANCE OF 17.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE NORTH 89°51'07" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 284.82 FEET; THENCE SOUTH 0°00'00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2.48 FEET; THENCE SOUTH 45°08'53" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.73 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE SOUTH 0°24'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 207.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 3.072 ACRES, MORE OR LESS.

1

EXHIBIT "B" — Subject Property Map



2

- 1 • Office complex
- 2 • Medical Offices/clinics
- 3 • Office condominiums
- 4 • Martial arts studios
- 5 • Restaurants
- 6 • Fast food restaurants
- 7 • Banks
- 8 • Commercial recreation facilities
- 9 • Health/exercise clubs
- 10 • Veterinary clinics
- 11 • Religious facilities
- 12 • Motor vehicle service centers
- 13 3. Uses Permitted as Special Exception Use Upon Approval pursuant to Chapter 6 of the
- 14 Town's Land Development Regulations. A) Athletic/sports facilities. B) Mini-storage
- 15 warehouses. C) Offset printing. D) Wholesalers and distributors. E) Office/warehouse
- 16 facilities. F) Laundry and Dry-Cleaning Retail Stores. G) Clubs, lodges, and fraternal
- 17 organizations. H) Hotel
- 18 4. The operation of any restaurant shall be limited to between the hours of 6 a.m. and 10
- 19 p.m.
- 20 **5. Uses Expressly Prohibited: All other uses are strictly prohibited.**
- 21 **6. Design, Development, and Setback Standards:**
- 22 A. COMMERCIAL AND OFFICE USES: The property and portions of the Property
- 23 designated for Commercial uses may be developed and sold as single lots or as
- 24 multiple lot parcels without the necessity of platting according to the following
- 25 standards:
- 26 1) No minimum lot size is required.
- 27 2) No minimum lot width is required.
- 28 3) Maximum building height shall be 45 feet with a limitation of three stories for
- 29 multi-family apartments, condominiums, assisted living facilities, skilled nursing
- 30 facilities, independent living facilities, hotels and motels. For the purposes of
- 31 this section, habitable, occupancy use area shall mean that portion of a building
- 32 or structure included between the upper surface of a floor and the ceiling above,

1 intended for human occupancy. The height limitations of this chapter shall also
2 apply to all architectural features not intended for human occupancy.

3 4) Parking requirements will be in accordance with Chapter 7 of the Town's Land
4 Development Regulations for the specified use at the time of site plan approval.
5 If a reduction of the parking requirements (shared parking) is requested for the
6 mixed-use areas, the reduction process will be presented for approval during the
7 Technical Review portion of the site plan approval.

8 5) The maximum impervious surface ratio for the Commercial property shall be
9 limited to 80 percent, including building coverage. Individual site plans with an
10 impervious surface ratio exceeding 80 percent shall be approved, so long as the
11 impervious surface ratio for the overall Commercial property does not exceed 80
12 percent.

13 6) Property Setbacks:

14 a) **Residential lots shall have a 15 ft front setback, 10 ft rear setback and 5 ft side setback.**
15 **Side setback may be reduced to zero ft for Villas and Townhomes.**

16 b) **All structures shall have a ten-foot minimum setback from contiguous property not**
17 **zoned residential.**

18 c) **Setbacks for Multifamily, Townhomes, and Condominiums shall be a minimum of 30 feet**
19 **as measured from structure to structure from adjacent single-family residential zoning**
20 **districts for two-story developments, and a minimum of 50 feet from adjacent single-**
21 **family residential zoning districts for three-story developments.**

22 d) **All structures shall have a minimum 50-foot setback from the right of way for the**
23 **C.R./Highway 466. This setback does not apply to walls, signage, and signage**
24 **structures, so long as they are uninhabitable.**

25 e) **All structures shall have a minimum 25-foot setback from the right of way for Cherry**
26 **Lake Road. This setback does not apply to walls, signage, and signage structures, so**
27 **long as they are uninhabitable.**

28 f) **Setbacks shall be as noted on the attached Exhibit "D" – Conceptual Plan. No greater**
29 **setbacks or separations than those described above shall be imposed by the Town's**
30 **Code of Ordinances, Land Development Regulations, or zoning ordinances, except as**
31 **required by the Town's Life Safety Code.**

32 7) Landscaping Buffers: A perimeter 10 ft buffer is required at the project
33 perimeter. No buffers are required internal to the PD. Buffers along Cherry Lake
34 Road shall be a minimum of a "Class A" Buffer.

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

37 1) Site plan approval for proposed structures on the property shall be contingent
38 upon compliance with Chapter 7 of the Town's Land Development Regulations
39 and will require the certification of a professional engineer that the proposed

1 drainage system will handle the runoff as required by Chapter 13 of the Land
2 Development Regulations.

3 2) All proposed structures will be permitted by the Town only when shown to be
4 compliant to submitted site plans. Owners shall complete all required site
5 improvements prior to the Town issuing a Certificate of Occupancy.

6 3) The final Site Development Plan pursuant to the Town’s Land Development
7 Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.

8 4) All structures must be permitted by the Town pursuant to site plans submitted
9 and the owners shall install and complete all required site improvements prior
10 to the Town issuing a Certificate of Occupancy for any permitted structure. Site
11 plan approval shall be based upon adherence to Chapter 7 of the Town’s Land
12 Development Regulations, provided certification of a professional engineer is
13 given certifying that the drainage system will handle the runoff as required by
14 Chapter 13 of the Land Development Regulations.

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

17 1) Subdivision approval for all lots on the property shall be contingent upon
18 compliance with Chapter 8 of the Town’s Land Development Regulations and
19 will require the certification of a professional engineer that the proposed
20 drainage system will handle the runoff as required by Chapter 13 of the Land
21 Development Regulations.

22 D. TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

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

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

35 b) **North Residential Access Cherry Lake: Developer will construct a right turn lane in the**
36 **northbound direction and a left turn lane in the southbound direction on Cherry Lake**
37 **Road at Entrance #2 (depicted on Exhibit “D”), to include the necessary dedication of**

1 right-of-way for all improvements as required for Cherry Lake Road/CR 100. The design
2 of the turn lanes shall comply with F.D.O.T. Standards regarding the desirable lengths
3 of tapers and storage.

- 4 c) **Residential Access to Rolling Oaks:** Developer will construct a right turn lane in the
5 southbound direction on Rolling Acres Road at Entrance #3 (depicted on Exhibit “D”), to
6 include the necessary dedication of right-of-way for all improvements as required for
7 Rolling Acre Road. The design of the turn lanes shall comply with F.D.O.T. Standards
8 regarding the desirable lengths of tapers and storage. Alternately at the County’s sole
9 direction a roundabout may be constructed in lieu of the above requirements.
- 10 d) **South Residential Access to Cherry Lake:** Developer will construct a right turn lane in
11 the northbound direction and a left turn lane in the southbound direction on Cherry
12 Lake Road at Entrance #4 (depicted on Exhibit “D”), to include the necessary dedication
13 of right-of-way for all improvements as required for Cherry Lake Road/CR 100. The
14 design of the turn lanes shall comply with F.D.O.T. Standards regarding the desirable
15 lengths of tapers and storage. Alternately at the County’s sole direction a roundabout
16 may be constructed in lieu of the above requirements.
- 17 e) **A five-foot sidewalk shall be provided along the east side of Cherry Lake Road, spanning**
18 **the distance from County Road 466 to the southern end of the property abutting Cherry**
19 **Lake Road. The sidewalk shall be wholly located within the right-of-way. This segment**
20 **of sidewalk shall be constructed in conjunction with Entrance #4 (depicted on Exhibit**
21 **“D”).**

22 2) The following improvements shall be required based upon the progression of the
23 development, as follows:

- 24 a) **The directional median at Entrance #1 is to be maintained at this time. Signal warrant**
25 **studies shall be completed prior to commencement of any future phase of development**
26 **following Phase 1, or prior to the issuance of the development order of any individual**
27 **commercial or medical office site plan.**
- 28 b) **Site plan approval for proposed structures on the property shall be contingent upon**
29 **compliance with Chapter 7 of the Town’s Land Development Regulations and will**
30 **require the certification of a professional engineer that the proposed drainage system**
31 **will handle the runoff as required by Chapter 13 of the Land Development Regulations.**
32 **Plat approval for proposed neighborhoods in the development shall be contingent upon**
33 **compliance with Chapter 8 of the Town’s Land Development Regulations.**
- 34 c) **All proposed structures will be permitted by the Town only when shown to be compliant**
35 **to submitted site plans. Owners shall complete all required site improvements prior to**
36 **the Town issuing a Certificate of Occupancy.**
- 37 d) **The final Site Development Plan pursuant to the Town’s Land Development Regulations**
38 **[Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.**
- 39 e) **Accessibility through Via San Polo shall not be permitted to access the development.**

40 OPEN SPACE/RECREATION

- 41 1) The Development shall provide a minimum of 25% open space. 5% of the land
42 within the allocated 25% shall be utilized as Activity-Based Recreation Area:
 - 43 a) Each phase must provide open space and recreation land in accordance with
44 the aforesaid ratio.
 - 45 b) In lieu of providing open space and recreation in accordance with the
46 aforesaid ratio within each phase as calculated independently, the developer
47 may elect to do the following if each condition is satisfied:

1 **PROPERTY OWNER**

2 _____

3 VSI Lady Lake, LLC

4 **STATE OF FLORIDA**

5 **COUNTY OF LAKE**

6 The foregoing instrument was acknowledged before me by means of _____ physical
7 presence or _____ online notarization, this ____ day of _____, 2026 by
8 _____, as Owner/Authorized Signer of the Property, who is
9 personally known to me or has produced _____ as identification.

10

11 _____

12 Notary Public Signature

13 My Commission Expires:

14

EXHIBIT "D" – Conceptual Plan

Notes:

Total Acreage: 421 +/- acres (18,338,760sf)
 Total Developable Acreage: 412 +/- acres (17,946,720sf)
 Existing Zoning of Parcel: Agriculture/PUD
 Proposed Zoning: PUD
 Proposed Use: Single-family/Multi-Family/Commercial
 Density: 3.6 Units/Acre
 Minimum Dwelling Size: Apartments - 800 sf

Adjacent Zoning:
 North - R1, RA, AR
 South - A
 East - A
 West - Sumter County PUD
 MDD-TND, Urban Low
 NDD-TND
 Wetland/Open water

Existing Land Use:
 Proposed Future Land Use:
 Wetland/Open water

Maximum building height 35' as measured from finished grade to mean roof height
 Open space required - 25% per PUD (105.25 acres)
 Open space provided - 46% (195.23 acres)
 Buffers: 11.91 acres
 Amenities/Parks: 56.3 acres
 Open: 73.68 acres
 WRA: 53.34 acres
 Total: 195.23 acres

Building Setbacks:
 Internal Lots: 0' setback on all sides
 10' setback for residential uses to Non-Residential uses
 30' setback for Multi-Family, Townhomes, and Condominiums to Single-Family Residential
 50' setback to Cherry Lake Row R.O.W.
 25' setback to Cherry Lake Row R.O.W.

Buffers:
 North - 10' Class "A" Landscape Buffer
 South - 10' Class "A" Landscape Buffer
 West - 10' Class "A" Landscape Buffer
 East - 10' Class "A" Landscape Buffer

Proposed Minimum of 50' ROW Total
 All features shown are subject to engineering.
 Fire trucks and turn around to be addressed at site plan submittal.
 Police and fire protection will be provided by Town of Lady Lake
 Potable and reclaimed water provided by Town of Lady Lake
 Sewer service from the Town of Lady Lake
 The site will meet all applicable stormwater rules and regulations.
 Existing vegetation to be utilized in landscape buffers wherever possible.
 Any fencing must be decorative type.
 Light poles and fixtures shall be decorative and dark sky compliant.
 Common area landscaping will be under single entity maintenance, not cared for by homeowners.
 All roads, retention areas, parking areas are private and under single ownership and control.
 Project will be constructed in multiple phases.
 10' Enhanced Buffer to retain existing vegetation and trees where possible.
 Electric provided by SECO, Natural gas provided by TECO
 Plans are Conceptual Only and are subject to engineering
 **Proposed layout may change as a result of field location.
 However, density & intensity location will be maintained.

Site Location

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

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

Levon and Sarah Mears
 66 NW 120th, Avenue
 Oxford, FL 34484

Applicant:
 LPG Urban and Regional Planners, Inc.
 c/o Greg Beliveau
 1162 Camp Avenue
 Mount Dora, Florida 32757
 (352)-385-1940

- Property Boundary (+/- 420 Ac.)
- Retail Use
- RV and Boat Storage Use
- Multi-Family Residential
- Single Family Attached Residential - Townhomes 4 Unit Building
- Single Family Attached Residential - Townhomes 6 Unit Building
- Single Family Attached Residential Main Floor 50' x 120'
- Single Family Detached Residential Colowind 40' x 130'
- Single Family Detached Residential Colowind 50' x 130'
- Single Family Detached Residential Colowind 50' x 130'
- Single Family Detached Residential Colowind 50' x 130'
- Community Amenity
- Neighborhood Park
- Pedestrian Access And Trail
- Landscape Buffer
- Time Protection
- Road Right Of Way
- Stormwater Pond
- Dry Detention Pond
- Stormwater Vault Concept
- Estimated Wetland Conservation
- Existing Transmission Line Tower
- Impervious Footprint
- Drainage Easement
- Entry Staging Feature
- Retail Use / Mass Vehicle Service Center

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

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

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

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

February 25th, 2022

Hammock Oaks

Town of Lady Lake, FL

Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352)385-1940 / FAX (352)383-4824
 Proj: 1042-1

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

3 **February 9, 2026**

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

6 ~~**CALL TO ORDER:** Chairman Tim Saunders~~

7 ~~**PLEDGE OF ALLEGIANCE:** Led by Chairman Saunders~~

8 ~~**ROLL CALL:**~~

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

9 ~~**STAFF PRESENT:**~~

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

12 ~~Attorney Taylor Tremel was also present.~~

13 ~~**NEW BUSINESS**~~

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

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

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

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

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

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

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

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

10 **FUTURE LAND USE ELEMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6 Member Masso inquired its location relative to Walmart.

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

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

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

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

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

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

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

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

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

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

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

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

3 Mike Kelly, 1203 Oak Hammock Lane

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

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

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

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

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

18 **Motion carried 5-0.**

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

20 ~~There were no comments.~~

21 **~~PUBLIC COMMENT~~**

22 ~~There were no comments.~~

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

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

3 **ADJOURN**

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

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Kathleen Rosado, Town Clerk

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James Tim Saunders, Chairperson

~~Mr. Jones stated that the service agreement outlines the insurance coverage as Orange Data takes responsibility for the reports produced on behalf of the town. The lien searches typically take approximately eight hours to complete.~~

~~Commissioner Sage inquired to how many lien search requests does the town receive monthly.~~

~~Ms. Rosado stated that approximately 15 lien searches are received monthly.~~

~~Town Manager Bill Lawrence stated with the possibility that Florida voters will pass a law to eliminate ad valorem taxes, this alternative revenue source will aid in supplementing the general fund.~~

~~Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the Service Agreement with Orange Data to perform Lien Searches. Motion passed by a vote of 4-0.~~

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

Growth Management Director Thad Carroll stated that the applicant is Craig Brashier with NV5, on behalf of property owner VSI Lady Lake, LLC. The current zoning designation is Planned Unit Development (PUD). The property is currently vacant although it is currently under construction.

Growth Management staff recommends approval of Ordinance 2026-01.

Mr. Carroll stated that the Memorandum of Agreement (MOA) stipulates all the allowable uses within the PUD. He stated that there are six parcels to be developed in this PUD, and the location of the subject business is along CR 466, across from the Spring Arbor subdivision.

Mr. Carroll explained that the request is to modify the uses under the PUD's zoning classification to allow Motor Vehicle Service Centers. He clarified that the property has an extensive list of possible uses, allowing the owner to contact with various potential tenants without having to ask the Commission to add a new use.

Mr. Carroll explained that the motor vehicle service center is an establishment engaged in the service of motor vehicles including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire changing and repair, installation of exhaust systems parts, brake linings,

electrical repairs, and the like and allowing over the counter sale and installation of new replacement parts, equipment and accessories. He stressed that engine rebuilding, body service work or repainting, sale of vehicles or the outside storage of same, or the outside storage of parts and equipment other than for temporary display purposes shall be prohibited.

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

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

Public Hearings — The second and final reading is scheduled for Monday, March 16, 2026, at 6:00 p.m.

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

Mr. Carroll distributed an email he received from residents of the Spring Arbor subdivision opposing this proposed use. The email cited potential noise and traffic issues, such as U-turns. He stated that many Spring Arbor residents attended the February 9 Planning and Zoning meeting.

Mr. Carroll stated that years ago, residents near LaGrande Boulevard were concerned about the noise from a new vehicle service center in their area. He stated that the distance from the proposed service center in the Hammock Oaks Commercial Park to the Spring Arbor subdivision and The Villages is in excess of 150 feet, in addition to four lanes of traffic. He stated that town code states if these developments about a residential subdivision, documentation regarding the decibel levels is required so the town can address any excessive noise. He stated that staff does not foresee excessive noise from the proposed motor vehicle service center.

Commissioner Regan asked for clarification regarding “temporary display services.” He stated he is concerned with vehicles in the parking lot for an extended period.

Mr. Carroll stated this could be special advertisement for services.

Commissioner Sage stated that he is concerned with the noise from the air guns.

Mr. Carroll reiterated that the Spring Arbor subdivision is approximately 150 feet across CR 466. He stated that there has not been any complaints of noise from the residents near the vehicle service center near LaGrande Boulevard.

Commissioner Roberts stated that she understands the residents' concerns and would like time to observe the noise level at the service center at LaGrande Boulevard. She stated that she would like to speak to her constituents in Spring Arbor as well.

Commissioner Roberts confirmed with Mr. Carroll that there will not be a special curb cut for the overall development.

Mr. Carroll stated that what has been approved by the County will remain. There would not be a curb cut for this proposed business.

Romy Garraud, Project Planner with NV5

Ms. Garraud requested that this item be tabled to a future date to allow the applicant to provide the necessary analysis confirming that the proposed vehicle service project would not cause a disturbance to the surrounding community. She stated that there will not be any modifications to access the development or an increase in traffic.

Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the Town Commission voted to table Ordinance 2026-01 to the April 6, 2026, Town Commission meeting. Motion passed by a vote of 4-0

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

~~Growth Management Director Thad Carroll stated that this application was scheduled to be presented to the Planning and Zoning Board on November 10, 2025. He stated that the applicant requested that this item be tabled due to certain aspects of the application that needed to be addressed to get the proper densities and layout. Modifications were made and the item was again tabled at the request of the applicant. He stated that the property was posted and the surrounding property owners were notified by mail.~~

~~Mr. Carroll stated that this item has not been presented to the Planning and Zoning Advisory Board.~~

~~Mr. Carroll explained that the town code stipulates that when the adjacent property owners are notified and the property is posted, the applicant has a 12-month bar to refile the application. Therefore, based on the date of their withdrawal request, the earliest that this item could be heard is January 2, 2027. He stated that he cannot divulge the aspects of the~~

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

~~7. NEW BUSINESS — (Public Comment Taken)~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner (Ward)	Vote
Freeman (Three)	YES

Motion passed by a vote of 4-0

~~**b. Growth Management — Ordinance 2026-02 — First 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)**~~

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

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

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

~~The Technical Review Committee found that Ordinance 2026-02 was ready for consideration 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.~~

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

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



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management – Ordinance 2026-06 – First Reading – Special Exception Use – CLD Properties LTD – An ordinance granting a special exception use for approximately 4.076 acres located at the northwest corner of Highway 466 and Rolling Acres Road, to allow a convenience store with fuel operations within the Heavy Commercial zoning district, in accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-143

DEPARTMENT

Growth Management

SUMMARY

On Friday, February 27, 2026, an application was filed with the Town of Lady Lake by Jimmy Crawford of Crawford, Modica & Holt, Chartered Attorneys at Law, on behalf of the property owner, CLD Properties LTD, to allow a convenience store with fuel operations within the Heavy Commercial (HC) zoning district, in accordance with Land Development Regulations Chapter 6, Section 6-2(g)(10)(C). The subject property consists of approximately 4.072 acres.

PROPOSAL

Per Land Development Regulations Chapter 5, Section 5-4(n)(2)(I), a convenience store with fuel operations is permitted as a special exception use upon approval by the Town Commission. A convenience store without fuel operations is allowed by-right within the HC zoning district.

Per Land Development Regulations Chapter 6, Section 6-2(g)(10)(C), a special exception use, allowing a convenience store with fuel operations within the HC zoning district, the site must meet the following criteria:

1. The proposed site shall front an arterial or collector roadway
2. The proposed site shall be at least one-half acre in size.
3. A buffer class "C" shall be provided adjacent to residential uses.
4. Canopies must maintain a fifty-foot setback from Highway 27/441.

The proposed site fronts an arterial road and exceeds one-half acre. There are no adjacent residential uses, and the site does not front Highway 27/441.

ZONING

Zoning of Adjacent Properties:
Direction Zoning Designation
North Lady Lake Public Facilities District (PFD)
East Lady Lake Commercial Tourist (CT)
Lady Lake Light Commercial (LC)
South Lady Lake Heavy Commercial (HC)
West Lady Lake Planned Commercial (CP)

TRAFFIC GENERATION

The proposed convenience store/gas station is expected to generate trips consistent with ITE rates, with a substantial portion occurring as pass-by traffic. Based on the provided trip generation data, approximately 75–76% of daily trips are pass-by, indicating that most customers are already traveling on the adjacent roadway network and are not new trip generators.

As a result, the use produces relatively limited net-new trips during peak periods compared to other commercial land uses. In comparison to higher-intensity uses such as fast-food restaurants, the convenience store generates fewer new trips while capturing a greater share of existing traffic, resulting in a comparatively lower impact on roadway volumes and intersections.

RESTRICTIONS PROPOSED IN ORDINANCE

The applicant has provided additional restrictions within the Special Exception Use ordinance.

The special exception use shall apply solely to the portion of the Property developed as a convenience store with fuel operations, not exceeding 5,200 gross square feet (GSF) with fuel operations, including a maximum of seven dispenser islands and a total of 14 fueling positions. The remaining portions of the Property shall be permitted to develop with any uses allowed within the Heavy Commercial (HC) zoning district, subject to applicable Land Development Regulations, and shall not be restricted by this Special Exception Use. Staff mailed notices to inform the fourteen surrounding property owners within 150 feet on Monday, April 20, 2026. The property was posted on Monday, April 20, 2026.

PAST ACTIONS

Special Exception Use applications are not heard by the Planning and Zoning Board.

The Technical Review Committee found that Ordinance 2026-06 was ready for transmittal to the Town Commission.

PUBLIC HEARINGS

The second and final reading of Ordinance 2026-06 is scheduled for Monday, May 18, 2026, at 6:00 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-06.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT ORDINANCE 2026-06**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**
4 **WITH PROVISIONS AS HERINAFTER SET FORTH; GRANTING A SPECIAL EXCEPTION**
5 **USE ON CERTAIN PROPERTY TOTALING APPROXIMATELY 4.076 ACRES LOCATED AT**
6 **THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 466 AND ROLLING**
7 **ACRES ROAD, IN THE TOWN OF LADY LAKE, FLORIDA; REQUESTING TO**
8 **INCORPORATE THE CONVENIENCE STORE WITH FUEL OPERATIONS LAND USE**
9 **WITHIN THE HEAVY COMMERCIAL (HC) ZONING CLASSIFICATION; PROVIDING FOR**
10 **SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

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

12 **SECTION 1**

13 Based upon the petition of a certain landowner of the property located in the town limits of
14 the Town of Lady Lake, Florida, the Town grants a Special Exception Use for the property
15 described in the attached Exhibit "A", zoned Heavy Commercial (HC). Said property is
16 hereinafter referenced as the "Property."

17 **SECTION 2.**

18 The Special Exception Use for the Property is governed by the following:

- 19 1. This Special Exception Use shall apply to the real estate identified on Exhibit "A",
20 attached hereto.
- 21 2. The proposed project site is approximately 4.076 acres. This site exceeds the minimum
22 requirement of one-half acre to establish such use.
- 23 3. Buffers required by Chapter 10, Town of Lady Lake Land Development Regulations,
24 shall be provided along the Rolling Acres Road and Highway 466 frontages (Class B)
25 and the adjacent commercial property (Class A).
- 26 4. The special exception use shall apply solely to the portion of the Property developed
27 as a convenience store with fuel operations, not exceeding 5,200 gross square feet
28 (GSF) with fuel operations, including a maximum of seven dispenser islands and a
29 total of 14 fueling positions. The remaining portions of the Property shall be permitted
30 to develop with any uses allowed within the Heavy Commercial (HC) zoning district,
31 subject to applicable Land Development Regulations, and shall not be restricted by
32 this Special Exception Use.
- 33 5. Hours of Operation: Permitted to be open 24 hours a day, seven days a week.

- 1 6. Accessory uses shall only be permitted in compliance with Chapter 9, Section 2, Town
2 of Lady Lake Land Development Regulations.
- 3 7. The property shall be developed in substantial accordance with an approved site
4 development plan incorporating all conditions of this ordinance and all testimony and
5 exhibits presented at the hearing. Minor modifications and future development of
6 remaining lands shall be permitted administratively and shall not require amendment
7 to this Special Exception Use. Such plans shall be submitted for review and approval
8 of the Technical Review Committee prior to authorization and issuance of a
9 development order.
- 10 8. All lighting for the proposed facilities shall be designed and located such that light
11 and/or glare shall be directed upon the subject property only and approved by the
12 Town of Lady Lake.
- 13 9. All signage, current and proposed, must be in compliance with the Town of Lady Lake
14 Land Development Regulations and Town of Lady Lake Code of Ordinances, and
15 approved by the Town of Lady Lake.
- 16 10. The user shall be responsible for all costs associated with obtaining concurrency.
- 17 11. In the event of the failure of the Applicant to fulfill development in substantial
18 accordance with the plans reviewed and approved by the Technical Review
19 Committee; to comply with the codes of the governmental agencies having lawful and
20 appropriate jurisdiction thereon; or to violate any terms of the Special Exception Use,
21 the permit may be revoked after due public hearing before the Town Commission.
- 22 12. The Special Exception Use shall inure to the benefit of, and shall constitute a covenant
23 running with the land, and the purpose, terms, and conditions contained herein shall
24 be binding upon any successor in his interest hereto; however, the limitations
25 contained herein shall apply only to the convenience store with fuel operations
26 component and shall not restrict the development of the remaining lands in
27 accordance with the Heavy Commercial (HC) zoning district..
- 28 13. This Special Exception Use shall be reviewed and renewed should the developer
29 request additional uses or a revision of the terms contained herein.
- 30 14. Ingress and Egress driveways to the site are under Lake County jurisdiction, therefore,
31 not bound or required by this approval. Developer shall obtain County permits for
32 access.
- 33 15. In addition to any other remedy by law, any breach in any terms or conditions of this
34 permit or in default of the Applicant or his successor in interest shall be deemed a
35 material breach hereof and this Special Exception Use may be cancelled or revoked.

Cancellation or revocation of this Special Exception Use may be instituted by the Town Commission. The Town Clerk shall set this matter for public hearing, giving the same notice as provided in the Lady Lake Zoning Regulations, as amended, and presented to the Town Commission for appropriate action.

SECTION 3. SEVERABILITY.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission’s intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective upon its adoption by the Lady Lake Town Commission.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the Special Exception Use is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this **18th** day of **May, 2026**.

TOWN OF LADY LAKE

Ed Freeman, Mayor

ATTEST:

Kathleen Rosado, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

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ACKNOWLEDGED: the undersigned representative of the landowners by the execution hereof agrees to comply with the conditions of the special exception use as established herein.

Property Owner, C L D Properties LTD

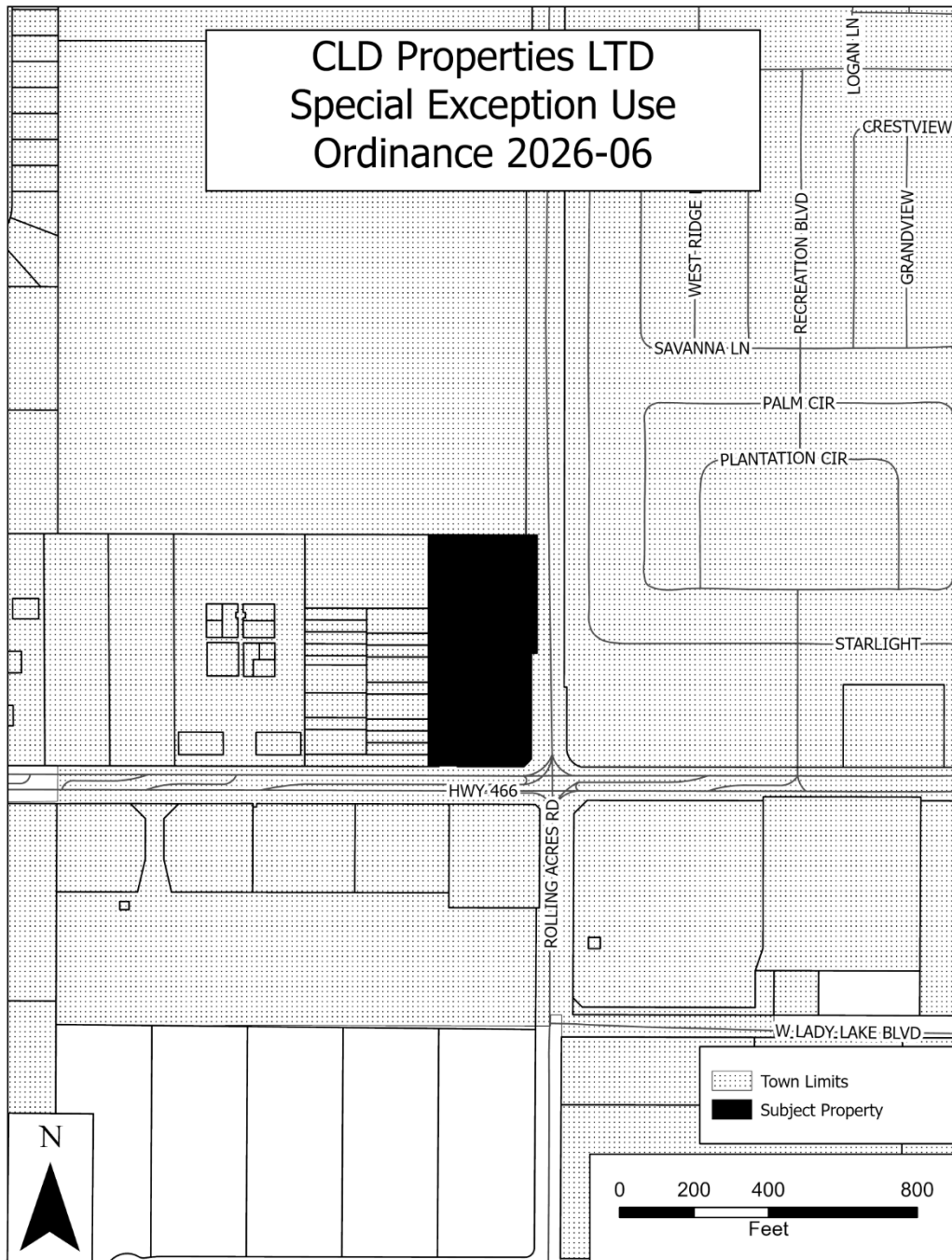
STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this ___ day of _____, 2026 by _____, as Owner/Authorized Signer of the Property, who is personally known to me or has produced _____ as identification.

Notary Public Signature
My Commission Expires:

EXHIBIT "A"
Legal Description and Map

1
2
3
4 The East ½ of the SE ¼ of the South ½ of Government Lot 8, in Section 18, Township 18
5 South, Range 24 East, Lake County, Florida. LESS: road right of way of C-466. LESS and
6 EXCEPT: The East 40.00 feet of the East ¼ of the SE ¼ of the South ½ of Government lot 8, in
7 Section 18, Township 18 South, Range 24 East, Lake County, Florida. LESS: road right of way
8 for C-466.





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.

Prior to the April 20, 2026 Town Commission meeting, the applicant requested to table Ordinance 2026-01 until the May 4, 2026 meeting.

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.

31

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.

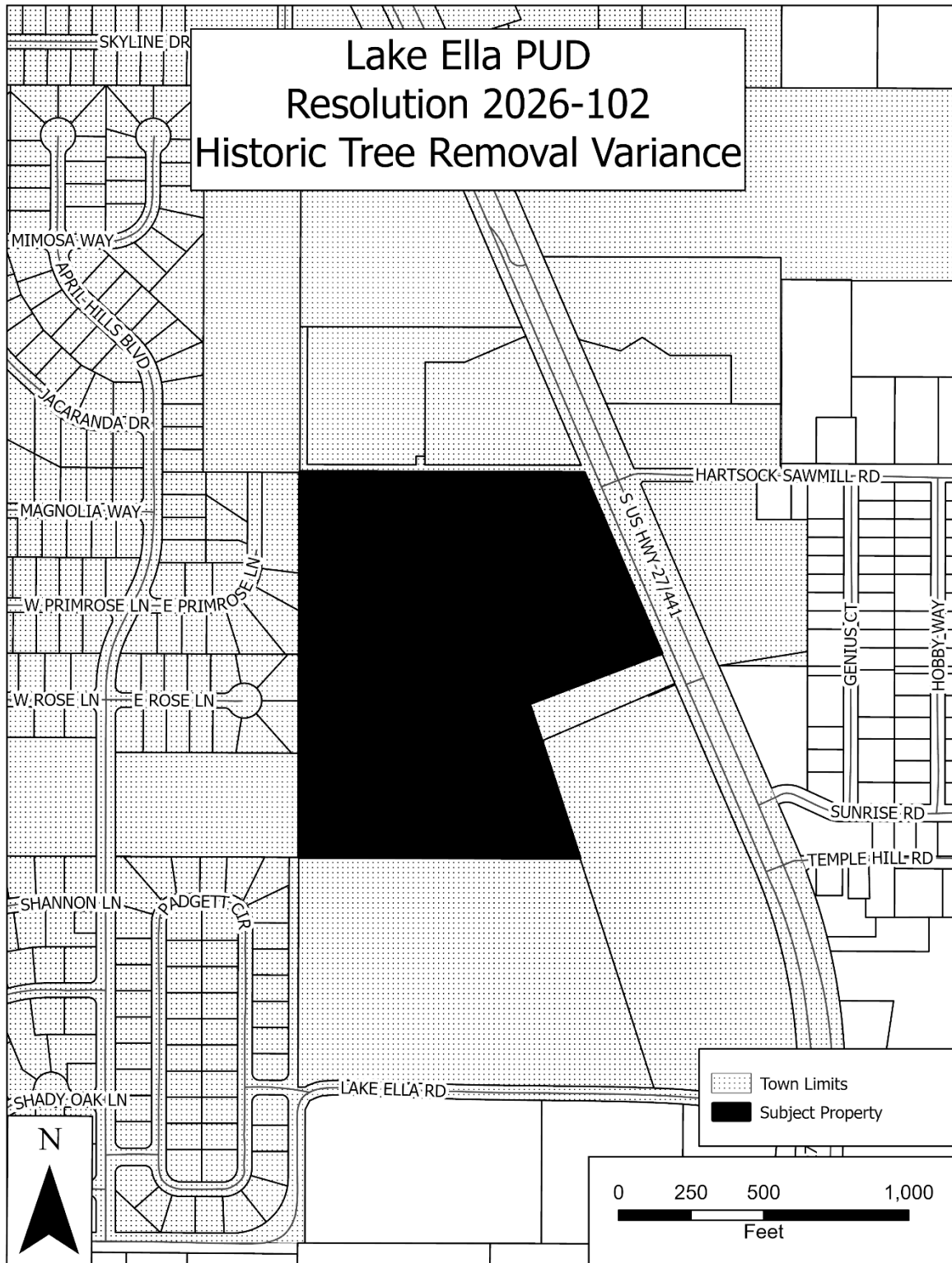
8 PARCEL 4 (HOTEL SITE):

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

Public Works - Consideration of Approval to Utilize returned funds from the US 27/441 Road Widening Project to purchase a new Sewer Cleaning Combination Truck. (C.T. Eagle)

AGENDA ITEM ID

2026-146

DEPARTMENT

Public Works

SUMMARY

As a part of the recently completed US 27/441 Road Widening Project performed by FDOT, the Town was required to relocate water and sewer utilities to accommodate the project. The Town entered into an agreement with FDOT to utilize their contractor to perform the Town's required utility relocation work. The estimated cost to the Town was \$1.6 million, of which the Town was required to send these funds to FDOT to be held in escrow until the completion of the project. Town Utilities Staff was able to work with FDOT and their contractor during the project to make field changes to save on costs. Due to the Utilities Staff's diligent efforts, the total project costs were significantly decreased, and the Town has just received a refund of \$718,779.13. For many years, the Utilities Staff have requested a new sewer cleaning combination truck, but due to the large expense, the request has been put on hold until this refund was received. The new sewer cleaning combination truck costs \$470,000 utilizing the Florida Sheriff's Association Bid. The remaining returned funds will be utilized in upcoming infrastructure projects.

STAFF RECOMMENDATION

Approve the purchase of the sewer cleaning combination truck utilizing the Florida Sheriff's Association Bid with returned funds from the FDOT road widening project.

FISCAL IMPACT

\$470,000

FUNDING SOURCE

Returned funds, retained earnings.

**Orlando Freightliner
2455 S Orange Blossom Trail
Apopka Fl. 32703
407-295-3846 ext 4222
407-291-8408 fax
407-509-6651 cell**

4-23-26

To Butch Goodman

**Orlando Freightliner is pleased to provide the following
quote via the 2025-2026 Florida Sheriffs
Association bid #FSA25-VEH23.0**

Spec #75	\$ 109,541.00
101-3BP GVW package	\$ 12,490.00
016-1C2 vertical exhaust	\$ 815.00
452-006 diff lock	\$ 1,316.00
502-1HB/505-1HB alum wheels	\$ 1,339.00
744-1BC bright mirrors	\$ 211.00
764-010 ext sun visor	\$ 321.00
756-338 dual air ride seats	\$ 402.00
157-004 remote engine start stop	\$ 168.00

Option 900 unpublished options;

Adapter flange for PTO provision	\$ 1,368.00
20000lb front axle	\$ 1,065.00
Inner frame reinforcement	\$ 2,025.00
24" front frame extension	\$ 953.00
PipeHunter Sewer Cleaner	\$ 319,745.00
Extended chassis,engine,trans	
Warranty (details in spec	\$ 14,827.00

Total	\$ 466,586.00
--------------	----------------------

Sincerely,

**Bob Scharpnick
Municipal Sales
Orlando Freightliner
Polk Freightliner
Freightliner of Ocala
407-295-3846**

PIPEHUNTER



7-15 YARD COMBINATION TRUCK

- 7 UP TO 15 DEBRIS BODY CAPACITY
- MUNICIPALITY AND CONTRACTOR-DUTY RATED

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Transform your worksite with the PipeHunter Combination Vacuum Truck, engineered from over 50 years of expertise in environmental equipment. Designed for both contractors and municipalities, this powerhouse delivers exceptional performance without the unnecessary frills.

Key Features:

- **Rugged Design:** Built to withstand the toughest conditions, the PipeHunter focuses on durability, ensuring reliable operation when you need it most.
- **Streamlined Efficiency:** We've stripped away the excess, providing a straightforward, no-nonsense machine that gets the job done quickly and effectively.
- **Enhanced Protection:** Major components are fortified with protective measures, minimizing downtime and maintenance costs.

Whether you're tackling wastewater management, stormwater maintenance, or general clean-up, the PipeHunter is your go-to solution for efficient and dependable service. Elevate your capabilities with a vacuum truck that's as tough as the jobs you face



Hydraulic

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Direct Drive Water Pump (40 up

PIPEHUNTER

Applications

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- Production Mainline Cleaning
- Lateral Line Cleaning
- Stoppage & Blockage Resolution
- Jobsite Cleanup
- Roots & Grease Resolution
- Catch Basin Cleaning
- Stormwater Maintenance Tasks
- Wastewater Maintenance Tasks



Extendable Articulating Boom
w- 180 Degree Articulation

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ic Reel Payout & Articulating



Dual Cyclone Separator

to 80 GPM)

Direct Drive Positive Displacement Blower System

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- Stainless Steel Debris & Water Tanks
- Multiple Chassis (Single & Tandem) Available
- Custom Tool-Box and Tool Tray Configurations
- PipeHunter Urethane and Paint Color Matching
- Custom Safety & Area Lighting
- 180° Hydraulic Driven Front Reel Articulation

Water System Features

- Up to 2,000 Gallon Water Tank Capacity
- Giant Triplex Water Pump
- 25 GPM up to 80 GPM Available
- Low-Pressure Washdown System
- Optional Hydro-X Package with Reel Options
- Optional Water Level Light System
- Optional Automatic Level Wind System
- Optional Pump-off System

Vacuum System Features

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- Up to 5400 CFM Blower
- PTO Driven, Positive Displacement Blower
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- Over-Center Hydraulic Rear Door Locks
- Hydraulic Rear Door And Body Lift
- Rounded Body Wash-Out System
- Multiple Tube Rack Locations

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

April 13, 2026

Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

Financial Project Number: 238395-5-56 & 61-01

ARI#: 11518

Project Description: SR 500 (US 441) FROM LAKE ELLA RD TO AVENIDA CENTRAL

Dear Town of Lady Lake:

The Department has closed the above referenced project(s). Therefore, we have requested the remaining balance of **\$718,779.13** be refunded to **Town of Lady Lake**. You will be receiving payment within the next few weeks.

Please notify your Accounting Department of this refund.

The Department hereby closes this Locally Funded Agreement and related account.

If you have any questions, please contact Morgan Harris at (850) 414-4861 or Morgan.Harris@dot.state.fl.us.

Sincerely,

Morgan Harris

Morgan Harris
Locally Funded Agreements Accountant
General Accounting Office