



**PLANNING AND ZONING BOARD AGENDA
TOWN OF LADY LAKE, FLORIDA
MAY 11, 2026**

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

PROCEDURE

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

NEW BUSINESS

- A.** Approval of the Planning and Zoning Meeting Minutes — March 9, 2026
- B.** Ordinance 2026-07— Rezoning — The Pond — An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Rebecca Higgins)

ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a

record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

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

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

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

3 **March 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	Excused
Masso	YES

9 **STAFF PRESENT:**

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

12 Attorney Taylor Tremel was also present.

13 Chairman Saunders announced that item G, Resolution 2026-101, has been withdrawn per the
14 applicant's request.

15 **NEW BUSINESS**

16 **A. Town Clerk** — Approval of Minutes - Planning and Zoning meeting minutes, February 9, 2026.

17 **Member Galloway made a motion to approve the February 9, 2026, Planning and Zoning Board**
18 **meeting minutes as presented; Member Brinson seconded the motion.**

19 **B. Selection of a New Chairperson and Vice Chairperson for the Planning and Zoning Board.**

20 Chairperson Saunders asked for nominations to select and vote on a Chairperson and Vice
21 Chairperson for the Planning and Zoning Board.

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

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

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

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

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

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

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

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

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

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

Member	Vote
Brinson	YES

Member	Vote
Saunders	YES
Galloway	YES
Masso	YES

1 **Motion carried 4-0.**

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

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

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

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

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

19 **ADJACENT PROPERTY CHARACTERISTICS:**

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

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

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

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

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

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

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

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

7 **Motion carried 4-0.**

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

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

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

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

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

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

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

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

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

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

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

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

15 **Motion carried 4-0.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Member	Vote
Brinson	YES
Saunders	YES
Galloway	YES
Masso	YES

1 **Motion carried 4-0.**

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

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

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

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

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

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

1 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.**

1 **CHAIRPERSON AND MEMBERS REPORT**

2 There were no comments.

3 **PUBLIC COMMENT**

4 There were no comments.

5 **ADJOURN**

6 With nothing further to discuss, the meeting adjourned at 6:15 p.m.

7

8

9

10 _____
Kathleen Rosado, Town Clerk

11

12

13

14 _____
Robert Galloway, Chairperson



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

AGENDA ITEM TITLE

Ordinance 2026-07— Rezoning — The Pond — An ordinance changing the zoning designation for certain property being approximately 24.34 acres owned by JNJ Ventures 2, LLC, located within Lakes Phase 2, Golf Course Tract, on the west side of County Road 25, approximately 600 feet north of Club View Drive from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Rebecca Higgins)

AGENDA ITEM ID

2026-149

DEPARTMENT

Growth Management

SUMMARY

SUMMARY

On April 21, 2026, an application was submitted to the Town of Lady Lake by Charles Hiott of Half Associates, Inc., on behalf of the property owner, JNJ Ventures 2, LLC, requesting a zoning map amendment for approximately 24.34 acres located at the southwest corner of County Road 25 and Marion County Road, identified by Alternate Key 3806283. The request proposes rezoning a portion of the 32.65 acre property from Agriculture Residential (AG-1) to Single-Family Low Density Residential (RS-3).

BACKGROUND

A similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.(e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the planning and zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied. The Town Commission opted to waive this prohibition at the March 2, 2026 meeting, allowing for a new application to be submitted.

Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development, resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion of the property not included in this application will retain an AG-1 zoning designation to ensure that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1 density requirements. The former golf course, which is no longer in

operation, functioned as a nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would require rezoning to a district that permits such use, such as a Planned Unit Development (PUD).

Any future development of the subject property will be required to connect to Town water and sewer services.

ZONING

The subject property is located in Section 5, Township 18 South, Range 24 East, Lake County, Florida. The application includes the required legal description and location map.

ZONING DESIGNATION OF ADJACENT PROPERTIES

NORTH Lady Lake Mixed Residential Medium Density (MX-8) and Lady Lake Public Facilities District (PFD)

EAST Lady Lake Planned Unit Development (PUD)

SOUTH Lady Lake Agriculture Residential (AG-1) and Lady Lake Single Family Low Density Residential (RS-3)

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

The existing zoning designation is Lady Lake Agriculture Residential (AG-1). The proposed zoning designation is Lady Lake Single Family Low Density Residential (RS-3). The RS-3 designation is consistent with adjacent properties.

ZONING

The proposed rezoning consists of one property totaling approximately 24.34 acres of land. The applicant has opted not to rezone the entire 32.65 acres.

EXISTING ZONING

Lady Lake Agriculture Residential (AG-1) - This district is established to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one unit per acre.

PROPOSED ZONING

Lady Lake Single Family Low Density Residential (RS-3) – Established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed three single-family dwelling units per acre. The RS-3 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to ensure that future densities are compatible with existing developments and natural features of the land, as well as existing and projected public services and facilities within the area. The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Planning and Zoning Board.

Staff mailed the initial notices to inform the surrounding 34 property owners within 150 feet of the property proposed by the PUD amendment request on Monday, April 27, 2026. The notification signs were posted on the property on Monday, April 27, 2026.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2025-16 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first hearing of Ordinance 2026-07 is scheduled for Monday, June 1, 2026, at 6 p.m. The second and final reading of Ordinance 2026-07 before the Town Commission is scheduled for Monday, June 15, 2026, at 6 p.m.

STAFF RECOMMENDATION

Growth Management staff recommends approval of Ordinance 2026-07.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake
2 Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter
3 of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto
4 is hereby rezoned from Lady Lake Agriculture Residential (AG-1) to Lady Lake Single Family Low-
5 Density Residential (RS-3).

6 **SECTION 2: Severability**

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

12 **SECTION 3: Effective Date**

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

17 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this
18 **15th** day of **June** 2026.

19 Town of Lady Lake, Florida

20 _____
21 Ed Freeman, Mayor

22 Attest:

23 _____
24 Kathleen Rosado, Town Clerk

25

26 Approved as to form:

27 _____
28 Derek Schroth, Town Attorney

EXHIBIT A—Legal Description and Map

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

A parcel of land being a portion of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Golf Course Tract, LAKES PHASE 2, according to the plat thereof, as recorded in Plat Book 44, Pages 83 through 84 of the Public Records of Lake County, Florida; thence the following two (2) courses and distances along the boundary of said Golf Course Tract: thence N89°52'04"W, a distance of 465.10 feet; thence N00°07'56"E, a distance of 140.00 feet; thence departing said boundary, run N89°52'04"W, along a line being an East and West extension of the North line of Blocks A and portion of Block B of said LAKES PHASE 2, a distance of 1,444.03 feet; thence the following four (4) courses and distances along the boundary of said Golf Course Tract: thence N00°08'12"W, a distance of 521.60 feet; thence S89°50'24"E, a distance of 699.77 feet; thence S89°58'20"E, a distance of 1,205.37 feet; thence S00°25'25"E, a distance of 663.48 feet to the Point of Beginning.

Containing 24.34 acres, more or less.

