



**PLANNING AND ZONING BOARD AGENDA
TOWN OF LADY LAKE, FLORIDA
JUNE 8, 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 Minutes — Planning and Zoning Board meeting, May 11, 2026
- B. **Growth Management - Resolution 2026-103 - Variance** — A Resolution Granting a Variance to Allow Two Wall Signs on the North Façade of the 63,232 square foot Self-Storage Building on Approximately 2.2 Acres of Property, owned by Lady L Storage 18 (FL) LLC, located 600 feet South of Highway 466 and 1,000 feet West of Clay Avenue, addressed as 516 Highway 466 within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

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 **May 11, 2026**

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

6 **CALL TO ORDER:** Chairman Bob Galloway

7 **PLEDGE OF ALLEGIANCE:** Led by Chairman Galloway

8 **ROLL CALL:**

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

9 **STAFF PRESENT:**

10 Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Kathleen
11 Rosado, Town Clerk; and Carol Osborne, 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, March 9, 2026.

15 **Upon a motion by Member Auger and seconded by Member Brinson, the Planning and**
16 **Zoning Board approved the minutes of the March 9, 2026, Planning and Zoning Board**
17 **meeting as presented.**

18 **B. Ordinance 2026-07 – Rezoning – The Pond – An Ordinance Changing the Zoning**
19 **Designation for Certain Property Being Approximately 24.34 acres, owned by JNJ Ventures**
20 **2, LLC, located within Lakes Phase 2, Golf Course Tract, on the West Side of County Road 25,**
21 **Approximately 600 Feet North of Club View Drive from Lady Lake Agriculture Residential**
22 **(AG-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County,**
23 **Florida. (Rebecca Higgins)**

1 Senior Planner Rebecca Higgins stated that applicant is Charles Hiott, of Halff, on behalf of the
2 owner JNJ Ventures 2, LLC. The property was previously used as a golf course but is currently
3 vacant.

4 Growth Management staff recommends approval of Ordinance 2026-07.

5 Ms. Higgins stated that this property is the golf course tract in the Lakes of Lady Lake Phase 2.
6 She stated that there are currently 13 residential lots within Lakes of Lady Lake Phase 2.

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

15 Lakes of Lady Lake Phase 1 is zoned RS-3. Phase 2 was not rezoned at the time of development,
16 resulting in the golf course and 13 residential lots retaining AG-1 zoning. The remaining portion
17 of the property not included in this application will retain an AG-1 zoning designation to ensure
18 that the existing platted lots on the north end of Dowling Circle remain compliant with AG-1
19 density requirements. The former golf course, which is no longer in operation, functioned as a
20 nonconforming use within the AG-1 zoning district. Reestablishment of the golf course would
21 require rezoning to a district that permits such use, such as a Planned Unit Development (PUD).
22 Any future development of the subject property will be required to connect to Town water and
23 sewer services.

24 Ms. Higgins stated that the existing golf course is a nonconforming use in the RS-3 zoning
25 district. Because it has been vacated for more than 180 days, the golf course property requires
26 rezoning or a Special Exception Use designation to reopen.

27 **Zoning Designation of Adjacent Properties: North** — Public Facilities District (PFD); **East** —
28 Planned Commercial (CP); **South** — Agriculture Residential (AG-1); Single Family Low Density
29 Residential (RS-3); **West** — Agriculture Residential (AG-1); Mixed Residential Medium Density
30 (MX-8).

31 **Past Actions:** The Technical Review Committee found that Ordinance 2026-07 was ready for
32 transmittal to the Planning and Zoning Board.

33 **Public Hearings:** The Town Commission's first reading of Ordinance 2026-07 is scheduled for
34 Monday, June 1, 2026, at 6:00 p.m. The second and final reading is scheduled for Monday, June

1 15, 2026, at 6:00 p.m.

2 Staff mailed notices to inform the surrounding 34 property owners within 150 feet of the
3 subject property on Monday, April 27, 2026. The notification signs were posted on the property
4 on Monday, April 27, 2026.

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

6 McGregor Love, 215 North Eola Dr., Orlando

7 Mr. Love stated the rezoning request was resubmitted due to the peculiar way the density is
8 calculated in the proposed development and the existing AG-1 zoning. He stated that the
9 original rezoning request encompassed the entire area. The difficulty with that was it would
10 impact the remaining AG-1 properties and bring them below minimum density allowed under
11 their zoning. He stated that this is not a request to develop a single family development, just to
12 establish zoning. The subdivision phase will come later.

13 **Public Comment**

14 Chris Mangino, 557 Dowling Circle, Lakes of Lady Lake

15 Mr. Mangino expressed his opposition to this project due to increased traffic.

16 Mr. Carroll stated that this area was rezoned in the 1990s and the comprehensive plan granted
17 entitlements for three dwelling units per acre. He explained that when discussing land use and
18 zoning, if an applicant submits a rezoning application for their property that is consistent with
19 the future land use designation, the town is obligated to recommend approval based on the
20 consistency with the comprehensive plan.

21 Mr. Carroll explained that at the platting stage for this property, the applicant coordinates with
22 Lake County to specify how to modify the county road for traffic flow.

23 Connie Hommerding, 521 Dowling Circle

24 Ms. Hommerding expressed her opposition to the proposed project and her desire for the golf
25 course to remain.

26 Member Auger stated that it is currently a nine-hole course.

27 Mr. Carroll stated that the town does not have the authority to force the property owner to
28 operate a golf course. He stated that there may have been an understanding with the residents
29 who purchased property in this development years ago that the golf course would always be
30 there. He stated that because the golf course closed, the property would not be assessed as a

1 golf course lot.

2 Phil Mathias, 1404 Meadow View Way

3 Mr. Mathias stated that he has been in contact with Lake County to install a traffic light at
4 Marion County Road and County Road 25, and the entrance to the new development should
5 align with Marion County Road.

6 Member Auger surmised that the entrance to the property could be relocated.

7 Mr. Carroll advised that the Planning and Zoning Board is an advisory board. Their role is to
8 review projects to ensure they follow the town's codes. It is then forwarded to the Town
9 Commission with their recommendation of approval or denial.

10 Monica Woodside, 572 Dowling Circle

11 Ms. Woodside inquired how the residents of this community formally express their feelings
12 regarding this proposed project.

13 Mr. Carroll explained questions and comments can be submitted in writing until June 15, which
14 is the second reading of this ordinance before the Town Commission.

15 McGregor Love

16 Mr. Love stated that the questions regarding site access, circulation, and traffic improvements,
17 including off-site traffic improvements, will be addressed at the time the site plan is presented.
18 Per the State process, any municipality must show that the impact of development would not
19 cause a public facility, i.e. roadways, to fall below an acceptable level of service. This would
20 result in a turn lane or traffic light being required as part of the project.

21 Chuck Hiott, 902 N Sinclair Ave, Tavares

22 Mr. Hiott advised that currently the conceptual plan shows access on the south because that is
23 where they legally have access to the property. He stated that they are in discussion with the
24 property owner to the north. An access on the north side would be included to the plan if an
25 agreement is reached, access on the north side would be part of the design. If signalization is
26 required, it will align with this access point.

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

29 **Upon a motion by Member Brinson and seconded by Member Auger, the Board voted to**
30 **forward Ordinance 2026-07 to the Town Commission with the recommendation of approval.**

Member	Vote
Auger	YES
Brinson	YES
Galloway	YES

1 **Motion carried 3-0.**

2 **CHAIRPERSON AND MEMBERS REPORT**

3 There were no comments.

4 **PUBLIC COMMENT**

5 There were no comments.

6 **ADJOURN**

7 With nothing further to discuss, the meeting adjourned at 6:00 p.m.

8

9

10

11 _____
Kathleen Rosado, Town Clerk

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15 _____
Robert Galloway, Chairperson



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

AGENDA ITEM TITLE

Growth Management - Resolution 2026-103 – Variance — A Resolution Granting a Variance to Allow Two Wall Signs on the North Façade of the 63,232 square foot Self-Storage Building on Approximately 2.2 Acres of Property, owned by Lady L Storage 18 (FL) LLC, located 600 feet South of Highway 466 and 1,000 feet West of Clay Avenue, addressed as 516 Highway 466 within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-167

DEPARTMENT

Growth Management

SUMMARY

On Friday, May 8, 2026, a variance application was filed with the Town of Lady Lake, by Prime Sign Installation, LLC on behalf of property owner, Lady L Storage 18 (FL) LLC, located 600 feet south of Highway 466 and 1,000 feet west of Clay Avenue, addressed as 516 Highway 466.

The variance request is pursuant to Chapter 17, Section 17-4. b). 2)., of the Land Development Regulations (LDRs) which allows one wall sign per building frontage on a public street. The variance request is to allow an additional wall sign to be installed on the north façade of the existing 63,323 square foot self-storage building.

JUSTIFICATION STATEMENT PROVIDED BY APPLICANT

The applicant is requesting approval of a secondary non-illuminated wall-mounted directional panel sign located on the office façade at 516 County Road 466, Lady Lake, Florida. The proposed sign is intended specifically to provide office identification and customer wayfinding for vehicles entering and navigating the property.

The requested variance is necessary due to the unique configuration and orientation of the existing building and site layout. The office entrance is positioned offset from the primary roadway frontage and is not readily visible to approaching traffic along County Road 466. As a result, customers entering the property experience limited visibility of the office location and directional identification from primary lines of sight.

Due to the existing building design, frontage conditions, and limited façade visibility, strict compliance with the sign code limitation of a single wall sign does not provide adequate

directional guidance for customers navigating the site. The primary approved wall sign serves as the main building identification sign, while the proposed secondary non-illuminated panel sign serves a separate wayfinding function intended to direct customers safely and efficiently to the office entrance.

The hardship associated with this request is not self-created by the applicant but instead results from the existing site configuration and building orientation. The proposed sign is non-illuminated, modest in scale, and designed to remain visually compatible with the surrounding development without creating excessive visual impact or negatively affecting neighboring properties.

REVIEW CRITERIA

Granting the requested variance would be consistent with the intent and spirit of the Town's development regulations by allowing reasonable site identification and customer wayfinding while preserving the general aesthetic standards of the area. The request represents the minimum relief necessary to provide adequate visibility and functionality for the property. 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 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not, of themselves, constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding four property owners within 150' of the subject property of the proposed variance were mailed on Tuesday, May 19, 2026. The property was also posted on Tuesday, May 19, 2026.

STAFF RECOMMENDATION

1. Motion to forward Resolution 2026-103 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Resolution 2026-103 to the Town Commission with the Recommendation of Denial.

Staff recommends approval of Resolution 2026-103.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

1 **DRAFT RESOLUTION 2026-103**
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 ALLOW ADDITIONAL WALL SIGNS PER**
5 **BUILDING FRONTAGE ON A PUBLIC STREET IN ACCORDANCE WITH THE**
6 **PROVISIONS OF CHAPTER 17, SECTION 17-4. b). 2)., OF THE TOWN OF LADY**
7 **LAKE LAND DEVELOPMENT REGULATIONS, OWNED BY LADY L STORAGE 18**
8 **(FL) LLC, BEING APPROXIMATELY 2.2 ACRES OF LAND, LOCATED 600 FEET**
9 **SOUTH OF HIGHWAY 466 AND 1,000 FEET WEST OF CLAY AVENUE,**
10 **ADDRESSED AS 516 HIGHWAY 466, WITHIN THE TOWN LIMITS OF THE TOWN**
11 **OF LADY LAKE, FLORIDA.**

12 **WHEREAS,** Lady L Storage 18 (FL) LLC, the property owners of certain real property
13 located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A,”
14 have petitioned for a variance from the provisions of Chapter 17, Section 17-4, b).2).; and
15

16 **WHEREAS,** the applicants have petitioned for a variance from the provisions of
17 Chapter 17, Section 17-4, b).2). of the Town of Lady Lake Land Development
18 Regulations which allows a maximum of one wall sign per building frontage on a
19 public street. The variance requested is to allow two wall signs on the north façade
20 of the 63,232 square foot self-storage building; and

21 **WHEREAS,** the Town Commission of the Town of Lady Lake held a public hearing to
22 consider the variance request, and having heard evidence and testimony on said
23 request, found it to be consistent with the Lady Lake Comprehensive Plan and
24 requirements for variances set forth in the Land Development Regulations of the
25 Town of Lady Lake.

26 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady
27 Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section
28 17-4, b).2). of the Town of Lady Lake Land Development Regulations which allows a
29 maximum of one wall sign per building frontage on a public street. The variance
30 requested is to allow two wall signs on the north façade of the 63,232 square foot
31 self-storage building on approximately 2.2 acres of property located 600 feet south
32 of Highway 466 and 1,000 feet west of Clay Avenue, addressed as 516 Highway 466
33 within the Town limits of the Town of Lady Lake, Florida.

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

3

4 **RESOLVED** this **6th** day of **July 2026**, in Lady Lake, Florida, by the Lady Lake
5 Town Commission.

6

Town of Lady Lake, Florida

7

8

Ed Freeman, Mayor

9 Attest:

10

Kathleen Rosado, Town Clerk

12 Approved as to form:

13

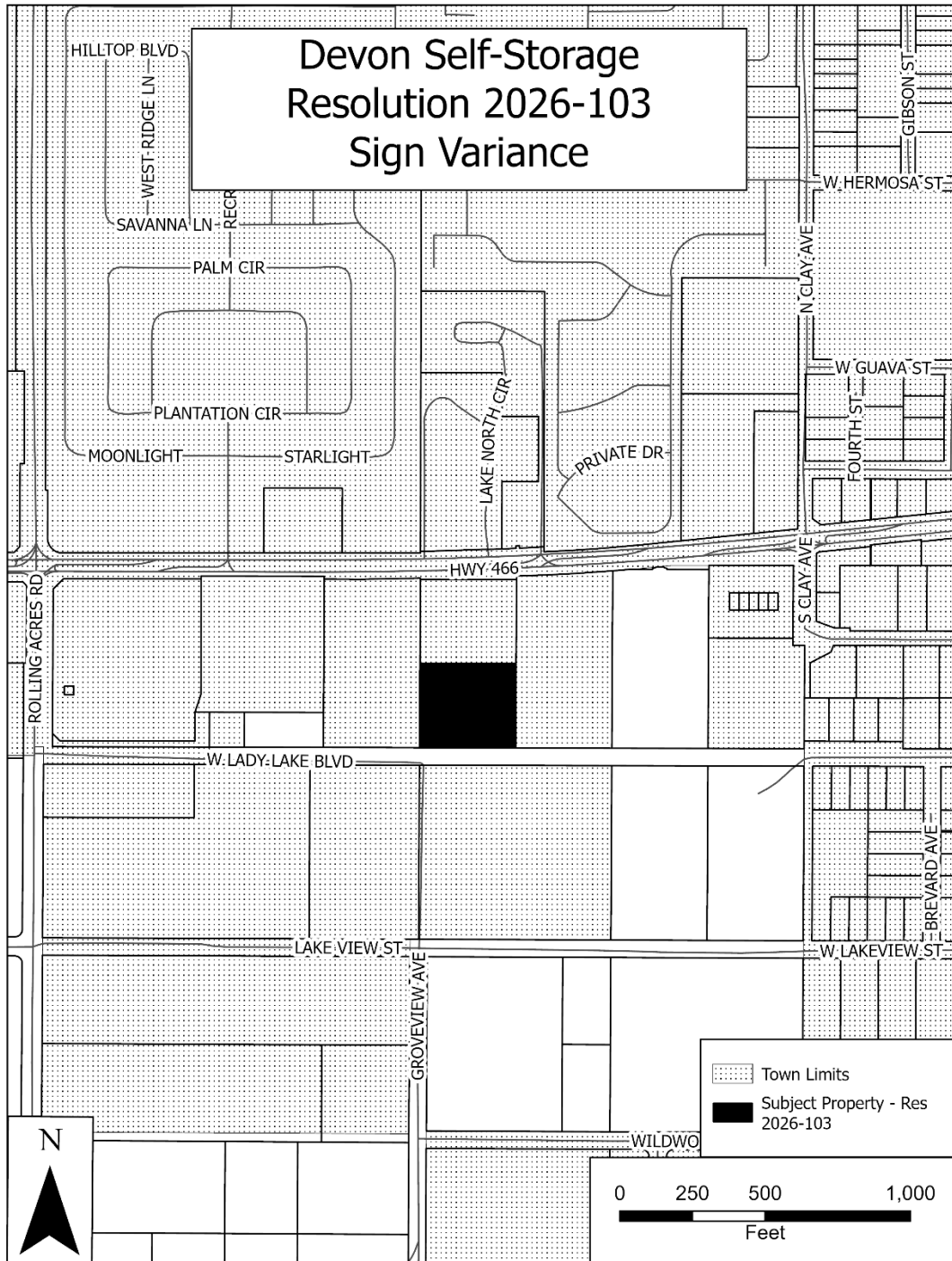
Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

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PARCEL ID 20-18-24-1105-000-00401; ALTERNATE KEY 3873426:

LADY LAKE, LEE & STEVENS ADD FROM NW COR OF LOT 4 RUN S 0-12-32 W ALONG W LINE OF SAID LOT 4 A DIST OF 338.96 FT FOR POB, RUN N 90-0-0 E 330.75 FT, S 0-12-32 W 289.55 FT, S 89-53-54 W 330.75 FT TO W LINE OF LOT 4, N 0-12-32 E ALONG W LINE OF SAID LOT 4 A DIST OF 288.96 FT TO POB PB 8 PG 11 ORB 4595 PG 1373



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