

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

**May 11, 2026**

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

**CALL TO ORDER:** Chairman Bob Galloway

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

**ROLL CALL:**

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

**STAFF PRESENT:**

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Kathleen Rosado, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Attorney Taylor Tremel was also present.

**NEW BUSINESS**

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

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

**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)**

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

Growth Management staff recommends approval of Ordinance 2026-07.

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

Ms. Higgins stated that a similar application was received on October 6, 2025, and subsequently withdrawn by the applicant in January 2026. Per Chapter 3, Section 3-3.)e-f.) of the Town of Lady Lake Land Development Regulations, applications which were withdrawn by the applicant after notice of the Planning and Zoning hearing was given or which were denied by the Town Commission at the final hearing, shall not again be accepted by the Town until twelve months have passed from the date said application was withdrawn or denied.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.

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

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

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

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

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

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

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

McGregor Love, 215 North Eola Dr., Orlando

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

#### **Public Comment**

Chris Mangino, 557 Dowling Circle, Lakes of Lady Lake

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

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

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

Connie Hommerding, 521 Dowling Circle

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

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

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

golf course lot.

Phil Mathias, 1404 Meadow View Way

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

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

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

Monica Woodside, 572 Dowling Circle

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

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

McGregor Love

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

Chuck Hiott, 902 N Sinclair Ave, Tavares

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

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

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

Member	Vote
Auger	YES
Brinson	YES
Galloway	YES

**Motion carried 3-0.**

**CHAIRPERSON AND MEMBERS REPORT**


There were no comments.

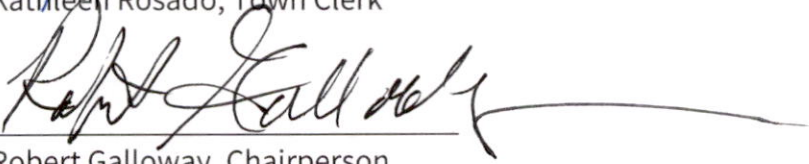
**PUBLIC COMMENT**

There were no comments.

**ADJOURN**

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

  
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Kathleen Rosado, Town Clerk

  
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Robert Galloway, Chairperson