



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, August 18, 2025, 5:30 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. NEW BUSINESS

1. Consideration of Landscaping and Commercial Design Waivers for the Chase Bank - New Major Site Plan MJSP 03/25-002 – Proposing a 3,490 Square Foot Bank with Drive Through, 27 Parking Spaces, and Landscaping Buffers, on 0.83 acres zoned Planned Unit Development (PUD), Located at the Intersection of County Road 25 and North Highway 27/441, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or

comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing 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.

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.



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Landscaping and Commercial Design Waivers for the Chase Bank - New Major Site Plan MJSP 03/25-002 – Proposing a 3,490 Square Foot Bank with Drive Through, 27 Parking Spaces, and Landscaping Buffers, on 0.83 acres zoned Planned Unit Development (PUD), Located at the Intersection of County Road 25 and North Highway 27/441, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250818

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Growth Management Staff will advance the proposal as recommended by the Town Commission; staff support the waiver requests based upon the justification provided.

PROPOSAL

On Thursday, March 27, 2025, an application, plans, and supplemental documents were submitted for a new major site plan for property located at the intersection of County Road 25 and North Highway 27/441. This project proposes a new 3,490-square foot bank with drive-through facilities and 27 parking spaces. This site is approximately 0.83 acres located within the Lady Lake Crossing Expansion development.

The subject property is located in Section 17, Township 18, and Range 24 and zoned Planned Unit Development (PUD). The future land use is Lady Lake Commercial General – Retail Sales and Services (RET). The proposed use is permitted within the Memorandum of Agreement in Ordinance 2024-25.

PARKING AREA WAIVERS

A site plan, signed and sealed by Dillon J. Goodell, PE with Dynamic Engineering has been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested:

First Waiver

- Sec 7-6)c)2)A) - Reduced width. An unlimited number of spaces may be approved by Commission to be reduced to nine (9) feet wide for the reduction of pavement area, or, to preserve existing significant trees or vegetation.

Justification Statement Provided by the Applicant

The 9' parking stalls have been proposed to reduce the overall paved area of the site.

Second Waiver

- Sec 7-6)g)1) - Designated parking and loading spaces shall be marked on the surface of the parking space with paint or permanent marking material in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition, and maintained in a clear and visible condition.

Justification Statement Provided by the Applicant

Deliveries will occur outside of normal business hours.

LANDSCAPING WAIVER

A landscape plan, signed and sealed by Jennifer N. Miller, Registered Landscape Architect with Dynamic Engineering has been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waiver has been requested:

Third Waiver

- Sec 10-3)b)B)1)a) - A waiver may be requested for the required canopy trees under the overhead power lines.

Justification Statement Provided by the Applicant

The understory trees have been proposed to eliminate the potential conflict with canopy trees and the existing overhead power lines.

COMMERCIAL DESIGN WAIVER

Elevations provided by BDG Architects have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waiver has been requested:

Fourth Waiver

- Chapter 20, Section 20-3C).3).A). - New buildings should adopt one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Justification Provided by Applicant

According to the code Sec. 20-3C General Design Standards, new buildings should adopt one of the four architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. Our Chase bank design is compatible with Mediterranean style but uses Chase standard architectural elements. The Southwest area of the building is composed of Black Anodized Coping, Malabar, Westlake Hewn Stone Foundation color, Vintage Wood Bark, Vintage Wood Ash, and Black Anodized Storefront Mullion. The Northeast side also includes Vintage Wood Bark, SW 7675 Sealskin, Reynobond Silversmith, SW 7018 Dovetail, Vintage Wood Ash, Westlake Hewn Stone Foundation Color. The surrounding commercial businesses, such as Mission BBQ, Miller's Ale House, Goodwill, have similar architectural styles to the Chase bank.

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

None.