

MINUTES OF THE TOWN COMMISSION CONCEPTUAL WORKSHOP TOWN OF LADY LAKE, FLORIDA

August 18, 2025

The special conceptual workshop meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Ed Freeman presiding. The meeting convened at 5:30 p.m.

Mayor Freeman confirmed with Deputy Town Clerk Osborne that this meeting was properly noticed.

ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	YES
Gourlie (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

STAFF PRESENT:

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Kathy Rosado, Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

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 the within the Town Limits of Lady Lake, Florida. (Becky Higgins)

Senior Planner Becky Higgins stated that the applicant is Dillon Goodell, PE, Dynamic Engineering Consultants, PC. The property owner is SRK lady Lake 43 Associates LLC and are affiliated with Benchmark Group. The project is located at the intersection of County Road 25 and North Highway 27/441.

Ms. Higgins presented the site plan map, the layout of the building on the property, and the landscaping plan. She advised that the town requirements have been met, i.e. parking spaces, bicycle setbacks, the minimum number of tree inches, and the total number of trees, etc.

Ms. Higgins stated that the applicant is requesting four waivers:

Waiver 1 - Sec 7-6)c)2)A) - Reduced width for parking stalls. She explained town code requires 10 x 20-foot spaces. Per the section stated a reduced width of 9 feet is permitted by commission approval.

Justification Statement provided by the applicant – The 9-foot parking stalls have been proposed to reduce the overall paved area of the site.

Ms. Higgins advised that the handicap parking stalls will remain the standard size.

Waiver 2 - 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. The applicant is proposing an unmarked loading space at the front of the building.

Justification Statement provided by the applicant – The deliveries will occur outside of normal business hours.

Waiver 3 - Sec 10-3)b)B)1)a) - A waiver may be requested for the required canopy trees under the overhead power lines. Ms. Higgins stated that canopy trees are required to be within the landscape buffer and will be replaced with understory trees. The canopy trees will be relocated on the site.

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.

Waiver 4 - 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. She stated that the proposed elevations are compatible with the Mediterranean style but they do not entirely fall under that category. There are many elements of the structure that are part of the town's design codes such as the canopies, the change in plane, the various materials such as stone and wood, which match the town's requirements as far as architectural elements.

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. This Chase bank design is compatible with

Mediterranean style but uses Chase standard architectural elements. The surrounding commercial businesses, such as those nearby, (Mission BBQ, Miller's Ale House, Goodwill) are compatible with the proposed architectural styles of the proposed bank.

Commissioner Roberts inquired if the degree of modification of the exterior surface is similar in design with other Chase Banks.

Ms. Higgins replied affirmatively adding that many branded buildings have certain aspects that can be modified and still meet the branding requirement.

Trish Nearhoof-Eubanks – Architect of Record with BDG Architects LLP

Ms. Nearhoof-Eubanks stated to meet the town guidelines the cornice has been updated to allow the 12 inches with three different bandings on it. She stated that this is prototypical finishes with the fiber cement and hard stone.

Commissioner Regan acknowledged the architect's effort to meet the town's requirements while still meeting the company's requirements.

Commissioner Sage inquired to the reduction in the parking stalls.

Jacqueline Pachay, Dynamic Engineering, representing the civil firm for Chase Bank.

Ms. Pachay stated that the town's standard parking stall requirement is 10x20 feet, while other jurisdictions are 9x18 feet. She stated that a 9-foot wide parking stall is not uncommon for the average passenger vehicle.

Commissioner Gourlie made a motion to approve the commercial design waivers for the Landscaping and Commercial Design Waivers for the Chase Bank, New Major Site Plan MJSP 03/25-002. Commissioner Regan seconded. Motion passed by a 5-0 vote.

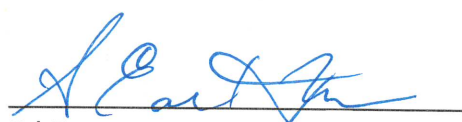
PUBLIC COMMENT

No comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:41 p.m.


Kathleen Rosado, Town Clerk


Ed Freeman, Mayor