

# MINUTES OF THE SPECIAL CONCEPTUAL WORKSHOP TOWN OF LADY LAKE, FLORIDA

February 2, 2026

The Special Conceptual Workshop 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 Freeman presiding. The meeting convened at 5:30 p.m.

## CALL TO ORDER

## ROLL CALL

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

## STAFF PRESENT

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

Town Attorney Derek Schroth was also in attendance.

## A. NEW BUSINESS

- 1. Growth Management — Consideration of Landscaping and Commercial Design Waivers for Rooms to Go — New Major Site Plan MJSP 10/25-001 — Proposing a 41,800 square foot Retail Furniture Store, 196 parking spaces, and landscaping, on 5.5 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)**

Senior Planner Becky Higgins presented this agenda item stating that the applicant is Robert Robb, PE, on behalf of the owner, SRK 43 Lady Lake Associates, LLC.

Ms. Higgins stated the applicant is requesting five waivers and she presented them individually.

**Chapter 10, Section 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 there are overhead power lines along Hwy 27/441, and similar waivers in this area have been granted in the past. Ms. Higgins presented the full landscaping plan, along with the list of the different plantings for this project.

**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.

Ms. Higgins stated that businesses do their best to comply with the Town's design styles, while displaying their brand image on the building.

Ms. Higgins stated that the applicant has incorporated portions of each of the four styles for this building design. The vertical masses, prominent architectural features, materials, and colors present in the design are complementary with the recently approved new construction adjacent to the site, as well as with the existing architecture types in Lady Lake Commons and Lady Lake Crossing.

Frame Vernacular Style — a long, rectangular form and minimal ornamentation.

Craftsman/Bungalow Style — textured split face masonry and horizontal banding.

Mediterranean Style — curved parapet, stone veneer, and a color palette of beiges and earth tones.

Mission Style — parapet design, smooth cladding, and stone base.

**Chapter 20, Section 20-3C).4).C).** — Façades shall not exceed twenty horizontal feet, and ten vertical feet, without including a minimum of three of the following elements:

1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a depth of no less than six (6) inches (columns, planters, arches, voids, etc. are examples).
2. Architectural details such as raised bands and cornices.
3. Awnings.
4. Arcades.
5. Changes in compatible colors.
6. Changes in compatible materials.
7. Changes in texture consistent with the style.
8. Doors.
9. Windows, storefront window or display cases.

Ms. Higgins stated that Rooms to Go uses glass curtainwalls as part of their design, and there are large spaces that lack one of the architectural elements. The proposed changes are not

within the 20 feet that is required by town code. However, they have architectural cornices, awnings, changes in color and compatible materials throughout the other façades to split up that masonry.

**Chapter 20, Section 20-3C).6).D).** — Walls that are predominantly mirrored glass or glass curtain walls are prohibited.

Ms. Higgins stated that this is a major design of Rooms to Go buildings. The applicant is requesting this waiver as the national standard and prototype for their showrooms. The glass will not be colored, per the requirement. She stated that town code allows a reflective glass rating of 15%, and the applicant states their project's reflective glass rating is approximately 11%. The curtainwall is recessed approximately 2-inches from the face of the main building wall with a masonry sill below and cornice above.

**Chapter 20, Section 20-3C).10).N).** — Parking areas should be located behind the building façade.

Ms. Higgins stated that this is another waiver that is frequently requested with commercial projects. When Chapter 20 was adopted (approximately 2007), the officials at that time preferred to have the buildings closer to the highway, with parking in the back. The current preference is to have parking in front or on all sides.

Ms. Higgins stated the developer, Marty Dellebovi, is present, as is the representative from Rooms to Go, Will Martin.

Commissioner Roberts inquired where the handicap parking spaces are located.

Ms. Higgins presented a sketch map and indicated that there are six handicapped parking spaces at the front of the building.

Commissioner Roberts inquired if the door at the rear of the building is accessible to customers or the employees' entrance.

Ms. Higgins stated that it is the employees' entrance.

Mayor Freeman noted that this project has a lot of parking spaces. He stated that many shopping areas currently have a lot of empty parking spaces.

Ms. Higgins stated that town's Land Development Regulations require certain parking ratios and the Institute of Transportation Engineers have parking ratios for different business types as well.

Marty Dellebovi, Benchmark Group, Amherst, NY

Mr. Dellebovi stated that the parking in the plan is designed to meet town code requirements. He concurred that there are too many parking spaces and stated he is willing to amend the plan. He stated the town code stipulates five spaces per 1,000 square feet, and the plan must conform to the town code.

Commissioner Sage inquired if the number of parking space requirements relates to the square footage of commercial establishments.

Ms. Higgins stated that the number of parking spaces is based on square footage and the type of business. She stated that the parking matrix in Chapter 7 of town code categorizes commercial establishments and the required parking spaces.

Commissioner Regan stated he that he is in favor of reducing the parking spaces for this project.

Mayor Freeman inquired if there was any further discussion. Hearing none he asked if there were any comments from the public.

A gentleman stated from the audience that he agrees with the commission to reduce the parking spaces.

Commissioner Roberts stated that she is in favor of more handicapped parking spaces in the front of the building, and less parking in the rear of the building.

Mr. Dellebovi stated that to eliminate an overabundance of parking in the front of the building, the site was designed closer to the highway with handicapped parking in the front and majority of parking behind the building. He stated these compromises can be done within the code even though it does not conform precisely to the code. All retailers want parking spaces in front of their building.

Mr. Dellebovi stated that the Rooms to Go is strategically located at the end of the entire plaza. He stated that there is access behind these buildings from the east expansion of Lady Lake Crossing to the Village Crossroads plaza at Rolling Acres Road.

Commissioner Sage inquired if a waiver is required to reduce the parking spaces.

Ms. Higgins stated a variance is required and would be processed administratively for parking reductions of 10% or less. Parking reductions of more than 10% require a variance approval from the town commission.

Mr. Dellebovi stated that every establishment must self-park or it is a violation of the REA and he would be in default of the lease with several retailers.

***It is the consensus of the Commission to approve the Commercial Design and Landscaping waivers' requests for the Rooms to Go New Major Site Plan MJSP 10/25-001.***

**ADJOURN**

There being no further business to discuss, the meeting adjourned at 5:52 p.m.



Kathleen Rosado, Town Clerk



Ed Freeman, Mayor