



**SPECIAL CONCEPTUAL WORKSHOP AGENDA
TOWN OF LADY LAKE, FLORIDA
MAY 4, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
5:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

1. CALL TO ORDER

2. ROLL CALL

3. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

- a. Growth Management** - Consideration of Commercial Design and Landscaping Waivers for the Lake Ella Independent Living Facility New Major Site Plan MJSP 10/25-002 – Proposed major site plan for a 30.9-acre Planned Unit Development (PUD) located at the northwest corner of Lake Ella Road and South Highway 27/441, consisting of five 5-story buildings and six townhouse buildings totaling 485 independent living units, an amenity center, 673 parking spaces, stormwater facilities, and associated landscaping, within the Town Limits of Lady Lake, Florida. (Thad Carroll)

4. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the

public who submitted a request to speak to the Clerk in writing on the Town's approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

5. 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.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management - Consideration of Commercial Design and Landscaping Waivers for the Lake Ella Independent Living Facility New Major Site Plan MJSP 10/25-002 – Proposed major site plan for a 30.9-acre Planned Unit Development (PUD) located at the northwest corner of Lake Ella Road and South Highway 27/441, consisting of five 5-story buildings and six townhouse buildings totaling 485 independent living units, an amenity center, 673 parking spaces, stormwater facilities, and associated landscaping, within the Town Limits of Lady Lake, Florida. (Thad Carroll)

AGENDA ITEM ID

2026-144

DEPARTMENT

Growth Management

SUMMARY

On Thursday, October 16, 2025, an application, plans, and supplemental documents were submitted for a new major site plan for property located north of Lake Ella Road and west of South Highway 27/441. This project proposes five 5-story buildings and six townhouse buildings totaling 485 independent living units, an amenity center, 673 parking spaces, stormwater facilities, and associated landscaping.

The subject property is located in Section 28, 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 2025-13.

LANDSCAPING WAIVER

A landscape plan, signed and sealed by Richard Abt, Landscape Architect with exo Limited, LLC has been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waiver has been requested:

Requested Landscape Waiver

Sec 10-3).a).1). - In no event shall the number of retained trees be less than twenty-five (25) percent of the total existing trees. Refer to section 10-5 (Credit for Preservation of Existing Trees) to determine credit values for existing trees.

The applicant proposes to retain 7.2% of existing trees.

Justification Statement Provided by the Applicant

The requested tree preservation waiver and associated variance are consistent with the intent and applicable provisions of Chapter 10 of the Town of Lady Lake Land Development Regulations, which are intended to promote the preservation of viable tree resources and support sustainable landscape practices.

Strict application of the 25% tree preservation requirement creates a practical difficulty due to unique site conditions, including:

- Significant topographic variation across the property
- The presence of natural stormwater depressional features that must be preserved
- An existing tree population consisting primarily of dense, post-clearance regrowth with limited long-term viability

These conditions are inherent to the property and were not created by the current owner.

Within Phase 1 of the development, a total of 2,571 trees were identified, including historic, specimen, protected, unprotected, and invasive species. Of these:

- 1,750 trees are unprotected trees with a DBH under 6"
- 89 trees are classified as invasive and are required to be removed per code
- 706 trees are classified as Protected, of which 116 of which fall within the canopy of the invasive species and would not be possible to save while removing invasive trees.
- 26 trees are classified as Historic & Specimen, of which 21 are in poor health

The interwoven nature of invasive species, declining trees, and viable native trees, selective preservation is significantly constrained. The removal of invasive species (refer to Figure 16), as required by code, necessitates clearing activities that inherently impact adjacent trees due to shared root systems, canopy competition, and spatial overlap. As a result, preservation of isolated trees within these clustered areas is not practicable without compromising their long-term health, stability, and survivability. 116 of the 706 protected trees are within these interwoven invasive canopies.

After accounting for required removals (invasive species), unprotected trees, and trees in poor health, a total of 596 trees remain that are considered viable candidates for preservation. Pursuant to the Land Development Regulations, approximately 25% (149 trees) of these remaining trees would typically be required to be preserved.

The existing vegetation does not represent a mature or sustainable canopy, but rather an overcrowded, low-diversity assemblage that includes invasive and exotic species. As documented by the project arborist, many of these trees are unlikely to reach maturity and do not meaningfully contribute to long-term environmental quality. Therefore, strict compliance with a numerical preservation standard would not fulfill the underlying intent of Chapter 10.

Additionally, the proposed development must comply with applicable Land Development Regulations related to stormwater management, fire access, utility infrastructure, and federal ADA requirements. A substantial portion of the existing trees are located within areas required for stormwater facilities, access drives, utility corridors and building placement.

In order to achieve required grading and final slope conditions across the site, the central portion of the property must be cleared (refer to Figure 17). This area contains the majority of the unprotected tree population. These constraints were identified early in the planning process and incorporated into the iterative site design.

As documented through this narrative, prioritizing the preservation of high-quality and historic trees where feasible, focusing on long-term viability and environmental value were the goal of the overall layout.

Accordingly, the plan proposed:

- Preserves the most significant and viable specimen and historic trees
- Maintains natural drainage features and minimizes environmental disruption
- Reduces excessive grading through a context-sensitive design approach
- Provides for the installation of a more diverse, sustainable, and intentionally designed landscape

Conclusion

Based on the above, we respectfully request approval of the tree preservation waiver and associated variance from the 25% tree preservation requirement.

Full justification statement is included in agenda packet.

COMMERCIAL DESIGN WAIVERS

Elevations provided by Barnett Design Studio have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested:

Requested Waivers

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.

Chapter 20, Section 20-3C).9).F). — No more than three (3) different colors or color shades (one primary/body color, and no more than two (2) accent/trim colors) should typically be used on a single building.

Justification Provided by Applicant

The facade represents a Mediterranean architectural style based on primary materials, simple delineations, and prominent accents including the columns at balconies and strong roof lines. The neutral stucco color palette with natural stone and wood accents are characteristic of Mediterranean materials.

Exclusive of the required architectural styles, this development is fairly standalone in terms of location and absence of larger developments adjacent to the site. We believe the facade is of neutral design and fits within the architecture of the surrounding area.

STAFF RECOMMENDATION

Growth Management Staff will advance the proposal as recommended by the Town Commission.

FISCAL IMPACT

None.

FUNDING SOURCE

None.