

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

May 4, 2026

The special 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 Freeman presiding. The meeting convened at 5:00 p.m.

## CALL TO ORDER

## ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	YES
Roberts (One)	YES
McLea (Two)	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; Malina Wright, Development Coordinator; Police Chief Steve Hunt; Joella LeDonne, Finance Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was in attendance.

## NEW BUSINESS

**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, and Amenity Center, 673 Parking Spaces, Stormwater Facilities, and Associated Landscaping, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

Senior Planner Becky Higgins stated that the applicant, Jason Bullard, PE, submitted an application on behalf of the owner, Lake County Development Partners, LLC, for commercial design and landscaping waivers.

several site plan proposals to work on the grade changes and to save trees. He stated that the property was designed to save a cluster of trees because it includes one historic tree.

Mr. Bullard stated that the “stepped” buildings will have four stories on one side and five stories on the other side. This allowed the developer to work with the topography across the property and save the existing historic tree in the front of the property. He stated that a tiered retaining system for more plantings is being proposed in the rear of the property rather than a monolithic wall.

Mr. Bullard stated that the building uses a balanced composition with a central vertical element found in Mediterranean models, with a light stucco palette. The affluence characteristic of Mediterranean architecture is reflected in the use of natural materials such as stone and wood tones.

Mr. Bullard reiterated that the team prioritized the preservation of high-quality and historic trees where feasible, focusing on long-term viability and environmental value as the goal of the overall layout. The plan proposed preserving the most significant and viable specimen and historic trees, maintaining the natural drainage features that minimize environmental disruptions. The plan reduces excessive grading through a context-sensitive design approach and provides for the installation of a more diverse, sustainable, and intentionally designed landscape.

Mayor Freeman asked if there were any questions or comments.

Commissioner Regan inquired how the implementation of five-story buildings was decided and how many units each building and townhouse has. He inquired as to the access location into the project.

Mr. Bullard stated that there will be approximately 98 units in each building, and four to six units in the townhomes. He stated that the PUD amendment was presented and approved in October 2025. He stated the step-building design is due to the topographic changes.

Mr. Bullard stated that the access road is off Hwy 27/441, and they are working with Florida Department of Transportation on the access requirements.

Commissioner Roberts inquired if there would be ingress and egress on Lake Ella Road.

Mr. Bullard stated that this portion of the project does not abut Lake Ella Road.

Commissioner Sage inquired about a building’s height requirement determined by the number of floors.

Ms. Higgins stated that the height limit is three stories. She clarified that the zoning for this project was approved in 2020 with the former owner through a memorandum of agreement