



**SPECIAL CONCEPTUAL WORKSHOP AGENDA
TOWN OF LADY LAKE, FLORIDA
JULY 6, 2026**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
5:30 PM

PROCEDURE

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

- a. Growth Management** — Consideration of Commercial Design and Landscaping Waivers for the Heartland Dental New Major Site Plan MJSP 02/26-001 – Proposed major site plan for a 4,200 square foot dental office with 40 parking spaces, located on 1.21 acres at the southeast corner of Cherry Lake Road and Highway 466 within Hammock Oaks Commercial Park, within the Town Limits of Lady Lake, Florida.
(Becky Higgins)

4. 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 disabilities who need accommodation to participate in this meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, telephone (352) 751-1501, or email clerk@ladylake.org no later than 4 days before the meeting. If you are using a TDD/TTY, you may contact us through the free Florida Relay Service at 711. This meeting is being held in a

handicapped accessible location. If you require assistive listening, the Chamber is equipped to stream live audio using your own device (a personal smartphone connected to your own headset, earbuds, hearing aid or cochlear implant, or a Town loaner headset).”

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 Heartland Dental New Major Site Plan MJSP 02/26-001 – Proposed major site plan for a 4,200 square foot dental office with 40 parking spaces, located on 1.21 acres at the southeast corner of Cherry Lake Road and Highway 466 within Hammock Oaks Commercial Park, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-202

DEPARTMENT

Growth Management

SUMMARY

On Wednesday, February 25, 2026, an application, plans, and supplemental documents were submitted for a new major site plan for a 4,200 square foot dental office with 40 parking spaces, located on 1.21 acres at the southeast corner of Cherry Lake Road and Highway 466 within Hammock Oaks Commercial Park.

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 Mixed Development District/Traditional Neighborhood (MDD-TND). The proposed use is permitted within the Memorandum of Agreement in Ordinance 2022-15.

LANDSCAPING WAIVER

A landscape plan, signed and sealed by John Michael Simpson, Registered Landscape Architect with NV5, has been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waiver has been requested.

Requested Waivers

- Section 10-3(b) — Buffer landscaping requirements. Buffers shall be provided along the outer parcel lines that abut other parcels. The requirements for buffers are based on the proposed use of the subject site and the zoning of the contiguous parcels or parcel across the adjacent right-of-way.
- Section 10-3(b)(B)(1) — Buffer Class "A" Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge.
- Section 10-3(c)(2) — A landscape area shall be provided at the end of all single parking rows. The landscape area will be a minimum of two hundred (200) square feet

and shall contain a minimum of one (1) acceptable canopy tree or three (3) acceptable understory trees or palms, five (5) acceptable shrubs, and ground cover and/or grass. Palm trees used in parking lots shall be planted at a 2:1 ratio (Sabal Palms, Washingtonia Palms or others of similar size at maturity) in relation to canopy trees with the exception of large canopy palms (Canary Island Palms, Date Palms, Paurotis Palms or others of similar size at maturity) which may be planted at a 1:1 ratio.

Justification Statement Provided by the Applicant

This project involves the construction of a dental facility and associated parking in an area zoned for commercial development along CR 466 and CR 100. Within the boundaries of the project site there is an existing Duke Energy Easement within which trees are not allowed. Given this constraint, the trees required for the buffer have been placed throughout the site, away from the utility easement.

We would like to request a variance to allow for the relocation of the required landscape buffer material as described above.

COMMERCIAL DESIGN WAIVER

Elevations provided by Bradley M. McCullough, Registered Architect with Architectural Principles LLC, have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested.

Requested 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 Statement Provided by the Applicant

Please accept this request for a waiver from the Town of Lady Lake's Land Development Code, Section 20-3(C)(3)(A). The code requires new buildings to adopt one of the four architectural styles identified in the Town of Lady Lake Commercial Design Guidelines Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Based on the schematic building elevations submitted as part of the Civil Permit Construction Drawings, it is our understanding that staff has determined our proposed elevations do not clearly fall within any one of the four prescribed vernacular styles. We respectfully request approval of this waiver to allow the proposed elevations as submitted.

While we acknowledge that the proposed design does not wholly conform to a single vernacular style, we believe it thoughtfully incorporates elements from multiple styles in a way that is cohesive, contextually appropriate, and complementary to the architectural character of the surrounding buildings. This blended approach supports the aesthetic goals of the Land Development Regulations while also accommodating a level of branding required by the end-tenant.

We hope you find this request sufficient to grant the waiver.

COMMERCIAL DESIGN WAIVER

Civil plans provided by Franklin A. Porter, Professional Engineer with NV5, have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested.

Requested Waiver

Section 20-3(C)(10)(N) — Parking areas should be located behind the building face.

Justification Provided by Applicant

The building setback along County Road 466 and the utility easement for the transmission lines east of the site limit the building area. However, parking can be built in these setback areas. Due to the number of parking spaces required, the setback areas are needed for parking. This forces the parking spaces to be constructed along the road frontage. The other approved sites for the Hammock Oaks Development with road frontage along County Road 466 have been approved with parking in front of the buildings. This site will stay consistent with the layout of the rest of the Hammock Oaks development. The facility will still be landscaped, which will help obstruct parking from the road. We hope you find this request sufficient to grant a variance.

STAFF RECOMMENDATION

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

FISCAL IMPACT

None.

FUNDING SOURCE

None.