

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

July 6, 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 5:30 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; John Pearl, I.T. Director; Mike Burske, Parks and Recreation 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 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)

Senior Planner Becky Higgins stated that the applicant, Robert Ledbetter, Jr – VSI Lady Lake, LLC, submitted an application on behalf of the owner, VSI Lady Lake, LLC, for the following commercial design and landscaping waivers:

1. Sec. 10-3(b) — Buffer landscaping requirements.

2. Sec. 10-3(b)(B)(1) — Buffer Class "A" Ten (10) feet minimum width with two canopy trees, three (3) understory trees, and a continuous hedge.
3. Sec. 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 square feet and shall contain a minimum of one acceptable canopy tree or three acceptable understory trees or palms, five acceptable shrubs, and ground cover and/or grass.
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.
5. Chapter 20, Section 20-3C(10)(N). — Parking areas should be located behind the building face.

Landscaping Waivers

1. Sec. 10-3(b) — Buffer landscaping requirements.
2. Sec. 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.
3. Sec. 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 acceptable canopy tree or three (3) acceptable understory trees or palms, five acceptable shrubs, and ground cover and/or grass.

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.

Architectural 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 Applicant: Please accept this request for a waiver from the Town of Lady Lake's Land Development Code, Section 20-3C(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 LDC 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 — Chapter 20, Section 20-3C(10)(N). — Parking areas should be located behind the building face.

Justification Statement 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, 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.

Recommendation for Requested Waivers:

1. Sec. 10-3(b) Buffer landscaping requirements.
2. Sec. 10-3(b)(B)(1) Buffer Class "A" Ten (10) feet minimum width with two canopy trees, three understory trees and a continuous hedge.
3. Sec. 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 square feet and shall contain a minimum of one acceptable canopy tree or three acceptable understory trees or palms, five acceptable shrubs, and ground cover and/or grass.
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.

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

Commissioner Roberts verified with Ms. Higgins that the applicant is meeting the landscaping requirements in the areas outside of the Duke utility easement.

Ms. Higgins replied affirmatively.

Mayor Freeman stated that when this commercial development was initially presented, he requested that the developer install a “Welcome to Lady Lake” sign. He noted that he is not in favor of the building design.

Commissioner Sage stated that although he is not in favor of the building’s design, he is aware that people can easily find it because of the company’s brand.

It is the consensus of the commission to approve the commercial design and landscaping waivers for Heartland Dental New Major Site Plan MJSP 02/26-001.

ADJOURN

There being no further discussion, the meeting adjourned at 5:40 p.m.

Kathleen Rosado, Town Clerk

Ed Freeman, Mayor