



**SPECIAL CONCEPTUAL WORKSHOP AGENDA
TOWN OF LADY LAKE, FLORIDA
AUGUST 17, 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. AGENDA

4. NEW BUSINESS

- a.** Growth Management — Consideration of Commercial Design Waivers for Culver's New Major Site Plan MJSP 07/26-001 – Proposed major site plan for a 4,550 square foot restaurant with drive-thru and 67 parking spaces, located on 2.87 acres at 945 North Highway 27/441 (formerly BB&T Bank) within the Town Limits of Lady Lake, Florida. (Becky Higgins)

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 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 Waivers for Culver's New Major Site Plan MJSP 07/26-001 – Proposed major site plan for a 4,550 square foot restaurant with drive-thru and 67 parking spaces, located on 2.87 acres at 945 North Highway 27/441 (formerly BB&T Bank) within the Town Limits of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2026-232

DEPARTMENT

Growth Management

SUMMARY

On Wednesday, July 9, 2026, an application, plans, and supplemental documents were submitted for a new major site plan for a 4,550 square foot restaurant with drive-thru and 67 parking spaces, located on 2.87 acres at 945 North Highway 27/441.

The subject property is located in Section 07, Township 18, and Range 24 and zoned Heavy Commercial (HC). The future land use is Commercial General – Retail Sales and Services (RET). The proposed use is permitted within the Heavy Commercial zoning district.

COMMERCIAL DESIGN WAIVER

Elevations, provided by Oliveri Architects, 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

The applicant states that the proposed building incorporates stone pilasters and a covered front patio element in the Frame Vernacular style. Staff notes that the covered entry porch and front-facing gable are architectural features that reflect characteristics commonly associated with the Frame Vernacular style.

However, the building also incorporates contemporary commercial design elements,

including a flat parapet roof, extensive stone veneer, large storefront glazing, corporate architectural features, and branded awnings, which are not typically characteristic of the Frame Vernacular architectural style.

Requested Waiver

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 applicant is requesting a waiver to allow more than three exterior colors on the building façade. The submitted elevations depict a variety of exterior colors and materials, including three paint colors, stone veneer, and blue metal elements.

STAFF RECOMMENDATION

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

FISCAL IMPACT

None.

FUNDING SOURCE

None.