

Grow With Us

A Newsletter by the Lady Lake Growth Management Department



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Teague Plaza

Located at 1124 Teague Trail, the Teague Plaza project proposes a restaurant and four in-line stores on the first floor and six two-bedroom apartments on the second floor. This project began in 2017 when the property was rezoned, granting land use entitlements for future commercial development. Upon approval of the ordinance by the Town Commission in March 2017, a site plan for the construction of the commercial center was submitted for review. The site plan was approved by the Town Commission in November 2018. Because construction did not commence prior to the due date, the development order expired.

In 2023, a new site plan application was submitted, bringing this project back to life. The applicant submitted an identical plan to what was originally approved by the Town Commission. After being reviewed by all stakeholders, the site plan was brought to the Town Commission for final approval in May 2024. The building permit for construction was issued in December 2024, with construction beginning in January 2025. As part of this project, an 8' masonry wall will be constructed along the rear property line as a buffer between the residential and commercial zoning districts.

Code Corner

To help conserve water, please adhere to the landscape irrigation schedule:

Residential landscape irrigation at odd-numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10 a.m. and 4 p.m.; and residential landscape irrigation at even-numbered addresses may occur only on Thursday and Sunday and shall not occur between 10 a.m. and 4 p.m.

Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10 a.m. and 4 p.m. No more than three-quarters ($\frac{3}{4}$) inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

Watering for non-residential landscapes is only allowed on Tuesdays and Fridays, and only before 10 a.m. or after 4 p.m.



Landscaping Regulations

It's spring and things are green and vibrant again! Here are a few items to note regarding landscaping regulations and ordinances in the Town of Lady Lake:

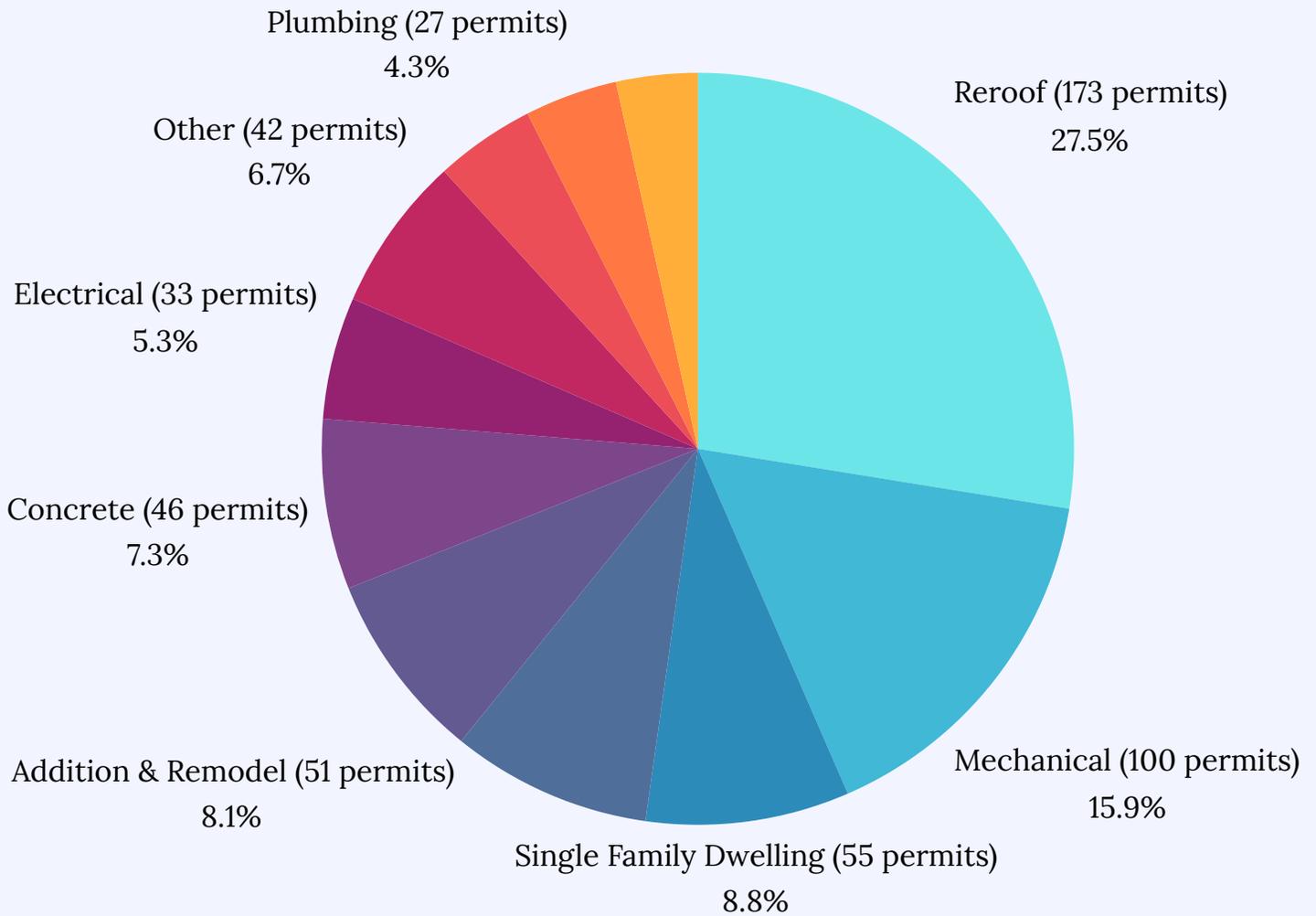
Only cultivated, manicured grass, plants, trees landscape may be present on property. Grass and weeds must be maintained below 10 inches. This includes around structures, fences, pools, lanais etc. Remove any dead vegetation that was hit by frost this past winter. Burning piles of yard waste is not allowed at any time.

Do not place or blow grass clippings, leaves or sticks into the street and storm drain. Rake up and put into lawn or trash bags and put at street for Waste Management to remove on your regular scheduled trash day. For larger pieces of yard waste (branches, palm fronds), place into individual piles approximately 2 feet wide by 4 feet long.

If removal of an entire tree over 6 inches diameter is desired, you will need a tree removal permit from the Town or a signed report from a certified arborist. The report must state the reason for the tree removal and be submitted to the Growth Management Department.

Permits Issued in Q-1

It takes the Town an average of 4 days to issue residential and 8 days to issue commercial permits.



The town has facilitated 1,720 building inspections in the first quarter.



Site Plans and Plats

New Site Plans - Submitted 2025

- Chase Bank – 3,490 sq. ft. bank with drive-thru located at the intersection of Teague Trail and North HWY 27/441
- Lady Lake Crossings Phase 2 – located south of Sportsmans Warehouse
- Lady Lake Storage – Griffin - 119,220 sq. ft., three-story mini storage building with six single-story storage buildings
- Church at the Springs Rolling Acres Campus (MJM) – convert 27,604 sq. ft. building from industrial to institutional use
- Water Oak Sales Center Conversion (MNM) – convert existing model homes into residential lots
- La Reina Restaurant Façade Renovation (MNM) – Patio and façade renovations to La Reina restaurant at the corner of Alvarez Avenue and Alonzo Avenue

New Site Plans Submitted 2024 - Still Under Review

- Lady Lake Warehouse – 109 Griffin View Dr. - 26,585 sq. ft. metal building

Approved Site Plans - Under Construction

- Hammock Oaks Commercial Grading
- Lady Lake Medical Office – 7,800 sq. ft. medical office located at 151 La Grande Blvd.
- Hammock Oaks Amenity Center – Located in Hammock Oaks Phase 1A – Includes amenity building, pool, dog park, and playground
- Hammock Oaks Multi-Family – 312-unit apartment complex within Hammock Oaks Development
- Teague Plaza – 1124 Teague Trail – Two-story strip center with apartments on second floor
- Lady Lake Walmart Neighborhood Market – 45,603 sq. ft. retail grocery building with 2,982 sq. ft. pharmacy drive-thru canopy and 1,618 sq. ft. fuel station

Plats - Improvement Plats Issued – Under Construction

- Boulevard Oaks - 160 single family lots located on Teague Trail approximately 680 feet south of the Marion County line.
- Highlands at Hammock Oaks Phase 1 - 82 townhome lots, 58 villa (duplex) lots, and 114 single family lots
- Highlands at Hammock Oaks Phase 2 - 58 townhome lots, 45 villa (duplex) lots, and 84 single family lots
- Reserve at Hammock Oaks Phase 2A - 72 Single Family lots
- Reserve at Hammock Oaks Phase 2B - 78 Townhome lots
- Reserve at Hammock Oaks Phase 3 - 157 single family lots
- Hammock Oaks Phase 2B - 114 townhome lots
- Hammock Oaks Phase 2C - 42 attached single-family lots

Final Plat Approved

- Green Key Village Phase 5 - 45 single family lots
- Hammock Oaks Phase 1A - 159 single family lots
- Hammock Oaks Phase 1B - 80 Townhome lots
- Hammock Oaks Phase 1C - 54 attached single-family lots
- Lake Ella Estates Phase 2/3 - Phase 2 - 80 single family lots; Phase 3 - 72 single family lots



Important Dates

What: Planning & Zoning Meetings

When: Normally at 5:30 p.m. on the second Monday of the month

Where: Commission Chambers, 409 Fennell Blvd.

Livestreaming: www.ladylakefl.gov