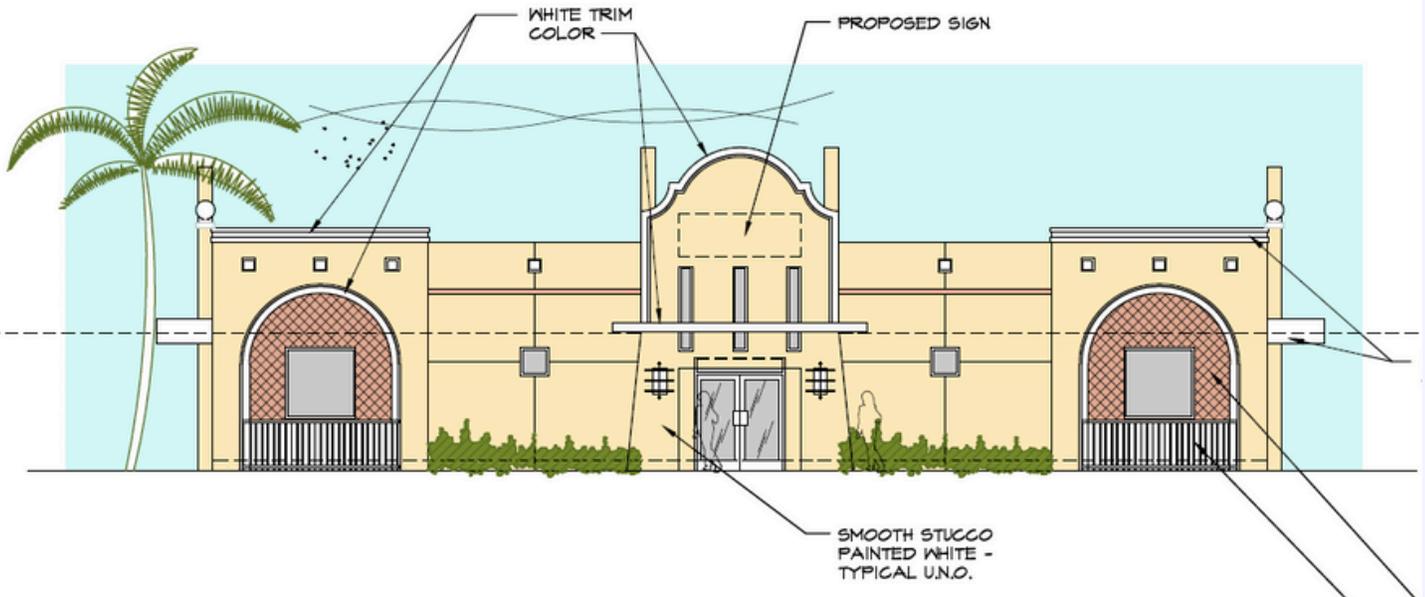


Grow With Us

A Newsletter by the Lady Lake Growth Management Department

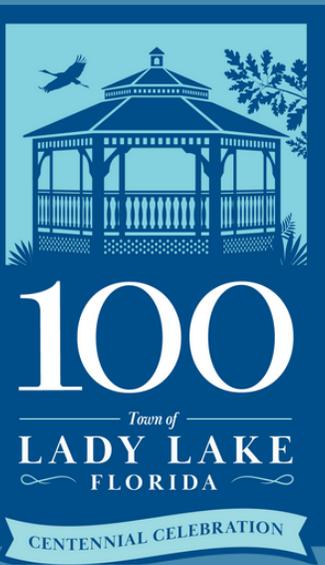


Lady Lake Medical Office

Construction is moving forward on the new Lady Lake Medical Office, a 7,129-square-foot, single-story facility that will feature 16 exam rooms and three procedure rooms. The development will also offer 48 parking spaces to serve both patients and medical staff.

The facility is being built at 151 La Grande Boulevard, approximately 250 feet south of the intersection of U.S. Highway 27/441. While construction is progressing, a future tenant for the space has not yet been announced.

The site plan for the project was submitted in April 2024 and received approval from the Lady Lake Town Commission in August 2024. Construction plans were reviewed during early site work, and the building permit was officially issued in May 2025, allowing full-scale construction to begin.



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Code Corner



Code Case Stats Quarter 2

- Code Cases Opened: 177
- Code Cases Closed: 157
- Special Magistrate Cases presented: 15

Parking vehicles in yards and on grass is not allowed as it damages and destroys vegetation. If you have a vehicle that is inoperable or does not have a valid license plate, it should be stored out of public view in a completely enclosed building. You may also opt to install designated additional off-street parking, if desired.

Please maintain your lawns by regular mowing and weed eating, especially during the rainy season. Grass, and weeds shouldn't exceed ten inches in height.

Be sure to mow around objects and items in the yard to keep your entire lawn neat. Keeping the weeds, grass and dense undergrowth under control will also help keep unwanted pests from making their nests on your property which keeps everyone safe while spending time outdoors, especially children and pets!

If you have any questions about any of the codes or Land Development Regulations, reach out to Code Enforcement. It's easier to ask before acting!

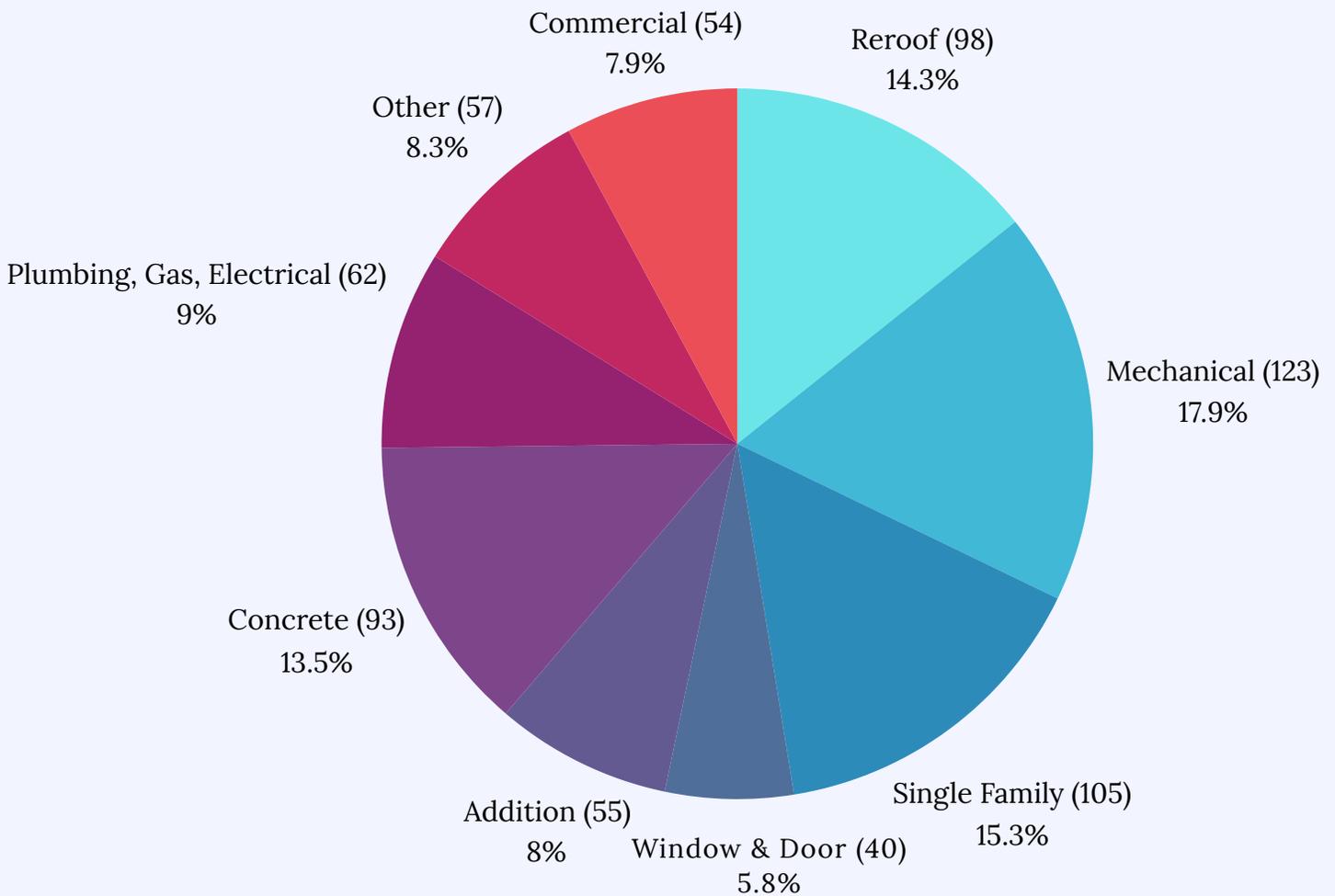
Legislative Updates

As of July 1, 2025, the State of Florida has enacted 120 new laws, spanning a broad range of topics. Some of these directly impact the operations of the Growth Management Department. One pertaining to building construction and two concerning planning and zoning regulations are summarized below.

- House Bill 683 (HB 683) – Construction Regulations
HB 683 introduces new construction standards, including the requirement for the state to adopt standards for the installation of synthetic turf in residential areas. Furthermore, it prohibits local building departments from requiring copies of contractual agreements as a condition for issuing building permits.
- Senate Bill 784 (SB 784) – Plat Reviews
One of the more consequential new laws, SB 784 mandates that local governments process and approve plat submittals administratively, through a designated authority. As a result, plat approvals will no longer require public hearings. To maintain transparency, the Town will continue to publish plat submittals in its weekly departmental reports, and the documents will remain available for public review at Town Hall upon request.
- Senate Bill 1730 (SB 1730) – Affordable Housing
SB 1730 updates land use and zoning provisions under the ever-evolving Live Local Act. This legislation prohibits local governments from imposing building moratoriums that could delay the development of affordable housing. It also restricts the ability of local governments to enforce certain land use requirements specific to affordable housing projects.

Permits Issued in Quarter 2

The town has facilitated 1,532 building inspections in the second quarter.



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



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
- 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

New Site Plans Submitted 2024 - Still Under Review

- Lady Lake Auto Repair Facility – 104 Griffin View Drive – 6,800 square foot metal building
- Lady Lake Warehouse – 109 Griffin View Dr. – 26,585 sq. ft. metal building
- 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
- Church of Christ Bathroom Addition (MJM) – 430 square foot bathroom addition and water/sewer connection

Approved Site Plans - Construction Not Started

- Elite RV & Boat Storage – 100,050 square foot, three-story mini storage building with 312 boat/RV storage stalls
- Gettings RV Storage – 486 square foot office building, 1,830 square foot manager's residence, and four covered parking areas
- Lady Lake Luxury Apartments – 330-unit apartment complex located at 925 South Hwy 27/441
- Lady Lake Square Apartments – 288-unit apartment complex located at the corner of Griffin Avenue and Teague Trail

Approved Site Plans - Under Construction

- Reserve at Hammock Oaks Amenity Center – In Reserve at Hammock Oaks Phase 1A – Includes clubhouse, pool, dog walk, splash pad, and pickleball courts
- Cresswind Club at Hammock Oaks Amenity Center – Located within Tract D of Hammock Oaks – includes clubhouse, pool pavilion, pool, pickle ball courts, and tennis courts
- Hammock Oaks Commercial Grading
- Lady Lake Medical Office – 7,800 square foot 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

...continued

- 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
- Paradise Rec Center (MJM) – 30,700 square foot recreation center with pool restroom building, and pool
- Mira Mesa GMF (MNM) – 1,800 square foot golf maintenance building
- Chula Vista Rec Center Pool (MNM) – Resurface pool and construct new pool deck

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
- Green Key Village Phase 6 – 48 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
- Hammock Oaks Phase 2A – 45 single family lots
- Hammock Oaks Phase 2D – 130 single family lots
- Lake Ella Estates Phase 2/3 – Phase 2 – 80 single family lots; Phase 3 – 72 single family lots