

# **MINUTES OF THE SPECIAL CONCEPTUAL MEETING TOWN OF LADY LAKE, FLORIDA**

**February 19, 2025**

The special conceptual 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 Ed Freeman presiding. The meeting convened at 5:30 p.m.

Mayor Freeman led the pledge of allegiance.

## **ROLL CALL**

| Commissioner (Ward) | Present |
|---------------------|---------|
| Regan (Four)        | YES     |
| Gourlie (Two)       | YES     |
| Roberts (One)       | YES     |
| Sage (Five)         | YES     |
| Freeman (Three)     | YES     |

## **STAFF PRESENT:**

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Malina Wright, Development Coordinator; Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

**1.. Consideration of the Parking Lot Design for the Lady Lake Walmart Neighborhood Market New Major Site Plan MJSP 11/23-001 – A 45,603 Square Foot Retail Building with a 2,982 Square Foot Pharmacy Drive-Thru, and 1,618 Square Foot Fuel Kiosk, Providing 232 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on a 19.8-acre parcel zoned Planned Unit Development (PUD) within the Town Limits of Lady Lake, Florida.  
(Thad Carroll)**

Growth Management Director Thad Carroll presented this agenda item stating the applicant is requesting a waiver from Chapter 20, Section 20-23C(10)L). – Parking lots with two or more double rows will have a continuous landscaped strip between the sections. This landscaped strip will run parallel to the circulation flow and shall be a minimum of six-feet wide, and a

waiver from Chapter 20, Section 20-23C)10)N) – Parking areas should be located behind the building face.

The zoning designations of the adjacent properties: North – Medium Density Residential; the Existing Land Use is Vacant and Single Family. South – Mixed Development/Traditional Neighborhood; the Existing Land Use is Hammock Oaks. East – Mixed Development/Traditional Neighborhood; the Existing Land Use is Hammock Oaks. West – Commercial and High Density Residential; the Existing Land Use is Apartments and The Villages. Mr. Carroll stated that currently the multi-family development is vacant. He anticipates development occurring soon.

The proposed parking layout includes the required landscaping strip for about one-third of the area. The remainder of the parking fields do not include the landscaping strip. This waiver is needed because of various constraints on site that have impacted on the site's building and parking layout. Requiring the additional landscaping strips would further reduce the number of parking spaces on site and would require more development adjacent to protected trees. The developer has already received a variance from the Town to allow the reduced parking spaces on the proposed site plan.

Mr. Carroll stated that there are large parking lots in town with two rows of parking spaces and the third row is interrupted by a landscaping island. This aids as a deterrent for vehicular traffic cutting through the parking lot.

The second waiver is from the requirement to orient buildings toward the roadway and have parking behind the building. This is a common waiver that this commission and previous commissions have granted. Modifying the location of the building and parking layout would require significant re-design of the project. The developer has already received multiple variances from the Town Commission to address various site conflicts. Meeting these design requirements would further impact these issues and possibly conflict with previously granted variances or require additional variances or waiver requests. It is for these reasons that the applicant is requesting an administrative waiver to allow the current site design.

Mr. Carroll clarified that if the waivers are approved when it comes before the commission on final consideration of the site plan, these waivers will be noted on the cover sheet of the site plan. The applicant desired to present this prior to final consideration in order to move forward with the project. The staff report includes language indicating waivers that have been granted for parking reduction and multiple signs on the front façade of the Walmart building as well as tree variances for historic trees. These are the last waivers the applicant is

requesting. There is an extensive justification statement provided by the applicant and is included in the packet.

Mayor Freeman asked if this waiver has come before the commission in the past.

Mr. Carroll stated that the site plan has been presented with some revisions.

Mayor Freeman stated that he remembers a utility company was concerned that a parking area would be constructed under the power lines.

Mr. Carroll advised that is not on this part of the parcel. There are developable parcels to the west and to the east. The property that they are purchasing is not under the power easement.

Commissioner Gourlie stated that the commission asked the applicant to make modifications to the original plan to save trees and to reduce the size of the building. Because they have made efforts to comply with those requests, he is in favor of granting the waivers.

Commissioner Sage asked if the applicant was required to plant a certain number of trees and shrubs. By reducing the number of parking spaces, landscaping will be affected.

Mr. Carroll agreed, adding that the code requirements of 160-inches per acre can be accommodated even though the area is reduced. If the code requirements are not met, the applicant must purchase plant material or comply another way. Senior Planner Higgins indicated from the audience that the applicant has met the code requirements.

#### **PUBLIC COMMENT**

Pete Blackmore, 265 Olanta Dr., The Villages

Mr. Olanta asked if there would be an entrance to Walmart from Cherry Lake Road.

Mr. Carroll confirmed that northbound and southbound traffic can enter Cherry Lake Road onto Copacabana Road to access Walmart.

Mr. Blackmore asked if there is a roundabout near this entrance.

Mr. Carroll advised that a roundabout is located a further south and there will not be a roundabout at Copacabana Road. He stated that there will be a left turn-in lane.

Nancy Blackmore, 265 Olanta Dr., The Villages

Ms. Blackmore asked if a roundabout would be constructed on Cherry Lake Road. She stated that many vehicles now travel Cherry Lake Road to avoid the roundabout on Rolling Acres Road.

Mr. Carroll stated that lane closures for the roundabout construction are imminent. He will notify the public in that area.

**The commission verbally approved the waivers and consented to forward this item to the town commission.**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:45 p.m.



Carol Osborne, Deputy Town Clerk



Ed Freeman, Mayor