



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, June 16, 2025, 5:00 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER

PLEDGE OF ALEGIANCE

ROLL CALL

AGENDA

A. NEW BUSINESS

1. Consideration of Landscaping Waivers for the Church at the Springs Lady Lake Campus Major Site Plan Modification MJM 01/25-001 - Conversion of an existing 27,604 Square Foot Industrial Building to an Institutional (Religious) Use Providing 261 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on 5.386 acres zoned Industrial (I), Addressed as 600 Rolling Acres Road, within the Town Limits of Lady Lake, Florida (Becky Higgins)
2. Consideration of Landscaping and Commercial Design Waivers for the Lady Lake Warehouse New Major Site Plan MJSP 11/24-002 – A 27,745 Square Foot Warehouse Building, 21 Parking Spaces, Storm Water Retention, and

Landscaping Buffers, on 2.17 acres zoned Planned Commercial (CP),
Addressed as 109 Griffin View Drive, within the Town Limits of Lady Lake,
Florida. (Becky Higgins)

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing 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.

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.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Landscaping Waivers for the Church at the Springs Lady Lake Campus Major Site Plan Modification MJM 01/25-001 - Conversion of an existing 27,604 Square Foot Industrial Building to an Institutional (Religious) Use Providing 261 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on 5.386 acres zoned Industrial (I), Addressed as 600 Rolling Acres Road, within the Town Limits of Lady Lake, Florida (Becky Higgins)

AGENDA ITEM ID

20250616

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

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

PROPOSAL

On Wednesday, January 15, 2025, plans were submitted with an application for a major site plan modification for the conversion of the existing industrial building (formerly the Daily Sun printshop). The proposed site includes the existing 27,604 square foot industrial building to be converted for religious use and additional parking for a total of 261 spaces.

The subject properties total approximately 5.386 acres located in Section 18, Township 18, and Range 24. The property is zoned Industrial (I) and the future land use is Lady Lake Industrial District (I). The Religious Land Use and Institutionalized Person Act (RLUIPA) allows for religious use within this zoning district.

LANDSCAPING WAIVERS

A site plan, signed and sealed by Stephen Campbell, PE with Clymer Farner Barley, Inc. and a supporting narrative have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested:

- Chapter 10, Section 10-3)b)A) - Buffer Class Determination. The buffer class required is determined by using Table 10-1 and Table 10-2.

Based on Table 10-1 and Table 10-2 the following buffers will be required:

North - Type "C" - Waiver Requested
East - Type "C"
South - Type "B"
West - Type "C" - Waiver Requested

Buffer Class "B". Twenty (20) feet minimum width with four (4) canopy trees, three (3) understory trees and a continuous hedge or an approved fence or wall.

Buffer Class "C". Thirty (30) feet minimum width with six (6) canopy trees, four (4) understory trees and a continuous hedge or an approved fence or wall.

Justification Statement Provided by the Applicant

"Please allow this response to serve as an official request for a waiver from Landscaping Buffer requirements for the western property line and portion of the northern property line. Each of these property lines requires a Type "C" buffer (30' wide) per Tables 10-1 and 10-2. The portions of these buffers that are less than 30' wide are proposed to have a 6' tall vinyl fence. Per LDR Section 10-3.b)B) a Class "C" buffer is to be 30' wide with 6 canopy trees, 4 understory trees and a continuous hedge, OR AN APPROVED FENCE OR WALL. It is our understanding a 6' tall vinyl fence is an approved type of fence."

Chapter 10, Section 10-3)c)3) - A landscape area shall be provided at the end of all double parking rows. The landscape area will be a minimum of four hundred (400) square feet and shall contain a minimum of two (2) acceptable canopy trees or five (5) acceptable understory trees or palms, two (10) acceptable shrubs and ground cover and/or grass.

Justification Statement Provided by the Applicant

"Response: Please allow this response to serve as an official request for a waiver from Landscaping requirements within parking lot islands - in particular the islands traversing the center of the "new" parking lot that contains a sidewalk. This waiver request is a result of a sidewalk being added for increased pedestrian safety while traversing the parking lot."

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

None.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Landscaping and Commercial Design Waivers for the Lady Lake Warehouse New Major Site Plan MJSP 11/24-002 – A 27,745 Square Foot Warehouse Building, 21 Parking Spaces, Storm Water Retention, and Landscaping Buffers, on 2.17 acres zoned Planned Commercial (CP), Addressed as 109 Griffin View Drive, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

20250616

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

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

PROPOSAL

On Wednesday, November 13, 2024, an application, plans and supplemental documents were submitted for a new major site plan for property located at 109 Griffin View Drive. The project proposed a new 25,745 square foot warehouse building with 21 parking spaces.

The subject properties total approximately 2.17 acres located in Section 21, Township 18, and Range 24. The property is zoned Planned Commercial (CP) and the future land use is Lady Lake Commercial General - Retail Sales and Services (RET). The proposed use is permitted within the Memorandum of Agreement in Ordinance 2023-12.

LANDSCAPE WAIVERS

A site plan, signed and sealed by Michael Cherry, PE with Kimley-Horn and Associates, Inc. elevations, and a supporting narrative have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested:

- Chapter 10, Section 10-3)a)2)B) - In no event shall the number of retained trees be less than twenty-five (25) percent of the total existing trees.

Justification Statement Provided by the Applicant

Full tree removal is being requested due to the strict stormwater criteria set forth by St. Johns

River Water Management District and the irregular geometry of this site. Being a triangle parcel, the building must be located toward Griffin View Drive, which will not affect the trees. As the proposed building's finished floor will be 1' above the existing floodplain elevation, adding fill will be required. In the process, all trees will be damaged should they remain in the area.

The full justification statement is included in the agenda packet.

COMMERCIAL DESIGN WAIVERS

- 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.

The elevations feature exterior building materials and elements that cannot be directly linked to any one recommended architectural style. A waiver is being requested from the Commercial Design Standards requirement. Elevations have been provided by ACG.

Justification Provided by Applicant

ACG proposes facade elements in accordance with section 20-3C to both elevations facing frontage roads, South Old Dixie Highway and Griffin View Drive. The two exterior elevations not road facing are proposed to not meet facade requirements with section 20-3C as they are not easily visible from the street.

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

None.