



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, July 21, 2025, 5:30 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

ROLL CALL

AGENDA

A. NEW BUSINESS

1. Consideration of Commercial Design Waivers for the Lady Lake Warehouse New Major Site Plan MJSP 11/24-002 – Proposed 25,745 Square Foot Warehouse Building with 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 Commercial Design Waivers for the Lady Lake Warehouse New Major Site Plan MJSP 11/24-002 – Proposed 25,745 Square Foot Warehouse Building with 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

20250721

DEPARTMENT

Growth Management

SUMMARY

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. This 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.

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.
The elevations have been revised to align with the design of the property owner's adjacent project situated across the street. These revised elevations were presented at the Town

Commission Special Conceptual Meeting held on October 21, 2024, during which the Commission expressed consensus to advance with the proposed design.

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

Commercial Design and Landscape Waivers were reviewed by the Town Commission during the June 16, 2025, Special Conceptual meeting. The applicant has revised the elevations and removed the landscaping waiver request based on the discussions of that meeting.