

MINUTES OF THE TOWN COMMISSION CONCEPTUAL WORKSHOP TOWN OF LADY LAKE, FLORIDA

July 21, 2025

The special conceptual workshop 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.

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; and Carol Osborne, Deputy Town Clerk.

Town Attorney Taylor Tremel was also in attendance.

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, 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)

Senior Planner Becky Higgins presented this agenda item stating that this is the same project that was presented at the June 16, 2025, meeting. She advised that the applicant removed the landscaping waiver request.

Ms. Higgins advised that the property is zoned Planned Commercial and the future land use is Lady Lake Commercial General – Retail Sales and Services. The proposed use is permitted within the Memorandum of Agreement in Ordinance 2023-12. She stated that because this is a metal building the applicant is having a difficult time meeting one of commercial design standards.

Ms. Higgins presented maps of the subject property, noting that it is the same site plan as was presented at the June 16th Special Conceptual meeting. She stated the applicant will have to resubmit their site plan to address some comments from the reviewers.

Ms. Higgins advised that the two exterior elevations that are not facing the road will differ slightly from the exterior elevations that are facing the road. She stated that the applicant consulted with the architect who designed the Lady Lake Auto Repair facility, which is across the street. She stated that the commission approved the commercial design waiver for Lady Lake Auto Repair in 2024.

Ms. Higgins presented renderings of the approved Lady Lake Auto Design building and the proposed Lady Lake Warehouse building for comparison.

Mayor Freeman stated that many times the tenants in a warehouse facility place a lot of items inside on the window sills. He suggested the applicant create false windows.

Commissioner Gourlie stated that the windows could be tinted.

Commissioner Roberts stated that although it is a concern that the tenant would place items on the window sill, the commission cannot control that with anyone's property.

Mayor Freeman concurred adding that there are alternatives such as frosted glass on the inside or false windows.

Commissioner Roberts acknowledged that the applicant has made an effort to design this building to resemble the building across the street, which was approved.

Commissioner Sage asked Ms. Higgins if she is referring to the Collision Center building across the street.

Ms. Higgins acknowledged that Joe Hudson's Collision Center is across the street from this proposed project. She explained that the vacant warehouse building next door is where the proposed auto repair facility would be. She stated that project has not received approval from all of the site plan reviewers at this time.

Commissioner Gourlie made a motion to approve the commercial design waivers for the Lady Lake Warehouse. Commissioner Roberts seconded. Motion passed by a 4-1 vote (Freeman).

PUBLIC COMMENT

No comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:38 p.m.

s/ Carol Osborne, Deputy Town Clerk

s/ Ed Freeman, Mayor