

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

October 21, 2024

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 5:00 p.m.

Mayor Freeman led the pledge of allegiance.

ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	NO
Gourlie (Two)	YES
Roberts (One)	YES
Freeman (Three)	YES
Sage (Five)	YES

STAFF PRESENT:

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Malina Wright, Development Coordinator; Connie Kimbal, Building Technician; Lisa Westmoreland, Growth Management Technician; Nancy Wilson, Town Clerk; Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

- 1. Consideration of the Architectural Elevations for the Lady Lake Auto Repair Facility**
New major Stie Plan MJSP 07/24-001 — An Auto Repair Facility Proposing a 6,800 Square Foot Metal Building, Providing Parking Spaces including one Florida ADA Parking Space, Storm Water Retention, and Landscaping Buffers, on a 1.07-acre parcel zoned Planned Commercial (CP) within the Town Limits of Lady Lake, Florida. (Thad Carroll)

Growth Management Director Thad Carroll presented this agenda item stating the applicant is Austin Coats with the Austin Construction Group, and the owner is CGCR Holdings, LLC.

Future Land Use Designation is Commercial General – Retail Sales and Services; Zoning Designation is Planned Commercial (CP). The present use of the property is a vacant warehouse.

Staff recommends approval of the waivers.

Mr. Carroll stated the application was received in July 2024. He stated that the proposal is to remove the current structure as the integrity of the building is such that remodeling it was not an option. The new building will not be smaller.

Mr. Carroll advised that the first waiver being requested is 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. He advised that what is being proposed does not meet any of these styles.

Mr. Carroll stated that the second waiver being requested is Chapter 20, Section 20-3C).10). N). — Parking areas should be located behind the building face. He advised that this is a common waiver that has been granted for businesses including Verizon. He stated that when the commercial design guidelines were initiated in 2006, the intent was to have all buildings against the road. However, when the commission at that time began to see the buildings laid out in that way, they did not like it. Many developments seek this waiver to place the parking spaces in front of the buildings.

Mr. Carroll presented an aerial map of the project's location on Griffin View Dr. He noted that the applicant's justification for the waiver is that there is a significant amount of landscaping, which will shield the façade from the neighborhood on the west side. He presented a photograph of the condition of the current building, and a photograph of the Collision Center on the adjacent property. He noted that what is being proposed is in character with what is existing along this corridor.

Mr. Carroll discussed the proposed façade and elevation options. He stated that similar proposals have been granted for other businesses in the area. He advised that the applicant modified Option 2 elevation proposal per staff's recommendations.

Mayor Freeman stated that there is a discrepancy with the doors' placement between drawings, and that the parking lot looks small on the plans. He asked Mr. Carroll if the depression to the west will be enough for water runoff or would the business utilize the retention on the other side of the street.

Mr. Carroll stated that it will be verified at the time of site plan review that the applicant is adhering to the minimum of the code. He stated that the business must utilize the retention onsite. The plan will be reviewed by the town engineers who will verify that it meets the St. Johns Water Management guidelines, and that there is adequate volume for the impervious surface.

Commissioner Roberts stated that this proposal keeps in kind with the Collision Center building next to it.

Commissioner Gourlie agreed that this proposal is an improvement.

Commissioner Sage asked Mr. Carroll if the buffer between the building and the residential area will be tidied up.

Mr. Carroll stated that much of the vegetation will be retained for screening, which will be discussed prior to the site's development.

By a vote of 5 to 0, it was the consensus of the Commission to move forward with Option 2 of the Architectural Elevations waiver for the Lady Lake Auto Repair Facility, and the parking waiver so that the parking area will be located behind the building face.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:11 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor