



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Wednesday, February 19, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. NEW BUSINESS

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)

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 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)

AGENDA ITEM ID

20250219

DEPARTMENT

Growth Management

SUMMARY

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

PROPOSAL

On Monday, November 4, 2024, revised plans were submitted for an application for a new site plan for a proposed Walmart Neighborhood Market. The proposed site includes a 45,603 square foot retail building with a 2,982 square foot pharmacy drive-thru, and a 1,618 square foot fuel kiosk.

The subject property is approximately 19.8 acres located in Section 21, Township 18, and Range 24. The property is zoned Planned Unit Development (PUD), and the future land use is Lady Lake Mixed Development District/Traditional Neighborhood District (MDD-TND). The zoning entitlements permit the development of a retail building and fuel canopy on the property.

COMMERCIAL DESIGN STANDARDS

A revised site plan, signed and sealed by Leopoldo Ayala, PE, and a supporting narrative prepared by Holtzman Vogel, PLLC have been submitted for consideration by the Town Commission. In accordance with the Land Development Regulations, the following waivers have been requested:

- Chapter 20, Section 20-23C(10)L). – Parking lots with two (2) 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 (6) feet wide.
- Chapter 20, Section 20-23C(10)N). – Parking areas should be located behind the building face.

SUMMARY STATEMENT PROVIDED BY APPLICANT

The Town of Lady Lake approved Hammock Oaks as a mixed-use development with commercial, office and residential uses. The commercial core of the Hammock Oaks Planned Development is located at the intersection of County Road 466 and Cherry Lake Road. This location allows the commercial center to serve both the residents within the Hammock Oaks PD and the surrounding communities, including The Villages.

The commercial development (or "Project") is located within Parcel # 3325451 (alternate key) as identified by the Lake County property appraiser. The parcel has the appropriate land use and zoning. The application includes a survey identifying the location of the property and the proposed site plan. The Project will include a neighborhood retail center and gas station. The developer of the retail center has been actively working with the Town for over a year addressing unique site conditions that have resulted in variance approvals from the Town Commission related to parking, tree protection, and signage. All the variance requests have maintained consistency with the Town's vision for the County Road 466 corridor and the Hammock Oaks development.

In November of last year, the developer officially submitted the commercial site plan for staff review. The staff has identified two areas where the proposed parking layout is not consistent with the Town's Land Development Code (LDC), which both require an administrative waiver. The first area is the lack of a six-foot landscaping strip for parking lots with two or more double rows. The proposed parking layout includes the required landscaping strip for about one-third of the required 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 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.

The second area is the requirement to orient buildings toward the roadway and have parking behind the building. This design layout is intended to encourage more pedestrian activity along the street and create a more urban development pattern with buildings lining a street instead of parking lots. This waiver is needed due to onsite constraints, including the protected trees and utility easement, and the function of the neighborhood market which would be significantly impacted re-designing the structure to meet this building/parking layout.

Finally, 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.

The full narrative and latest proposed site layout can be found within the agenda packet.

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

None.