

1 **DRAFT MINUTES OF THE SPECIAL (CONCEPTUAL WORKSHOP)**
2 **COMMISSION MEETING**
3 **TOWN OF LADY LAKE, FLORIDA**
4 **January 23, 2019**

5 The special meeting of the Lady Lake Town Commission was held in the Commission Chambers
6 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:15
7 p.m.

8 **CALL TO ORDER**

9 Mayor Pro Tem Ruth Kussard

10 **ROLL CALL**

Commissioner	Ward
Hannan (Four)	Absent
Kussard (One)	Present
Holden (Two)	Present
Vincent (Three)	Present
Richards (Five)	Present

11 **STAFF PRESENT**

12 Kris Kollgaard, Town Manager; Thad Carroll, Growth Management Director; Wendy Then, Senior
13 Planner; C.T. Eagle, Public Works Director; Becky Schneider, Development Coordinator; and
14 Nancy Slaton, Deputy Town Clerk

15 **PUBLIC COMMENT**

16 Mayor Pro Tem Kussard asked if there were any comments from the audience. There were no
17 comments at this time.

18 **NEW BUSINESS**

19 **1. Conceptual Presentation of the Architectural Elevations for the Lady Lake Commons New**
20 **Major Site Plan — MJSP 09/18-002 — A Multi-Tenant Development Proposing a 85,600 Sq. Ft.**
21 **Retail Building with 428 Parking Spaces and Four Outparcels on Approximately 18.5 Acres**
22 **Along Hwy 27/441, Fennell Blvd., and County Road 25; Identified by Alternate Key 3305451**
23 **(Thad Carroll)**

1 Growth Management Director Thad Carroll presented the background summary for this agenda
2 item (on file in the Clerk's Office). He stated the applicant is requesting a waiver to use a mix of
3 architectural styles, with Mediterranean as the prominent style, rather than just one style
4 approved under the Commercial Design Standards. Mr. Carroll introduced Martin DelleBovi, Vice
5 President of Benchmark Group, to give his presentation.

6 Mr. DelleBovi reviewed the conceptual plan and presented proposed elevation renderings of the
7 plaza to be constructed for this development. He stated detention ponds have been planned
8 and all permits from St. Johns Water Management District were approved. Mr. DelleBovi noted
9 they will be adding three lanes to Fennell Blvd., two lanes on County Road 25 for access to the
10 plaza, and will dedicate right-of-way to the county to handle any additional traffic generated by
11 the plaza. He stated the site work should begin in February and the schedule of work proposes
12 that tenants will be ready to open in November of 2019. Mr. DelleBovi noted that this site was
13 very complicated in regard to engineering due to extreme grades and addition of infrastructure.

14 Mayor Richards asked if anyone had any questions or comments.

15 Commissioner Kussard, Commissioner Holden, and Commissioner Vincent all commented
16 favorably regarding this project.

17 Mayor Richards asked whether the leach fields for this site would be operated and maintained
18 by the tenants or the developer.

19 Mr. DelleBovi replied that the developer will handle the leach fields for the plaza.

20 **It was the consensus of the Commissioners that they were in favor of the Lady Lake Commons**
21 **New Major Site Plan project with requested waivers as presented.**

22 **ADJOURN**

23 There being no further business, the meeting was adjourned at 5:31p.m.

24 _____
25 Kristen Kollgaard, Town Clerk

26 _____
27 Jim Richards, Mayor

28 Minutes transcribed by Nancy Slaton, Deputy Town Clerk