

1 **DRAFT MINUTES OF THE SPECIAL COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **December 19, 2022**

4 The special meeting of the Lady Lake Town Commission was held in the Commission Chambers
5 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Rietz presiding. The
6 meeting convened at 5:30 p.m.

7 **CALL TO ORDER**

8 Mayor Rietz

9 **ROLL CALL**

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES
Rietz (Five)	YES

10 **STAFF PRESENT**

11 Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; C.T. Eagle, Public
12 Works Director; Mike Burske, Parks & Recreation Director; Jason Brough, Deputy Police Chief;
13 Nancy Wilson, Town Clerk

14 Derek Schroth, Town Attorney, was also in attendance.

15 **NEW BUSINESS**

16 **Consideration of the Architectural Elevations for the Lemon Street Professional Plaza New**
17 **Major Site Plan MJSP 09/22-001 – A multi-tenant medical complex proposing 3,900-square-**
18 **foot Medical Office Building for Phase 1, a 4,400-square-foot Medical/Office Building to be**
19 **completed in Phase 2, 44 Parking Spaces including two Florida ADA Parking Spaces, Water**
20 **Retention Pond, landscaping buffers, dumpster enclosure, and loading zone, on a 1.21-acre**
21 **parcel zoned Light Commercial, addressed as 113 West Lemon Street, identified by alternate**
22 **keys 1723710 and 2842792. (Thad Carroll)**

23 Lemon Street Professional Park, LLC, filed a New Major Site Plan application for property located
24 near the northeast intersection of North Highway 27/441 and Lemon Street.

1 The subject property is a vacant 1.21-acre parcel zoned Light Commercial. The development
2 that was originally approved by the Town Commission in 2008, under Wilcox & Wilcox
3 Enterprises, LLC never materialized. The new owner wants to proceed with the multi-tenant
4 project now.

5 A waiver to the Commercial Design Standards is required for the project. In accordance with the
6 Land Development Regulations, new buildings should adopt and must closely follow one of the
7 four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow,
8 Mediterranean, or Mission. The elevations feature certain exterior building materials and
9 elements similar to Mediterranean Architectural Design including stone veneer along entrances
10 and diverse columns, decorative wall medallions, decorated glass windows, glass doors,
11 decorative wall sconces by entrances, terracotta exterior paint colors, etc.

12 Commissioner Kussard said the elevations are pleasing and she is in favor of the waiver.

13 Commissioner Gourlie agreed and commented that the elevations look considerably better than
14 the building on 466 that did not comply with our design standards. It has a pleasant style.

15 Commissioner Freeman commented that the design looks good and in keeping with adjacent
16 properties. He wanted to ensure that there is no easement on High Avenue. Mr. Carroll
17 responded that we do have a sewer easement under High Avenue that Lady Lake can access if
18 necessary.

19 Mayor Rietz asked about water retention and was told that a retention area would be included
20 when the first building is constructed.

21 **There was Commission consensus to move forward with the requested waiver to Lady Lake's**
22 **Commercial Design Standards.**

23 **PUBLIC COMMENTS**

24 None

25 **ADJOURN**

26 There being no further business, the meeting was adjourned at 5:37 p.m.

27 _____
28 Nancy Wilson, Town Clerk

Jim Rietz, Mayor