



SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Wednesday, February 17, 2016
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

1. Call to Order: Mayor Ruth Kussard
2. Roll Call
3. Open Forum
4. Conceptual Presentation of the Lady Lake Commons – Proposal for a Multi-Tenant Development to Include Four Outparcels and an 80,750 Sq. Ft. Shopping Plaza Building on an 18-Acre Parcel Located Just South of Fennell Blvd., East of North Highway 27/441, and West of County Road 25 (AK #3305451) (Thad Carroll)
5. Adjourn

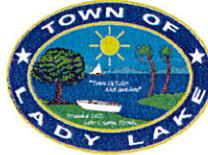
***Back up for agenda items is available on the Town's website at www.ladylake.org or contact the Town Clerk at (352) 751-1571.**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he 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)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 02-17-16



SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 17, 2016

SUBJECT: Conceptual Presentation of Lady Lake Commons – Proposal for a Multi-tenant Development to include four (4) outparcels and an 80,750 Sq. Ft. Shopping Plaza Building at an 18-acre parcel located just south of Fennell Blvd., east of North Highway 27/441, and west of County Road 25 (AK 3305451, 2607866).

DEPARTMENT: GROWTH MANAGEMENT

SUMMARY:

SRK Lady Lake 43 & Associates, also known as the Benchmark Group, is the property owner of a 41-acre parcel located at the southeast corner of N. Hwy 27/441 and Fennell Boulevard. The Benchmark Group has developed the Villages Crossroads Plaza and the Lady Lake Crossings Shopping Plaza and outparcels exhibiting major retail stores such as Kohl's, Best Buy, Kirkland's, Bed, Bath and Beyond, the Dollar Tree, McDonalds, and most recently the Verizon Store.

At this time, the developer has secured negotiations with the Fennell Family to acquire an 18-acre parcel and develop it into a multi-tenant development to include four (4) outparcels and an 80,750 sq. ft. Shopping Plaza Building. The subject property lies in Sections 08 and 17 Township 18 South Range 24 East, Lady Lake, Florida. The property is zoned "HC" Heavy Commercial, which permits the development proposed. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services).

Prior to submitting the site plan application, the applicant would like to present the conceptual elevations, discuss the progress of the trees study, traffic study, and environmental reports relating to gopher tortoises, floodplain areas, and storm water design. Within your packet, you will find the following information

- Conceptual Site Plan
- Landscaping Plans
- Exterior Building Elevations

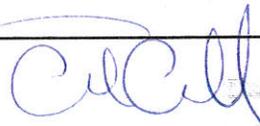
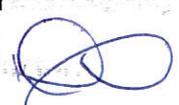
At which time the applicant submits a full site plan application, Town Staff will conduct a comprehensive review regarding the site plan, commercial design standards, parking, landscaping, and signage requirements. The proposed project will be built following elements of the Mediterranean Architectural Design Style in conjunction with the existing

exterior elevations of the buildings in Lady Lake Crossings and the Villages Crossroad Plaza. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration.

FISCAL IMPACT: \$ _____

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution
 Other – Conceptual Site Plan
 Support Documents/Contracts Available for Review in Manager's Office

	DEPARTMENT HEAD 	Submitted 2/8/16	Date
2-18-16	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER 	Approved Agenda Item for: 2/17/16	Date 2/18/16

BOARD ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain Approved w/Modification

PROPERTY RECORD CARD

General Information

Owner Name:	FENNELL INVESTMENTS LTD	Alternate Key:	3305451
Mailing Address:	C/O LEE FENNELL PO BOX 690550 STOCKTON, CA 95269-0550 Update Mailing Address	Parcel Number:	08-18-24-015002600000
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	<p>LADY LAKE, CONANT BEG AT S 1/4 COR OF SEC 8-18-24 RUN N 89-40-0 W 110.96 FT TO NE'LY R/W LINE OF US HWY 441 & PT A, RETURN TO POB, RUN N 89-28-16 E 793.67 FT TO W'LY R/W LINE OF CR 25, N 02-06-35 W ALONG W'LY R/W LINE 277.58 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE SW'LY & HAVING A RADIUS OF 2831.79 FT, THENCE CONT ALONG THE W'LY R/W LINE OF CR & ARC OF SAID CURVE, AN ARC DIST OF 558.33 FT, SAID ARC BEING SUBTENDED BY A CHORD BEARING & DIST OF N 07-45-30 W 557.43 FT TO POINT OF TANGENCY OF SAID CURVE, CONT ALONG SAID W'LY R/W LINE N 13-24-25 W 119.82 FT, S 89-41-28 W 341.57 FT, S 0-58-36 E 206.96 FT TO N'LY R/W LINE OF FENNELL BLVD, S 89-01-24 W ALONG N'LY R/W LINE 60 FT, CONT S 89-01-53 W 65.70 FT TO THE BEGINNING OF A CURVE CONCAVE S'LY & HAVING A RADIUS OF 390 FT, THENCE W'LY 115.12 FT ALONG THE ARC THEREOF THRU A CENTRAL ANGLE OF 16-54-45, THENCE CONT ON A CURVE CONCAVE SE'LY & HAVING A RADIUS OF 390 FT TO WHICH A RADIAL LINE BEARS N 17-14-28 W, THENCE SW'LY 279.67 FT ALONG THE ARC THEREOF THRU A CENTRAL ANGLE OF 41-05-12 TO THE END OF SAID CURVE, THENCE S 31-40-20 W 475 FT TO NE'LY R/W LINE OF US HWY 441, S 58-19-40 E ALONG SAID US HWY 441 TO PT A--LESS RR R/W & LESS LYING 40 FT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR RD R/W: FROM S 1/4 COR OF SEC 8 RUN N 89-40-0 W 110.96 FT TO NE'LY R/W LINE OF US HWY 441 RUN</p>		

N |
 58-19-40 W ALONG SAID R/W LINE 245.75 FT TO POB, RUN N |
 31-40-20 E 475 FT TO THE BEGINNING OF A CURVE CONCAVE
 SE'LY |
 & HAVING A RADIUS OF 350 FT, THENCE NE'LY 354.30 FT ALONG
 |
 THE ARC THEREOF THRU A CENTRAL ANGLE OF 58-0-0 TO THE
 END OF |
 SAID CURVE, THENCE N 89-40-20 E 199.53 FT TO THE
 BEGINNING |
 OF A CURVE CONCAVE N'LY & HAVING A RADIUS OF 350 FT,
 THENCE |
 E'LY 66.76 FT ALONG THE ARC THEREOF THRU A CENTRAL
 ANGLE OF |
 10-55-45 TO THE END OF SAID CURVE, THENCE N 78-44-35 E TO
 |
 W'LY R/W LINE OF CR 25 FOR THE END OF THIS CENTERLINE |
 DESCRIPTION-- |
 ORB 1272 PG 1740 ORB 1543 PG 1367 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		11.85	AC	\$0.00	\$1,422,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1061 / 1465	5/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00
1272 / 1740	1/1/1994	Quit Claim Deed	Multi-Parcel	Vacant	\$69,800.00
1543 / 1367	7/21/1997	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,422,000	\$1,422,000	\$1,422,000	5.30510	\$7,543.85
LAKE COUNTY MSTU AMBULANCE	\$1,422,000	\$1,422,000	\$1,422,000	0.46290	\$658.24
LAKE COUNTY MSTU FIRE	\$1,422,000	\$1,422,000	\$1,422,000	0.47040	\$668.91
SCHOOL BOARD STATE	\$1,422,000	\$1,422,000	\$1,422,000	5.69700	\$8,101.13
SCHOOL BOARD LOCAL	\$1,422,000	\$1,422,000	\$1,422,000	1.50000	\$2,133.00
TOWN OF LADY LAKE	\$1,422,000	\$1,422,000	\$1,422,000	3.55100	\$5,049.52
ST JOHNS RIVER FL WATER MGMT DIST	\$1,422,000	\$1,422,000	\$1,422,000	0.30230	\$429.87
LAKE COUNTY VOTED DEBT SERVICE	\$1,422,000	\$1,422,000	\$1,422,000	0.16000	\$227.52

LAKE COUNTY WATER AUTHORITY	\$1,422,000	\$1,422,000	\$1,422,000	0.25540	\$363.18
NORTH LAKE HOSPITAL DIST	\$1,422,000	\$1,422,000	\$1,422,000	1.00000	\$1,422.00
				Total:	Total:
				18.7041	\$26,597.22

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

PROPERTY RECORD CARD

General Information

Owner Name:	FENNELL INVESTMENTS LTD	Alternate Key:	2607866
Mailing Address:	C/O LEE FENNELL PO BOX 690550 STOCKTON, CA 95269-0550 Update Mailing Address	Parcel Number:	17-18-24-000100000601
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	LADY LAKE FL 32159 Update Property Location	Property Name:	---
		School Locator:	School and Bus Map
Property Description:	THAT PART OF NW 1/4 OF NE 1/4 LYING NE'LY OF R/W OF US HWY 27-441 AND W OF W R/W OF SR C 25-A--LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED PROPERTY: FROM N 1/4 COR OF SEC 17-18-24 RUN S 0-09-59 W 185.12 FT TO A POINT LYING ON CENTERLINE OF SR 500, S 58-09-15 E ALONG SAID CENTERLINE 469.75 FT TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE SW, SAID CURVE HAVING A CENTRAL ANGLE OF 16-11-13 & A RADIUS OF 1910.08 FT, THENCE RUN SE'LY ALONG SAID CENTERLINE OF SR 500 & THE ARC OF SAID CURVE A DIST OF 539.63 FT, THENCE N 01-16-28 W 162.91 FT TO THE INTERSECTION OF NE'LY R/W LINE OF SR 500 & W'LY R/W LINE OF CR 25 FOR POB, CONT N 01-16-28 W ALONG SAID W'LY R/W LINE OF CR 25 A DIST OF 888.35 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 05-31-12 A RADIUS OF 2048.48 & A CHORD BEARING & DIST OF S 01-29-08 W 197.28 FT, THENCE RUN S'LY ALONG ARC OF SAID CURVE A DIST OF 197.35 FT, THENCE RUN N 85-45-16 W 2 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 04-57-17 A RADIUS OF 2046.48 FT & A CHORD BEARING & DIST OF S 06-43-22 W 176.92 FT, THENCE RUN S'LY ALONG THE ARC OF		

SAID CURVE A DIST OF 176.97 FT, THENCE RUN N 80-47-59 W 5 FT |
 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE W, |
 SAID CURVE HAVING A CENTRAL ANGLE OF 04-23-57, A RADIUS OF |
 2041.48 FT & A CHORD BEARING & DIST OF S 11-23-59 W 156.71 |
 FT, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE A DIST OF |
 156.74 FT, THENCE RUN N 76-24-02 W 13 FT TO THE BEGINNING OF |
 A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A |
 CENTRAL ANGLE OF 06-32-26 A RADIUS OF 2028.48 FT & A CHORD |
 BEARING & DIST OF S 16-52-11 W 231.43 FT, THENCE RUN S'LY |
 ALONG THE ARC OF SAID CURVE A DIST OF 231.56 FT TO A POINT |
 LYING ALONG SAID NE'LY R/W LINE OF SR 500, ALSO BEING A |
 POINT ON A NON-TANGENT CURVE CONCAVE TO THE S, SAID CURVE |
 HAVING A CENTRAL ANGLE OF 06-10-50, A RADIUS OF 2020.08 FT & |
 A CHORD BEARING & DIST OF S 48-33-47 E 217.80 FT, THENCE RUN |
 E'LY ALONG SAID NE'LY R/W LINE OF SR 500 & THE ARC OF SAID |
 CURVE A DIST OF 217.91 FT FOR RD R/W-- |
 ORB 1061 PGS 1467 1474 1476 1478 1479 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		4.75	AC	\$0.00	\$570,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
765 / 992	12/1/1982	Tax Deed	Qualified	Vacant	\$6,000.00
1061 / 1467	5/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00
1061 / 1474	5/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00
1061 / 1476	5/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00
1061 / 1478	5/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
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LAKE COUNTY BCC GENERAL FUND	\$570,000	\$570,000	\$570,000	5.30510	\$3,023.91
LAKE COUNTY MSTU AMBULANCE	\$570,000	\$570,000	\$570,000	0.46290	\$263.85
LAKE COUNTY MSTU FIRE	\$570,000	\$570,000	\$570,000	0.47040	\$268.13
SCHOOL BOARD STATE	\$570,000	\$570,000	\$570,000	5.69700	\$3,247.29
SCHOOL BOARD LOCAL	\$570,000	\$570,000	\$570,000	1.50000	\$855.00
TOWN OF LADY LAKE	\$570,000	\$570,000	\$570,000	3.55100	\$2,024.07
ST JOHNS RIVER FL WATER MGMT DIST	\$570,000	\$570,000	\$570,000	0.30230	\$172.31
LAKE COUNTY VOTED DEBT SERVICE	\$570,000	\$570,000	\$570,000	0.16000	\$91.20
LAKE COUNTY WATER AUTHORITY	\$570,000	\$570,000	\$570,000	0.25540	\$145.58
NORTH LAKE HOSPITAL DIST	\$570,000	\$570,000	\$570,000	1.00000	\$570.00
				Total:	Total:
				18.7041	\$10,661.34

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Wendy Then

From: Tammy Metzger <tmetzger@benchmarkgrp.com> on behalf of Marty DelleBovi <MDelleBovi@benchmarkgrp.com>
Sent: Thursday, February 04, 2016 8:52 AM
To: Wendy Then; Thad Carroll
Cc: Marty DelleBovi
Subject: Special Town Commission Meeting
Attachments: Presentation-Powerpoint - Lady Lake Commons 2-2016 [Compatibility Mode].pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Wendy and Thad,

I wish to request that we be permitted to present our conceptual development plan for 18 acres of land on Hwy 27/441 and Fennell Blvd in the Town of Lady Lake to the Town's Commission at the Special Commission Meeting February 17, 2016.

I am attaching for your review an outline of our plans for this site.

Please feel free to contact me should you have any questions or concerns.

As always, thank you for your consideration in advance.

Yours truly,

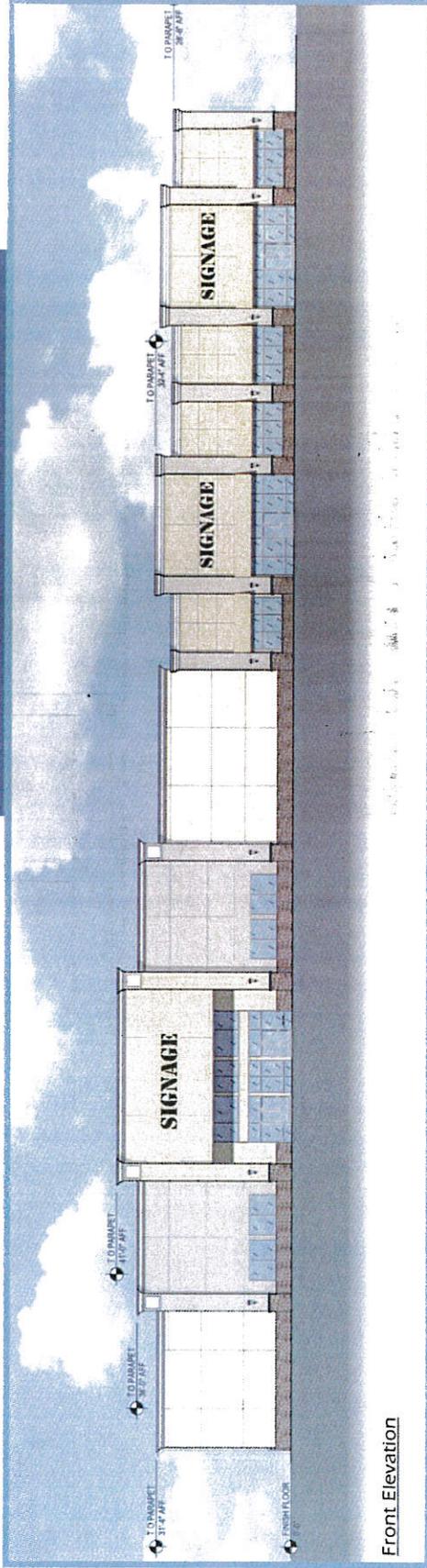
Marty

Martin DelleBovi

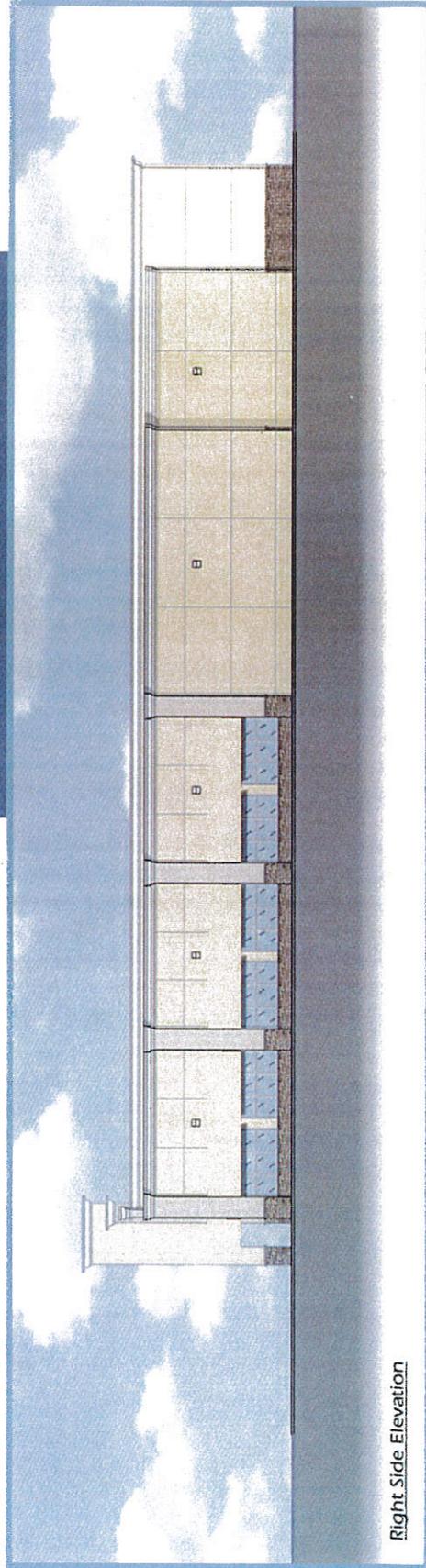


4053 Maple Road
Amherst, NY 14226
Phone: (716) 833-4986
Fax: (716) 833-2954
E-mail: MDelleBovi@benchmarkgrp.com
Website: www.benchmarkgrp.com

Lady Lake Commons
Lady Lake, Florida

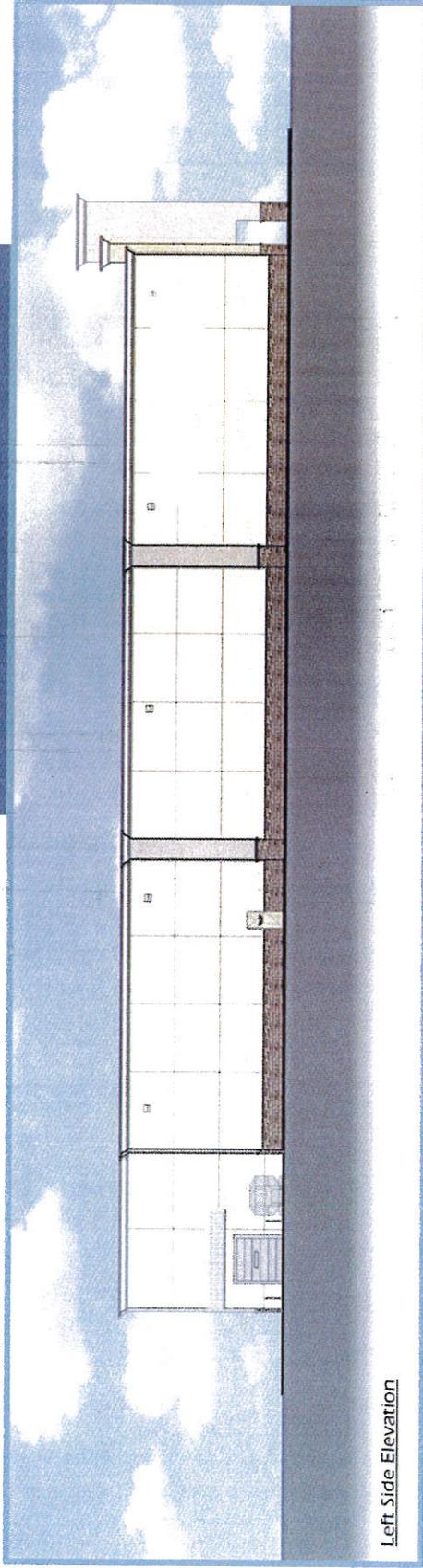


Front Elevation

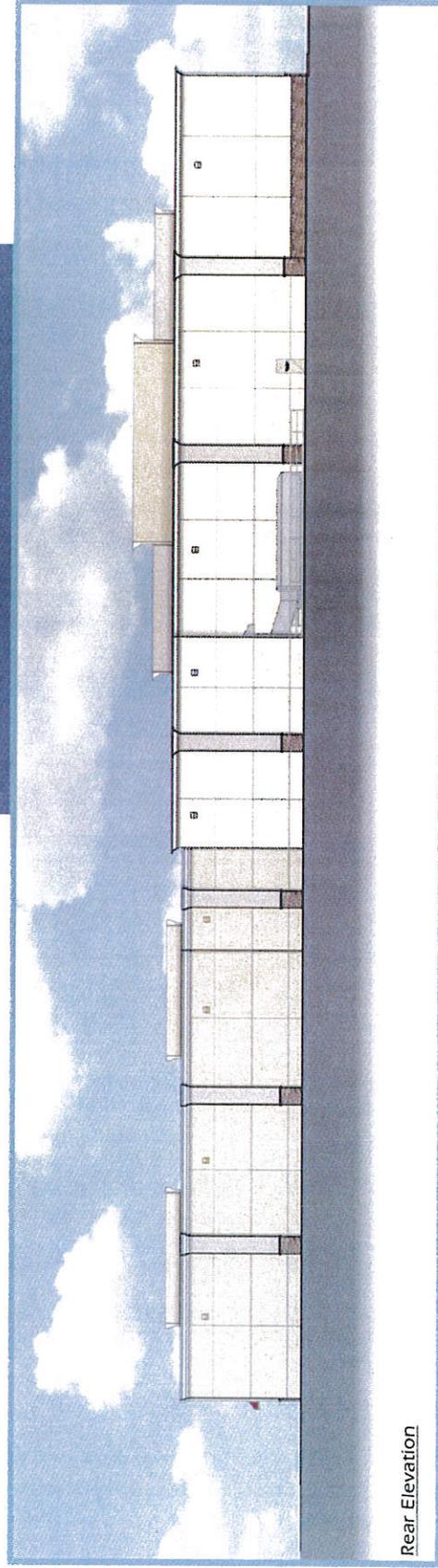


Right Side Elevation

Lady Lake Commons
Lady Lake, Florida



Left Side Elevation



Rear Elevation

Lady Lake Commons

Retail Center

Lady Lake, Florida

Hwy 27/441 and Fennell Blvd

Lady Lake, Florida



Lady Lake Commons
Lady Lake, Florida

Presented by:

The Benchmark Group

Martin J. DelleBovi

Engineers:

Kimley Horn

Architect:

Cuhaci & Peterson
Architects



Lady Lake Commons
Lady Lake, Florida



Lady Lake Commons Lady Lake, Florida



Building Data	
Tenant	Sq. Ft.
Anchor A	20,000 S.F.
Anchor B	25,000 S.F.
Anchor C	15,000 S.F.
Retail A	8,750 S.F.
Retail B	12,000 S.F.
Total	80,750 S.F.
Parking Data	
Parking Required	404 Sp.
1 Sp. Per.	200 S.F.
Parking Provided	431 Sp.

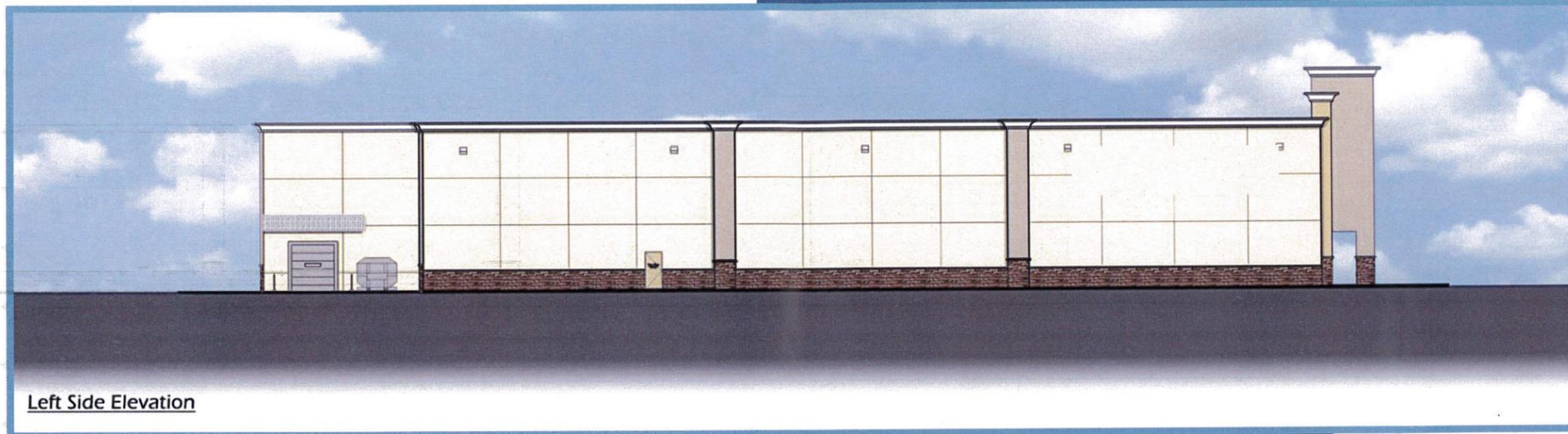
Lady Lake Commons Lady Lake, Florida



Lady Lake Commons
Lady Lake, Florida



Lady Lake Commons
Lady Lake, Florida



Left Side Elevation



Rear Elevation

Lady Lake Commons
Lady Lake, Florida



Sample Elevation for Outparcel at Lady Lake Commons

Lady Lake Commons
Lady Lake, Florida

Due Diligence Remaining for this Development Prior to T.R.C.

Engineering

- Historical Tree Survey
- Environmental Reports
 - Gopher Tortoises
 - Flood Plain/Wetlands
 - Traffic Study
- Storm Water Design/Permit
- Duke Power – Relocate Lines/Easement
- Complete Civil Design Plans
- Complete Architectural Design Plans

Lady Lake Commons
Lady Lake, Florida

Development Features

- Architectural theme consistent with Lady Lake Crossing and Village Crossroads of Lady Lake
- Building materials, colors, architectural features to match
- Landscaping and site lighting consistent with Lady Lake Crossing and Village Crossroads of Lady Lake
- Dry detention ponds to receive unique landscaping design due to their prominent location

Site Plan

- The design provides for junior retail spaces which are sought by national retailers
- The development will have a pylon sign at the corner of Fennell and Hwy 27/441 for the inline tenants and each outparcel will have a monument sign