

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
August 17, 2015**

The Special 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 Ruth Kussard presiding. The meeting convened at 5:30 p.m.

1. CALL TO ORDER

- 2. ROLL CALL:** Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Others Present: Corky Smallwood and David Springstead

3. Public Comment

Mayor Kussard asked if there were any comments or questions. There were no comments or questions at this time.

4. Conceptual Presentation for the Smallwood/Tutor Investment Real Estate Investment LLC Major Site Plan Application - MJSP 03/15-003 – Proposing a Two-Tenant Development Consisting of 3,600 Sq. Ft. of Storage/Warehouse Area Including Approximately 710 Sq. ft. of Office Space in Each Unit – Located at 322 Oak Street (a 0.53 Acre Parcel), Approximately 475 Lineal Ft. West of the Intersection of Oak Street & Teague Trail/County Road 25 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk’s office. He reported that a site plan application has been submitted by Gary Tutor and Marvin Smallwood on behalf of Smallwood/Tutor Real Estate Investments, LLC, proposing a multi-tenant development for property located at 322 Oak Street, approximately 475 lineal feet west of the intersection of Oak Street and County Road 25, and identified by Alternate Key #1279321. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were reviewed and determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

Mr. Carroll reported that the present use of the property is vacant and that the entire parent parcel is approximately +/- 1.32 acres, but the project area is +/- .53 acres. He stated that the property is currently zoned “CP” Planned Commercial, and is governed under the terms of Memorandum of Agreement Ordinance 2006-06. The Future Land Use Map designation for the site is Commercial

Mr. Carroll stated that the project engineer, Mr. David Springstead, is present, as is the applicant, Mr. Corky Smallwood.

Commissioner Richards asked Mr. Carroll at what point in time the Commission should adhere to the Commercial Design Standards and how staff envisioned blending this in. He stated he understands that this project somewhat matches the industrial buildings next door, but he is concerned that developers will keep producing steel buildings.

Mr. Carroll replied that staff looked at this in regard to the Commercial Design Standards, and in light of the landscaping buffers that will screen the building and the existing buildings next door, felt that this building was a step up from the Oak Street Commerce Park. He stated that this project transitions somewhat from the warehouse appearance, and gave the Church of the Springs as an example of a metal building that has had changes to the façade to dress it up. Mr. Carroll stated staff foresees that Commercial Design Standards will be seen spread out through Town in the commercial corridors in the future.

Mayor Kussard asked if there is only going to be one window as shown in the side elevation of the building.

Mr. Smallwood introduced himself as part owner and developer of this project. He replied that there will be an office area in the back area of the building with a window as shown on the side elevation, and that there will only be one more window in the front by the door for security purposes. Mr. Smallwood stated he is trying to step up the appearance of this building as compared to the metal buildings next door. He mentioned he and his partner own several more parcels in the area as well.

Commissioner Richards commented that Oak Street may eventually become more than just a back street if Clay Street is extended through to the shopping center and the area is developed.

After further comments, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for the Smallwood/Tutor Investment Real Estate Investment LLC Major Site Plan Application - MJSP 03/15-003 as presented.

8. ADJOURN: There being no further discussion; the meeting was adjourned at 5:44 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk