

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
October 19, 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; C.T. Eagle, Public Works Director; Beverly Lemay, Staff Assistant to Town Clerk; and Nancy Slaton, Deputy Town Clerk

Others Present:

3. Open Forum

Mayor Kussard asked if there were any comments or questions.

Town Manager Kris Kollgaard took this opportunity to introduce Beverly Lemay as the new Staff Assistant to Town Clerk; stating she has been working for three weeks and is doing well.

4. Conceptual Presentation for the Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 – Proposing a Multi-Tenant Development Consisting of 8,500 Sq. Ft. of Retail Sales and Services – Located at 915 North Highway 27/441 (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 James Vandercrake with Infinity Engineering Group on behalf of AmSouth/Regions Bank, proposing a multi-tenant development for property located at 915 North Highway 27/441, approximately 370 lineal feet north of the intersection of North Highway 27/441 and Rolling Acres Road (Alternate Key #3854251). He stated that the site was originally home to a Regions Bank branch featuring a 3,820 sq. ft. bank branch building, which received site plan approval on July 19, 2007, and received a certificate of occupancy on February 28, 2008. At this time, the applicant seeks to redevelop the property by demolishing the existing building and building the proposed 8,500 sq. ft. retail building. Mr. Carroll stated that staff recommends approval of this project.

Mr. Carroll reported that the applicant is currently requesting two waivers as follows:

Commercial Design Standards: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

- The applicant is proposing a mix of styles combining modern style with elements exhibiting the Mediterranean style design. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. most recently Verizon, McDonalds, etc.). Exterior building elevation compatibility in accordance with Chapter 20, section 20-3C).3).B). has been reviewed and met.
- Chapter 20- Section 20-3C.9).F) requires that the exterior colors of the buildings are limited to three; however, the developer is currently proposing four or more.

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 determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The subject parcel is +/- 1.27 acres. The property is currently zoned “HC” Heavy Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

Mr. Carroll reviewed an aerial view of the property at present with the Regions Bank, a Google Earth image with the conceptual building placed on it, and the conceptual plans for the project showing three tenant spaces for retail uses at this time.

Mr. Carroll reported that staff received comments over the weekend from the Lake-Sumter MPO on the traffic impact analysis of this project, and they determined that the net trips generated would be less than what was generated previously under the bank and its drive-through facility.

Elevations of the retail building were shown with the colors proposed.

Commissioner Richards questioned the proposed colors.

Mr. Carroll replied that these are the colors proposed on the palette and can sometimes appear differently on the rendering than in actuality. He continued with the review of the proposed monument sign, to be approximately 10.5’ high and set back 10’ from the right-of-way as required.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 203.2 tree caliper inches based on its 1.27-acre area (160”x 1.27). Mr. Carroll reviewed the landscaping tree proposal breakdown as follows:

Existing trees to remain	197	tree caliper inches
Proposed canopy & understory trees	<u>111.5</u>	tree caliper inches
Total tree caliper inches	308.5	tree caliper inches

He noted that the applicant is providing more than the required on-site tree caliper inches and no historic trees will be removed for this development.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application on Thursday, September 29, 2015, and provided outstanding comments regarding the Site Plan application. A site plan revision has been submitted and all outstanding comments are expected to be addressed by October 12, 2015. No meetings were scheduled before the Parks, Recreation, and Tree Advisory Committee since no landscaping waivers were proposed for this project. He stated that the Town Commission is tentatively scheduled to consider this application for final approval on Monday, November 2, 2015 at 6:00 p.m.

Mr. Carroll reported that James Vandercrake with Infinity Engineering Group is present if there are any questions.

Mr. Vandercrake introduced himself and stated he would be glad to answer any questions.

Commissioner Hannan expressed concern about the colors proposed, stating they did not appear to fit in with others along the corridor.

After discussion, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for the Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 with the proposed waivers as presented.

5. Conceptual Presentation for a Modification to the Rolling Acres Self Storage Facility Site Plan - Proposing Outdoor Motor Vehicle/RV/Boat Storage in Phase II of the Project in Lieu of the Indoor Storage of the Same, as Approved by Major Site Plan Modification MJM 01/15-005 – Located at 175 South Rolling Acres Road (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 on April 6, 2015, Tree Tops Golf Inc. received site plan approval under Major Modification 01/15-005 for the construction of a development consisting of two phases on a 12.65-acre parcel located at 175 S. Rolling Acres Road (Alternate Key # 3250290). He stated that on April 13, 2015, the Development Order for the revised site plan was issued for the Rolling Acres Self Storage Facility, which included the reduction of phasing the development from three to two phases; eliminating Phase III and modifying the uses under Phase II to include two indoor storage buildings consisting of 41,400 sq. ft. in lieu of the formerly approved plan that proposed 12 mini-storage buildings totaling 41,000 sq. ft.

Mr. Carroll stated that prior to the site plan modification on March 16, 2015, the developer amended the Memorandum of Agreement, which governs the property via Ordinance No. 2015-01 to include Indoor Motor Vehicle /RV/Boat Storage; however the text of the MOA, as well as the attached Conceptual Plan, clearly state that it is to be indoor storage and this would have to be revised. He stated that at this time, the developer is seeking to eliminate the construction of the buildings in Phase II and accommodate the Motor Vehicle /RV/Boat Storage on an enclosed lot in the rear of the property; a proposed layout was included for consideration.

Mr. Carroll stated that in addition, the developer would like to screen the storage area with a six foot (6') opaque screen affixed to the proposed chain link fence. Under Ordinance No. 2015-01, decorative chain link fence is allowed on the buffers which do not front Rolling Acres Road, provided that a Type A buffer is also planted (Type A Buffer = 10' minimum width with two canopy trees, three understory trees and a continuous hedge per 100 lineal feet).

The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and property is zoned Planned Commercial (CP). The proposed change is consistent with the directives of the Comprehensive Plan and zoning classification, provided that the amendments are incorporated and adopted under a revised Memorandum of Agreement.

The applicant has submitted a proposed site plan and a rendering of the screening to be provided along the north buffer (abutting Lady Lake Boulevard) was reviewed.

Mr. Carroll stated that David Springstead with Springstead Engineering is present if there are any questions.

Commissioner Hannan commented that the RV dump station is very close to the road and across the street from the church. He asked if there would be any smell from it.

Mr. Springstead introduced himself and replied that the dump station is a sealed unit and is basically a lift station connected to the Town's sewer. He stated there would be no volume of material in it for any length of time as it would trigger the pump to send it on through the sewer.

Commissioner Richards commented that the renderings showing the opaque fencing shows that you can still see the storage facility on the other side of it from the church side. He asked if the screening could be higher.

Mr. Springstead replied that they could plant additional understory trees to further block the view from the church side.

After discussion, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for a Modification to the Rolling Acres Self Storage Facility Site Plan - Proposing Outdoor Motor Vehicle/RV/Boat Storage in Phase II of the Project in Lieu of the Indoor Storage of the Same, as approved by Major Site Plan Modification MJM 01/15-005, as presented.

6. ADJOURN: There being no further discussion; the meeting was adjourned at 5:46 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk