

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
February 17, 2016**

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:** Mayor Ruth Kussard
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; John Pearl, IT Director; Chief Chris McKinstry and Officer Heather Couch, Police Department; and Julia Harris, Administrative Assistant to Town Manager

3. **PUBLIC COMMENT**

Mayor Kussard asked if anyone in the audience had any comments or questions. There were no comments or questions.

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)**

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that the applicant, 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. He stated that 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.

Mr. Carroll reported that at this time, the developer has secured negotiations with the Fennell family to acquire an 18-acre parcel that is presently commercial vacant and develop it into a multi-tenant development to include four 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, in 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).

Aerial views of the subject property were shown. Mr. Carroll stated that the Quarters Apartments, the Post Office, and Town Hall are all in close proximity to this property.

Prior to submitting the site plan application, the applicant would like to present the conceptual elevations, discuss the progress of the tree study, traffic study, and environmental reports relating to gopher tortoises, floodplain areas, and storm water design. The following information was included in the packets:

- Conceptual Site Plan
- Landscaping Plans
- Exterior Building Elevations

At the 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.

Mr. Carroll turned the presentation over to Mr. Dellebovi from the Benchmark Group.

Mr. Dellebovi reported that he had been speaking with Mr. Joe Fennell, who passed away suddenly after Thanksgiving, regarding this property and he will be missed. He stated that he is now dealing with his wife, Nancy.

Mr. Dellebovi showed renderings of the proposed development/conceptual plan for this site. He stated that Kimley-Horn is doing the engineering work, and Cuhaci-Peterson is doing the architectural work. He stated this is a complex site with drastic grades. Advantages were stated as being connected to the Sam's Club with Veteran's Drive, and having the traffic light at Fennell Blvd. and US Hwy 27/441. Mr. Dellebovi stated they are proposing that the outparcel buildings will face US Hwy 27/441, and the buildings will be finished on all sides. He stated the ponds for the stormwater must be dry ponds because of the water table and will be landscaped attractively in a step-down pattern. He stated the design of the buildings will be a similar theme to Lady Lake Crossings and the Crossroads and will meet Lady Lake's design standards.

Mr. Dellebovi stated this is a difficult site and the developer is completing its due diligence in regard to the historic tree survey, environmental reports regarding gopher turtles, stormwater design/permit, the MPO traffic study, and in discussions with Duke Power regarding the utility easement that needs to be relocated. He stated they are probably five weeks out before civil plans are completed and hope to begin work on the site by the fourth quarter of this year, with tenants planned to be in by the fourth quarter of 2017.

Mr. Dellebovi stated they are currently planning signs per the Town's code. He stated with the elevated highway, an elevated monument sign may be requested.

Commissioner Hannan commented that he sees two access points; one from CR 25 and one from Fennell Blvd. He asked why the access road from Fennell Blvd. is not across from Veteran's Way.

Mr. Dellebovi replied that the reason is to prevent a racetrack scenario where a car can race across Fennell Blvd. and a staggered situation is planned above the curve for better visibility.

Commissioner Richards commented that he is in favor of this and this was their vision for the land to fill in when the Fennell's donated this land for Town Hall 20 years ago. He asked if there is any news about where the traffic will be detoured when the State takes the bridge down; perhaps through the field.

Mr. Dellebovi stated he does not know and the State is not even confirming that the widening of the road will be taking the bridge down, although the road would cost less to maintain if the bridge was brought down. He stated the Fennell's did sell a piece of land on the corner to the Florida Department of Transportation to help facilitate some type of cul de sac on CR 25 while the work is going on.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Lady Lake Commons as presented.

Chief Chris McKinstry of the Police Department introduced new Reserve Police Officer Heather Couch who graduated with honors from the Ocala Police Academy, and who hails originally from North Carolina.

Town Manager Kris Kollgaard introduced the Commissioners and Town Attorney Derek Schroth to Ms. Couch.

4. ADJOURN: There being no further discussion; the meeting was adjourned at 5:50 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk