

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
November 21, 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; Wendy Then, Town Planner; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

3. Conceptual Presentation for Teague Plaza – Proposal for a Multi-Tenant Development Complex – 6,600 Sq. Ft. of Commercial Medical, Office, or Retail, Sales and Services Consisting of Two 3,300 Sq. Ft. Two-Story Buildings with Three Apartments on the Second Floor of Each – Located on +/- 1.63 Acres, Approximately 650 Lineal Feet North of the Intersection of County Road 25 at Griffin Drive (Wendy Then)

Town Planner Wendy Then gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated that Lawrence Breech is the owner and operator of T-Lynne Properties, LLC, property owner of the two subject parcels located along County Road 25. Mr. Breech is also the property owner and developer of both parcels across the street from the subject parcels where the Church at the Springs currently operates their Lady Lake/Villages Campus. She stated that Mr. Breech would like to continue his presence in Lady Lake by bringing his business concept proposal for a multi-tenant development complex proposing two 3,300 sq. ft. buildings totaling 6,600 sq. ft. of commercial medical, office, or retail, sales and services. On the second floor, the buildings will feature three apartments each with a proposed square footage of 1,000 sq. ft. for each unit.

Ms. Then stated that Mr. Breech acquired the two parcels last summer, and it was determined that in order to move forward with the site plan process, Mr. Breech will be required to annex the parcel under Alternate Key 3785245; which is currently under Lake County's jurisdiction. The other parcel under Alternate Key 2933089 is currently zoned Lady Lake Planned Commercial (CP) with a Future Land Use Map Designation of RET (Commercial General, Retail Sales and Services), which is compatible and consistent with the proposed land uses. Both subject parcels lie in Section 08, Township 18, South Range 24 East, in Lady Lake, Florida

Ms. Then stated that prior to submitting the Annexation, Small Scale, Rezoning, and Site Plan applications, the applicant would like to present a proposed conceptual site and building elevations to get feedback from the Town Commission. The following information was included in the packets:

- Conceptual/Preliminary Site Plan
- Proposed Stucco Wall Renderings
- Exterior Building Wall Elevations
- Floor Plans 1st and 2nd Floors

Ms. Then presented an aerial view of the subject parcels, as well as conceptual renderings of the proposed plaza showing parking, landscaping and 8' high stucco wall, elevations and floor plans of the proposed buildings, and photos of the site in its current condition and surrounding areas.

If this conceptual plan is approved, and after the process of the Annexation, Small Scale, and Rezoning applications is completed, the site plan process would be next, and the applicant will be required to submit a full site plan application, traffic study, noise study (if applicable), environmental assessments, geotechnical and drainage reports, etc. Town staff would conduct a comprehensive site plan review to include parking, landscaping, commercial design standards, and signage requirements.

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.

Mayor Kussard asked if there were any questions or comments by the Commissioners.

Commissioner Hannan asked who will provide water and sewer to this project.

Ms. Then replied that the County does not supply utilities, and the applicant will have to connect to Town utilities. She reported there is already an existing water line that runs by the Church of the Springs, and the applicant will make the necessary improvements to extend the lines for connection to Town water and sewer.

Commissioner Hannan stated he is concerned about the 8' high wall blending in since it will be very close to surrounding homes.

Ms. Then stated this is only a rendering of the proposed 8' wall which will run along the rear/westerly boundary. She stated that Charles A. Savage, III with CASA provided the architectural drawings, combining a few elements of the Craftsman Architectural Design Style with some modern features.

Commissioner Hannan stated he is also concerned about the exterior lighting since the proposed building is so tall and will be visible from The Villages side. He stated his property is about 200' from C.R. 25.

Town Manager Kris Kollgaard stated that one of the Town's requirements for exterior lighting is that it must shine straight down on the business, not on surrounding residents.

Ms. Then agreed, stating the Town engineer reviews the photometric plans to show the approved candle lighting of the site, and they take care to ensure all the lighting remains on the site itself. She stated also that it can be adjusted at a later date if it is found to be intrusive.

Commissioner Richards commented that the site appears to be heavily wooded on the aerial view.

Ms. Then reviewed the photos of the existing site conditions, which showed the south lot has been cleared, and the northern parcel is not that heavily wooded.

Commissioner Holden commented that it appears there may be a need to four-lane C.R. 25 in the future as development occurs. He asked if this project would be in the way of widening the road.

Ms. Then stated that C.R. 25 is a county road and the county will be involved in the review of this project. They will have to grant the developer the right-of-way utilization permits, and possibly drainage easements, in order to construct the driveways connecting to C.R. 25.

Commissioner Vincent commented that there are signs on county property, on C.R. 25 north of this property, that say the property will be developed into a storage facility – “*Coming Soon – Storage*”.

Commissioner Hannan stated he called the realtor advertising on this sign two or three months ago. He explained that the realtor has not bought the property and was just feeling it out to see if he could get tenants.

Ms. Then stated that the Town cannot regulate contents of signs regarding proposed developments or entitlements that the property in question may not have, and suggested a “buyer beware” attitude. She encouraged any potential developers to contact Town staff for current information and zoning and development entitlements on property within the Town.

Mayor Kussard commented that it appears from the rendering that the parking lot is toward the front, with the buildings to the rear of the property, thus the buildings would not be interfered with if road widening occurred in the future.

Ms. Then agreed, and stated that the developer may have to make some adjustments to the layout; perhaps reduce the development size and/or modify the plans, if the county provides comments regarding the future widening of C.R. 25. She stated staff will collaborate with Lake County engineering to make sure they review and provide comments on the plans for C.R. 25. Ms. Then stated that the developer will also be required to furnish a traffic impact study showing the traffic generation, and make any needed modifications such as turn lanes.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Teague Plaza as presented.

A member of the audience asked to speak.

Ms. Kollgaard stated that public comment is not required during a conceptual meeting as this project will have to come before the Town Commission again for a formal hearing, where public comment is invited. She stated it is the Mayor’s decision.

Mayor Kussard stated she will allow one comment or question regarding this project.

- Lynn McGee introduced herself and announced that there is a law suit regarding this property with Lake County. She stated she would like to find out if it has been resolved and how, and if not, why it has not.

Mayor Kussard stated that the Town would not have jurisdiction over that since it is with Lake County.

- Ms. McGee asked Ms. Then if she had knowledge of it.

Ms. Then replied that anything that happens regarding C.R. 25 will be Lake County's jurisdiction. She offered to provide Ms. McGee with the contact information for Lake County personnel.

Ms. Kollgaard stated that the Lake County Clerk of Courts should have information on the lawsuit. She stated Town staff does not have any information on it.

- Ms. McGee stated she has documents regarding the case and would be happy to let Town staff make a copy of it.

Ms. Kollgaard acknowledged this and thanked Ms. McGee.

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

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk