

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
December 19, 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 Jim Richards presiding. The meeting convened at 5:30 p.m.

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

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

3. **Conceptual Presentation of the Too Your Health Spa & Fitness Center (V) Site Plan – MJSP 02/13-001-Phase II – Proposing a 5,040 Sq. Ft. Multi-Tenant Building for a Food Store and Medical Office – Located at 995 S. Hwy 27/441 (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 Fred Schweitz is the owner and operator of the Too Your Health Spa (V) facility located at 995 S. Hwy 27/441. The two-story gym building features 15,824 sq. ft. of health/exercise consisting of 13,082 sq. ft. on the first floor and 2,742 sq. ft. on the second floor. TYHS(V) offers multiple amenities including an indoor pool, racquetballs, a weight-lifting area and several exercise classes. Mr. Schweitz completed the project earlier this year, and now he would like to move forward with the second building of the approved development.

Mr. Carroll stated that prior to submitting for building construction, the applicant would like to update the Town Commission on the status and progress of the remaining phases and present the second building. Plans detailing the life safety, floor plan, and exterior building elevations were included in the packet and reviewed. A site plan with the project location map and the phases drawn out on the subject property were shown on the overhead viewer.

Commercial Design Standards: Mr. Carroll stated that in terms of the Commercial Design Standard for the Development, the applicant would like to implement a similar mix of elements of the Craftsman/Bungalow architectural design style, as he did for health/exercise club. Elements exhibited within the building are as follows:

- porch entrance with square columns
- crimped metal roof coverings
- stucco exterior wall finish (less frequently used, but acceptable)
- decorative (false) beams along the front of the two-story facade

An aerial view of the subject parcel was shown, as were renderings of the elevations and floor plan of the building for Phase II. Photos of the existing gym and current site conditions were shown as well.

Mr. Carroll reported that staff received the property owner's request to schedule this presentation for the Town Commission's Special Conceptual Workshop on Thursday, December 1, 2016. He stated that the property owner will proceed with submittal of the building permit application upon the Town Commission's direction. Town staff will then re-validate the Development Order for Phase II. Mr. Carroll stated Town staff will review the other related site plan elements such as parking and landscaping, are adhered to as per the originally approved Too Your Health Spa & Fitness Center (V) Site Plan - MJSP 02/13-001 when submitted for building permit and prior to issuance of final certificate of occupancy for this proposed second building. He stated there are no additional waivers or variances requested other than those granted under the original development order.

Mr. Carroll stated that Mr. Schweitz is present if there are any questions.

Commissioner Kussard commented that the current facility is beautiful, and she is sure that Phase II will be just as nice.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Too Your Health Spa & Fitness Center (V) – MJSP 02/13-001-Phase II as presented.

4. Conceptual Presentation of the Fresenius Medical Care Dialysis Clinic - Lady Lake – Major Site Plan MJSP 11/16-001 – Proposing 7,104 Sq. Ft. of Medical Office on +/- 1.47 Acres of Land along Morningside Avenue, Skyline Drive, and Longview Avenue, Formerly Known as the Longview Site – Located at 310 Longview Avenue (Thad Carroll)

Growth Management Director Thad Carroll turned over this presentation to Town Planner Wendy Then, stating she has been working closely with the applicants and will have the latest information on this item.

Ms. Then gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated that a site plan application has been submitted by Oman-Gibson Associates, Inc. on behalf of property owner Habashy and Habashy, LLC, proposing a single use development for property located at 310 Longview Drive, approximately 350 lineal feet west of the intersection of North Highway 27/441 and Longview Avenue, identified by alternate key number 3818836. The plan proposes approximately +/- 7,104 square feet of medical office for a dialysis clinic. The site includes 32 parking spaces, including three Florida ADA accessible parking spaces.

Ms. Then noted that the property owner has already reserved five water and sewer ERUs, but the applicant is requesting an additional 20 water and sewer ERUs, more than the required capacity by the Town's Code based on the nature and operation of a dialysis clinic business. The site was originally approved under the project name of "Longview Professional Plaza"; proposing 12,352 square feet of medical space, which received site plan approval on July 6, 2009.

An aerial view of the subject property was shown, as was the proposed site plan and a rendering

of the proposed clinic front exterior wall elevation.

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

The subject parcel is +/- 1.47 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).

The traffic impacts of this proposed development have been documented through a Tier 2 Traffic Impact Study (TIS). The proposed medical office is expected to generate 76 daily trips (38 entering and 38 exiting) with 17 new AM peak hour trips (13 entering and 4 exiting), and 27 PM peak hour trips (8 entering and 19 exiting). This report was included in the packet and provided a breakdown and percentage of trips generated along Hwy 27/441 (north and south) and Morningside Avenue.

In evaluating the traffic analysis, the MPO provided a statement indicating that the applicant's Traffic Impact Analysis is consistent with the Traffic Impact Study Methodology, and that the proposed project is anticipated to have a minimal impact to the local road system and surrounding transportation network.

Commercial Design Standards: Ms. Then stated that 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. She stated that the applicant is proposing the Craftsman/Bungalow Architectural Style Design for all building exterior elevations.

Elements exhibited within the building are as follows:

- ✓ porte cochere entrance with square columns
- ✓ crimped metal roof coverings
- ✓ stucco exterior wall finish
- ✓ decorative medallions
- ✓ decorative sconces
- ✓ decorative shutters
- ✓ dormers

No Commercial Design Standard waivers have been requested at this time.

Renderings of the two side elevations and the rear elevation were shown, as were drawings of the proposed wall signage for the front entrance of the building and the freestanding signage

Ms. Then reviewed the landscaping and irrigation plans, and reported that in accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 235.2 tree caliper inches based on its 1.47-acre area (160"x 1.47). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	0 tree caliper inches
Proposed canopy & understory trees	<u>240</u> tree caliper inches
Total tree caliper inches	240 tree caliper inches

It was 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. No landscaping waivers have been requested at this time.

Ms. Then reported that the Technical Review Committee members individually reviewed the application by Tuesday, December 13, 2016, and provided outstanding comments regarding the Site Plan application. No meeting was scheduled before the Parks, Recreation, and Tree Advisory Committee since no landscaping waivers were proposed for this project. The Town Commission is tentatively scheduled to consider this application for final approval on Wednesday, January 18, 2016 at 6:00 p.m. Ms. Then stated that staff has requested some revisions based on comments from Public Works regarding sidewalks, comments from the MPO regarding a dedicated paratransit requirement based on the use of the dialysis clinic, and other technical details such as loading zone requirements, bicycle parking, etc.

Ms. Then stated the applicant is present if there are any questions.

Commissioner Kussard stated the proposed building is very nice looking and is in a good location. She asked if the applicant will be addressing the MPO's concerns regarding the paratransit loading. Their letter recommended that the applicant add paratransit loading and unloading accommodations at the front door area without blocking access to other patients coming to the facility.

Susie Mansfield with Foresite Group (site engineers) replied that they will contact Lake-Sumter MPO regarding this comment, and perhaps widen the drop-off area or address it in another way.

Commissioner Holden commented that this is a good use of the property and the other Commissioners agreed.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Fresenius Medical Care Dialysis Clinic as presented.

5. ADJOURN: There being no further discussion; the meeting was adjourned at 5:45 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk