

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
April 17, 2017**

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 Pro Tem Ruth Kussard presiding. The meeting convened at 5:15 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; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Pam Winegardner, Finance Director; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

3. **OPEN FORUM**

Mayor Richards asked if there were any questions or comments from the audience.

- Nora Choquette of 212 E. McClendon St. read a prepared statement opposing the building of the proposed Wawa at the corner of Highway 466 and US Hwy 27/441, citing crowding, congestion, and loss of historical areas and small businesses as a result.

4. **Conceptual Presentation for a Wawa Convenience Store with Fuel Operations – Proposing a 6,119 Sq. Ft. Building and Outside Seating Area on 1.73 +/- Acres – Located on the Southwest Corner of the Intersection of Highway 466 and US 27/441 (Referenced by Alternate Key Numbers 1260370, 1723680, 1131561, 1131553, 1723671, and 1131405) (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 development is proposed to be located at the southwest corner of the intersection of North Highway 27/441 and Highway 466, to include six parcels totaling approximately 1.73 +/- acres of land. The proposed site will have access along N. Highway 27/441, Highway 466, South Old Dixie Highway, and West McClendon Street (Alternate Keys 1260370, 1131561, 1723680, 1131553, 1131405, and 1723671).

An aerial photo of the parcels to be developed was shown and include the following sites: A&C Exterior, Cindy's Place, Affordable Lock & Security, Howl-a-Day Inn, the Upholstery Shop, and a vacant lot. A site plan was reviewed which showed access from Old Dixie Hwy, W. McClendon St., and US Hwy 27/441.

Prior to submitting the Special Exception Use application requesting fuel operations in coordination with the convenience store, the applicant would like to present the site development proposal to the Town Commission, which will also include a text amendment to the LDRs, landscaping waivers, and a variance to Chapter 15. The plans detailing the Geometric Site Plan and Exterior Building Elevations were included in the packet.

Mr. Carroll stated the applicant is requesting the following Text Amendment and Special Exception Use Application: In the process of the applicant reviewing the Special Exception Use application, it was found that gas station canopies are required to maintain a fifty foot (50') setback from Highway 27/441 as per Chapter 6, Section 6-2).g).10).C).3. The applicant proposes a 40-foot setback instead.

In that the Commercial Design Standards - Chapter 20 requires all structures be a minimum of 20 feet from a public road, they would like to pursue requesting a text amendment to lessen the discrepancies between the requirements of Chapter 6 and Chapter 20. In doing an assessment of gas station canopies in proximities, the applicant found the following:

Gas Station	Setback in Feet to the Property Line
Chevron at Hwy 27/441, Hermosa & Guava St.	1.93
Pure at Hwy 27/441 & Guava St.	0
Dominos at Hwy 27/441 & Hermosa	4.66
Circle K at Griffin Avenue	46.3

Mr. Carroll stated the applicant is also requesting landscaping waivers from Chapter 10, Section 10-3).b).B). along the north, south, east, and west:

Elevation	Requirement	Proposal
North	Class Buffer "B"- 20 Feet in Width	Class Buffer "B"- 6-26 Feet in Width
South	Class Buffer "B"-20 Feet in Width & Class Buffer "A"- 10 Feet in Width	Class Buffer "B"-20 Feet in Width & Class Buffer "A"- 5 Feet in Width
East	Class Buffer "B"-20 Feet in Width & Class Buffer "A"- 10 Feet in Width	Class Buffer "B" -15 Feet in Width & Class Buffer "A"- 10 Feet in Width
West	Class Buffer "B"- 20 Feet in Width	Class Buffer "B" -7-13 Feet in Width

Mr. Carroll stated the applicant is also requesting a variance from Chapter 15: The applicant will be proposing a commercial driveway along West McClendon Street which would be located closer than the 100 feet requirement from the edge of the nearest right-of-way intersecting road classified as collector (S. Old Dixie Hwy); as per Chapter 15, Section 15-52).a).2).C).

Commercial Design Standard: 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.

Elements exhibited within the building are as follows: *Craftsman Design Style*

- Pre-Finished Metal Roof Overhang and Metal Panel for Exterior Walls
- Crimped Metal Roof Coverings

- Stucco Exterior Wall Finish (less frequently use but acceptable)
- Decorative Culture Stone throughout different Exterior Wall Elevations

Renderings of the right and rear elevations were shown.

In sequence, the applicant will be submitting for the LDRs Text Amendment application and then the Special Exception Use application. If granted, the applicant may then proceed with the Site Plan application process. At the time the applicant submits the full site plan application, Town staff will conduct a comprehensive review regarding the site plan, commercial design standards, parking, landscaping, and signage requirements and will bring waivers and variance requests associated with the project before the applicable boards.

Mr. Carroll turned the presentation over to representatives of Wawa, and introduced Mr. Michael Leeds.

Mr. Leeds reviewed a slide presentation showing the properties at the corner of US Hwy 27/441 and C.R. 466. He stated that Wawa has persuaded the property owners to sell to them, and that it took some time to get them to agree to sell as the properties were not for sale originally. A rendering of a street level view of the proposed Wawa on this site was also shown., and Mr. Leeds stated it shows how much this intersection's aesthetics can be enhanced by the proposed Wawa.

Mr. Leeds reviewed Wawa's reasons for requesting the waivers. He stated the traffic counts for US Hwy 27/441 is roughly 30,000 cars per day, and the design of this expanded road segment is set up to accommodate 75,000 cars per day, or a 150% increase in volume, which is unlikely to occur in the foreseeable future.

Mr. Alex Sopek introduced himself as the regional real estate manager for Wawa. He stated he was pleased to be here and he explained a little of Wawa's history. He stated they currently have 110 stores open in Florida and hope to open a total of 300 stores. Mr. Sopek stated Wawa has been well received by the consumer everywhere they have gone, and they have been highly requested in this particular market. He stated another Wawa will be built in Oxford at the corner of Hwy 466 and 301, and another property is under contract in Sumter County on North US 27/441 near the Lowe's. Mr. Sopek stated this corporation is employee owned and their employees are paid well above minimum wage, with good benefits. He stated they expect to create 35 to 40 jobs in the community.

Mr. Sopek stated that Wawa is all about the great food and will be open 24/7. He asked if there are any questions.

Commissioner Kussard confirmed that Wawa will be open 24/7. She stated that although she had never heard of a Wawa before, everyone she mentioned it to had heard of it and was thrilled.

Commissioner Holden stated that Wawa is doing a good job, although he feels they could find a better location in Town to put this. He stated the Pure gas station, the Chevron station, and where the Domino's is was built 40 to 50 years ago when US Hwy 27/441 was a two lane highway and they were built to the standards of the day. He stated that US 27/441 is about to become a six lane highway and CR 466 is a four lane highway, and this corner is very congested. Commissioner Holden stated this portion of Old Dixie Highway running south was the

downtown of Lady Lake years ago and should be respected for that. He stated that traffic problems may be created and may affect small businesses located nearby. He stated this location is not compatible with what is being proposed and the Commission is being asked to override current development standards by use of variances.

Mayor Richards stated he was concerned whether there is room for a sidewalk on the property on the corner of W. McClendon St. and Old Dixie Highway.

Mr. Leeds replied that there is room to add a sidewalk on the south street.

Mr. Sopek addressed Commissioner Holden's concern regarding location. He stated they carefully consider their location and their ability to serve the marketplace, and believes that there is a market to serve. He stated they looked at multiple locations along CR 466 and felt this was the best location to serve their consumers in the marketplace.

Commissioner Hannan stated he does not personally believe the Town needs a gas station and a fast food store in this location. He stated the castle building has been a landmark for many years and he hates to see it go. He asked the other Commissioners if Lady Lake really needs another gas station.

Mayor Richards replied that he likes competition.

Mr. Sopek observed that Wawa is more about the food than they are about gasoline. He stated they have great people serving great food, and give consumers choice in the market. He stated that if you look at Tampa and Orlando, you will find that consumers save significantly in markets where there is more competition.

Commissioner Kussard stated it is her understanding that the food served at Wawa is a little bit more upscale than fast food.

Mr. Sopek stated they do not consider themselves fast food. He stated they have standards, and include such items as lobster bisque, mashed potatoes, meat balls, breakfast sandwiches and custom breakfast bowls, and other hot foods as well. He stated customers can either order in the store on a touch screen or on a mobile app and customize their order however they want, and it will be ready when they arrive.

Commissioner Hannan stated they may put smaller restaurants in close proximity out of business.

Mr. Sopek replied he can only speak to giving consumers choices and that the consumers in 110 stores they have opened in Florida like Wawa's choices. He stated they have 750 stores nationwide in small towns.

Mayor Richards asked the Commissioners for their position on whether to allow the variances that Wawa is requesting.

Commissioner Hannan and Commissioner Holden stated they are both opposed to the variances.

Commissioner Kussard, Commissioner Vincent, and Mayor Richards stated they are in favor of this project as presented.

Mayor Richards stated he would like to see Wawa work closer with staff regarding the amount of variances requested and what the project will actually look like at this location. He stated he understands there are variances to the standards, however, he feels a good landscape architect can come up with something closer to the standards.

Mr. Carroll stated that staff became aware of one variance today due to a discrepancy on the survey on the south boundary; the border between this parcel and the oil change establishment. He stated that five feet needs to come off, which will result in either no buffer, or a four-foot variance along the side of the building will need to be requested.

Commissioner Holden commented that it will be like sticking a size 12 foot into a size 8 shoe; it will never be comfortable.

Mayor Richards stated ingress and egress may be touchy, especially on McClendon where it might be a right in only rather than right coming out.

*It was the consensus of the Commission that they were in favor of the Conceptual Presentation of the Wawa Convenience Store with Fuel Operations – Proposing a 6,119 Sq. Ft. Building and Outside Seating Area on 1.73 +/- Acres – Located on the Southwest Corner of the Intersection of Highway 466 and US 27/441 (Referenced by Alternate Key Numbers 1260370, 1723680, 1131561, 1131553, 1723671, and 1131405), by a 3-2 (Hannan/Holden) vote.*

5. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:38 p.m.

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Kristen Kollgaard, Town Clerk

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Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk