

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
August 21, 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 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, Senior Planner; and Nancy Slaton, Deputy Town Clerk

4. Conceptual Presentation for the Universal Divide Storage Facility – Proposing a Combination of Mini-Storage, RV/Boat Storage Units, and Vehicle/Trailer Storage with Groundskeeper Residence to be Constructed in Four Phases on 26.01+/- Acres Along County Road 25, South of the Lakes of Lady Lake Subdivision – Addressed as 41109 County Road 25 (Alternate Keys 1237734 & 1237718) (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, Greg A. Beliveau with LPG Urban and Regional Planners, Inc., has submitted a conceptual plan on behalf of Ward Alan Cheek, the owner and operator of Universal Divide, LLC.

Mr. Carroll stated that Mr. Cheek would like to bring his business concept to Lady Lake and is proposing a combination of mini-storage, RV/boat storage units, and vehicle/trailer storage with groundskeeper residence to be constructed in four phases on a parcel along County Road 25, identified by Alternate Key #1237734 and #1237718.

At this time, the developer is securing negotiations with the current land owner to acquire the 26.01+/- acres of land and develop it into the proposed self-storage development. The subject property lies in Section 05, Township 18 South, Range 24 East, Lady Lake, Florida. The property is currently within Lake County jurisdiction so the applicant would like to discuss proposed annexation, large scale comprehensive plan amendment, rezoning, and site plan applications. The applicant is seeking to rezone the property to Lady Lake Commercial Planned Unit Development (PUD).

Mr. Carroll stated that prior to submitting the annexation, large scale and rezoning applications, the applicant would like to provide some background on the business concept and present the preliminary site plan to get feedback from the Town Commission. There is a vast amount of existing trees surrounding the property that serve as a landscaping buffer and that the applicant

intends to preserve. The applicant is proposing to provide water, sewer, and fire protection through onsite systems; however, the applicant would like to pay for water and sewer impact fees at the time of building permit and will connect to such utilities when available to the site. Overall, the proposed use is a low impact use to Town public facilities. At the time of the large scale comprehensive plan amendment, Town staff will conduct an analysis of compatibility of surrounding properties, the impact to Town public facilities, and consistency with the Town's comprehensive plan.

Mr. Carroll reviewed an aerial map showing this property with the conceptual site plan placed over it. He pointed out that this property is presently in Lake County zoned Community Facility District, and has a communications tower in the center of it.

The following information was included in the packet:

- Introductory Memo from Applicant
- Conceptual/Preliminary Site Plan

After the process of the annexation, large scale and rezoning applications is completed and if approved, then the site plan review process would be next, and the applicant will be required to submit a full site plan application to include a 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, floodplain management, 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.

Mr. Carroll introduced Mr. Beliveau to present the proposal.

Greg Beliveau of LPG Urban and Regional Planners introduced his client, Alan Cheek, as a developer who has been around Lake County for many years. He stated Mr. Cheek has been on the Planning and Zoning Commission in Mt. Dora, and knows how to develop good quality buildings that stand the test of time.

Mr. Beliveau referred to the aerial view of the property and explained why some of the items on the site plan are placed where they are. He stated they are cognizant of where this property sits; facing CR 25 on the east side, with two sides of the property bordering The Villages residential neighborhoods, and bordering the Lakes of Lady Lake residential/golf course community on the north side. He stated the commercial tower in the middle also adds some constraints for the uses, and they decided the storage facility is the least obtrusive use for this property.

Mr. Beliveau stated the property also has many large trees on it and they developed the site plan with these trees in mind; there will be open space left so the large trees will remain and they will not be asking for variances to remove any trees.

Mr. Beliveau stated they are planning on using the Craftsman architectural style for the buildings, although the trees fronting the property will remain, and the buildings will not be visible from the roadway. He stated the existing tree lines will be kept intact, and any gaps will

be filled in with landscaping, or a wall or opaque fencing if required. Mr. Beliveau stated that the RV storage with carport type coverings will be situated so that the height of the surrounding trees will screen it from the view of surrounding neighbors. There will be an office space near the entrance to the property, and there will be a care-takers residence in the south corner for added security. He stated there is a 66 ft. gap in the landscaping at the west property line which will be closed in with vegetation, or a wall or fence if required. Mr. Beliveau reiterated that the surrounding property owners will not see any difference in their view of this property after it is developed because the surrounding trees will remain. He stated that a complete site plan will need to take stormwater into consideration.

Mayor Richards asked if anyone had any questions.

Commissioner Kussard disclosed that she spoke with Mr. Beliveau prior to the meeting and he explained the concept. She asked about the hours for the office space.

Mr. Beliveau stated the office will be open scheduled office hours, and the caretaker will live on the site 24/7.

Commissioner Vincent asked if the storage areas will be paved.

Mr. Beliveau replied that it will all be paved with asphalt or concrete driveways. The engineering will show where water retention areas will go.

Mayor Richards asked if the applicant will need any special exceptions for this use.

Mr. Carroll replied that the PUD section in the Town's codes allow for any special exception uses under this zoning, such as opaque screening, to be noted in a Memorandum of Agreement which will go before the Town Commission for consideration.

Commissioner Hannan asked if the Town would have to have a contract with the tower company if this property was annexed.

Mr. Carroll replied that the property owner would have the contract if applicable.

Mr. Cheek, property owner, stated that Crown Tower has a lease with three five-year options coming up for renewal in February of 2021, which could continue on until 2036. He stated it is a pivotal tower strategically located in this area. Mr. Cheek stated he believes this project can be built around the tower and can be kept aesthetically pleasing.

Commissioner Vincent asked if the tower is a guide tower or if it is self-supporting. He stated he is familiar with Crown Castle Towers and they keep the tower areas aesthetically pleasing with mowing, etc.

Mayor Richards replied it is a guide tower, and Mr. Cheek confirmed this. Mayor Richards disclosed that he and the Town Manager also met with Mr. Cheek and Mr. Beliveau to discuss this project before it came up at this meeting.

Commissioner Hannan commented that he is pleased that Mr. Cheek is planning on keeping all of the trees on the property. He stated this is a good use for this parcel.

Mayor Richards asked if anyone in the audience had any questions.

- Richard Rouse, President of the Lakes of Lady Lake Homeowners Association, stated the trees on the north side of this property are mostly small cedars that have been trimmed out and you can see through them. He stated the Lakes of Lady Lake property owners would like more of a buffer than the current trees in this area.

Mr. Carroll stated a Type B buffer is currently proposed for the north side boundary. The applicant has agreed that he would be willing to put in some type of screening material such as plant material or a wall or fence where there are voids. He stated the Town Commission has discretion to approve this at site plan submission.

Mayor Richards stated that residents will be allowed input at the meeting when the site plan is considered by the Town Commission.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Universal Divide Storage Facility – Proposing a Combination of Mini-Storage, RV/Boat Storage Units, and Vehicle/Trailer Storage with Groundskeeper Residence to be Constructed in Four Phases on 26.01+/- Acres Along County Road 25, South of the Lakes of Lady Lake Subdivision – Addressed as 41109 County Road 25 (Alternate Keys 1237734 & 1237718)), as presented, by a vote of 5-0.

5. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:53 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk