

**MINUTES OF THE REGULAR MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA**

**August 21, 2017**

The regular 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 6:00 p.m.

- A. CALL TO ORDER:** Mayor Jim Richards
  
- B. PROCEDURE:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*
  
- C. INVOCATION:** by Rabbi Mel Glazer – Temple Shalom
  
- D. PLEDGE OF ALLEGIANCE:** led by Lowell Barker
  
- E. 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; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Marsha Brinson, Library Director; Chief Chris McKinstry, Police Department; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

**F. PUBLIC COMMENTS:** Mayor Richards asked if there were any comments from the audience.

- John Gauder of 142 Costa Mesa Drive reported that he noticed on his way to the meeting this evening that people ahead of him stopped and went into the house on Costa Mesa Drive that burned earlier today. He stated there was no caution tape to stop them and asked that someone look into this.

Town Manager Kris Kollgaard stated Chief McKinstry will notify the Fire Department.

**G. ANNOUNCEMENTS:**

**1. Announcement of Qualifying Period from 12 Noon on August 28, 2017 to 12 Noon on September 1, 2017 for the Office of Town Commissioner for Wards 1, 3, & 5 for the General Election on November 7, 2017 (Mayor Richards)**

Mayor Richards read the announcement of the qualifying period as follows:

*Notice is hereby given that the qualifying period for the Office of Town Commissioner for the Town of Lady Lake, Florida, Wards 1, 3, and 5, is from Monday, August 28, 2017 at 12:00 noon to Friday, September 1, 2017 at 12:00 noon.*

*Candidates for the office of Town Commissioner must qualify for office by filing a written petition pursuant to Section 10.02 of the Town of Lady Lake Charter. Candidate petitions and information may be obtained from the Town Clerk's Office at 409 Fennell Blvd., Lady Lake, Florida, during the regular business hours of 7:30 a.m. to 6:00 p.m., Monday through Thursday.*

**H. PRESENTATION:**

**2. Presentation of a Legislative Appreciation Award to Representative Don Hahnfeldt (Amber Hughes, Senior Legislative Advocate, Florida League of Cities)**

Amber Hughes introduced herself as the area's Senior Legislative Advocate from the Florida League of Cities. She stated her purpose today is to honor and recognize Representative Hahnfeldt as someone who has gone above and beyond to help protect the Town's ability to make local decisions and to solve problems within the Town. Ms. Hughes stated he uses his local government experience and common sense to vote on what he thinks is right, and she thanked him for his efforts on everyone's behalf.

Representative Hahnfeldt thanked the Mayor and Commissioners for the opportunity to attend this evening. He stated it is unfortunate that this past session was unusual in that the state legislation was not in favor of less regulation, lower taxes, and that the best government is local government. He stated, however, that it is encouraging that he is not alone in his support of local government as the Florida League of Cities is very strong and works closely with the Florida Association of Counties. Representative Hahnfeldt stated that he does not believe the assault on home rule is over, and there is a need to continue to push back to maintain local control to manage the municipalities and counties the way the residents want them to be maintained. He stated it is a pleasure to serve.

Representative Hahnfeldt was applauded by the Commission and the audience, and thanked for his support of local government.

**I. CONSENT<sup>i</sup>:**

**3. Minutes – August 7, 2017 – Commission Workshop Meeting  
– August 7, 2017 – Regular Commission Meeting**

*Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved Consent Item I-3 by a vote of 5 to 0.*

**J. OLD BUSINESS:** No old business.

**K. NEW BUSINESS:**

**4. Consideration of Approval to Close the Lady Lake Library on Monday, October 9, 2017 to Allow Staff to Attend the Lake County Library System Staff Development Day at the Cooper Memorial Library in Clermont (Marsha Brinson)**

Marsha Brinson, Director of Library Services, gave the background summary for this agenda item (on file in the Clerk's Office). She stated that the Lake County Library System holds a Staff Development Day every year in October, and in past years, the Library Director and one staff member have attended. She stated she would like to give all Lady Lake library staff the opportunity to attend this year as the day includes training, team building, and break-out sessions on library issues. This year's development day is being sponsored by Disney and will feature a keynote speaker who will discuss their customer service model. Ms. Brinson stated it will be a great opportunity for staff to meet others who might just be a voice on the phone, and to come away with new skills and information. She stated continuing education benefits both the employee and library patrons.

Commissioner Hannan expressed his concern about closing the library on a Friday.

Town Manager Kris Kollgaard stated that staff will give sufficient notice to the public by posting it in advance.

Commissioner Kussard commented that she thinks this will be a wonderful educational opportunity for staff.

Mayor Richards stated he was concerned about closing the library when he first saw this, but recognizes this could be an invaluable opportunity for staff to network with peers.

Ms. Kollgaard stated this could be a trial for this year, and if there are complaints from residents, it could be reconsidered for next year.

Ms. Brinson stated the doors will be posted and it will be on social media as well.

*Upon a motion by Commissioner Kussard and a second by Commissioner Holden, the Commission approved the consideration to close the Lady Lake Library on Monday, October 9, 2017 to allow staff to attend the Lake County Library System Staff Development Day at the Cooper Memorial Library in Clermont by a vote of 5 to 0.*

**5. Consideration of Approval to Sign the Takeover Agreement with Berkley Surety Group to Complete the Guava Street Athletic Complex Concession Stand and Invest \$2,600.00 to Stucco the Entire Building (Mike Burske)**

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's Office). He stated that on March 28, 2017, the Town terminated its' agreement with Tumbleson and White Construction, Inc. for the construction of the Guava Street Athletic Complex Concession Stand. We contacted Berkley Surety Group, the issuer of the bond to the project. In mid to late April, we began working with them regarding what is needed to complete the building. At this time, Town staff, our engineers, and the surety company agree on what needs to be done.

The surety company will complete the project on budget, however, we will have to negotiate with them at a later date to recover loss of revenue to the Little League and the cost of additional C.E.I. services needed to complete this stand. The surety company has agreed to pay half of the cost to stucco the entire building, and the Town will pay the other half (\$2,600 each). They assure us that they will complete the building on budget. This does not mean that they will cover any change orders that may come up. This contract has 90 day terms.

Mayor Richards commented that he has dealt with surety companies before and commended Mr. Burske for his work with them.

*Upon a motion by Commissioner Kussard and a second by Commissioner Hannan, the Commission approved signing the Takeover Agreement with Berkley Surety Group to complete the Guava Street Athletic Complex Concession Stand and invest \$2,600.00 to stucco the entire building by a vote of 5 to 0.*

**6. Consideration of Approval of the First Amendment to the Lease Agreement with the Lake-Sumter Metropolitan Planning Organization (Kris Kollgaard)**

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's Office). She stated that on May 24, 2017, the Town entered into a lease agreement with Lake-Sumter Metropolitan Planning Organization (LSMPO) for commercial lease space located at 225 West Guava Street. Ms. Kollgaard stated that approximately \$10,000 in telephone and data improvements were made, and this amendment is to split the cost between the parties. The LSMPO will add an additional \$500.00 to their rent payments beginning September 1, 2017 and ending on June 1, 2018, for a total of \$5,000.00. She stated that all the improvements will remain if the LSMPO decides to no longer utilize the space in the future.

Derek Schroth, Town Attorney, has reviewed and approved the lease.

*Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the First Amendment to the Lease Agreement with the Lake-Sumter Metropolitan Planning Organization by a vote of 5 to 0.*

**L. TOWN ATTORNEY'S REPORT:**

**7. Ordinance No. 2017-26 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Two Lots (0.28 +/- Acres Referenced by Alternate Key #1482739 & #1483450) – Located within Orange Blossom Gardens Units 2 And 3, within Lake County, FL (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to annex two lots located within Orange Blossom Gardens Units 2 and 3. The annexation application involves 0.28 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval.

The lots are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

A map of the properties was shown, as were aerial views of the property, photos of the postings, and a survey map submitted by the property owner.

The subject properties are in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the properties have been included with the submitted application. The lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District’s Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town may annex properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Tuesday, June 13, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the annexation request were mailed Monday, June 26, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 10, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-26 to the Town Commission with the recommendation of approval. At the August 7, 2017 meeting, the Town Commission voted 5-0 for approval of Ordinance 2017-26 upon first reading.

Mr. Carroll stated Mr. Dzuro is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments. There were no questions or comments.

*Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2017-26 by the following roll call vote:*

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

**8. Ordinance No. 2017-27 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Two Lots (0.28 +/- Acres Referenced by Alternate Key #1482739 & #1483450) – Located within Orange Blossom Gardens Units 2 And 3, within Lake County, FL (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for two lots located within Orange Blossom Gardens Unit 2 and 3, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. Staff recommends approval. The application involves 0.28 +/- acres of property and the lots are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 13, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Concurrency Determination Statement: A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town services. The Villages proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll reported there will be no impact on Town services as shown below:

Potable Water – No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer – No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools – Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation – No impact, the existing homes will be replaced with new homes. There will be no change in average daily trip generation.

Parks & Recreation – The small-scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater – Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject property involves approximately 0.28 ± acres and lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

**Future Land Use**

Subject Properties	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density

Comments:

- 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John’s River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, June 26, 2017, and the properties were posted this same date.

Mr. Carroll stated the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 10, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-27 to the Town Commission with the recommendation of approval. The Local Planning Agency voted 5-0 for approval of Ordinance No. 2017-27 at their meeting on August 7, 2017. The Town Commission voted 5-0 for approval of this ordinance upon first reading at their meeting on August 7, 2017.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments. There were no questions or comments.

*Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the second/final reading of Ordinance No. 2017-27 by the following roll call vote:*

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

**9. Ordinance No. 2017-28 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Two Lots (0.28 +/- Acres Referenced by Alternate**

**Key #1482739 & #1483450) – Located within Orange Blossom Gardens Units 2 And 3, within Lake County, FL (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to rezone two lots located within Orange Blossom Gardens Units 2 and 3. The application involves rezoning 0.28 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages that are presently in the Town of Lady Lake’s jurisdiction. Staff recommends approval. The proposed properties are addressed as follows:

- 1021 Vermont Avenue
- 961 Tarrson Boulevard

A map of the properties and a map of the zoning designations of the parcels and adjoining parcels was shown.

The Rezoning application was received on Tuesday June 13, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information were included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

**Zoning**

Subject Property	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Mr. Carroll reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the rezoning request were mailed Monday, June 26, 2017, and the properties were posted this same date.

Mr. Carroll stated the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-28, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 10, 2017 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance No. 2017-28 to the Town Commission with the recommendation of approval. At the August 7, 2017 meeting, the Town Commission voted 5-0 for approval of Ordinance No. 2017-28 upon first reading.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments. There were no questions or comments.

*Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the second/final reading of Ordinance No. 2017-28 by the following roll call vote:*

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

**10. Ordinance No. 2016-45 – First Reading (Continued from 12/19/16) – Special Exception Use – Basics: Range & Gun, LLC – Requesting to Incorporate Motor Vehicle R.V. and Boat Storage Facilities, Contractor’s Office with Enclosed Storage Area, Outdoor Storage and Mini-Storage Warehouse Uses within the Heavy Commercial (HC) Zoning Classification – Located at 315 S. Highway 27/441 (AK#1124956) (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application to amend Special Exception Uses within the Heavy Commercial Zoning Designation to establish an indoor gun range on property located at 315 South Highway 27/441, being 11.12 +/- acres in the Town of Lady Lake, Florida.

Mr. Dickinson came before the Town Commission on October 3, 2016 and was granted approval for a Special Exception Use (Ordinance No. 2016-29) to develop a multi-phase, multi-tenant development to include a 24,150 sq. ft. building for Phase I, featuring 10,350 sq. ft. of area to include a 20-lane tactical and bull’s eye indoor gun range area, 3,600 sq. ft. for gun shop and educational area, and an additional 10,200 sq. ft. of retail, sales and services.

Mr. Carroll stated that this ordinance came before the Town Commission on December 19, 2016 to amend the Special Exception Uses on the property to incorporate motor vehicle, R.V. and boat storage facilities, contractor’s office with enclosed storage area, outdoor storage and mini-storage warehouse uses. The item was continued at that meeting to allow the applicant to meet with the residents of the Oak Grove Subdivision to discuss the specifics of the project and address their concerns. Staff recommends approval as currently drafted.

A map and an aerial view of the property were shown, along with an aerial view showing the zoning of the property and adjacent parcels. Mr. Carroll noted that there is a wetland area at the back of the property and abuts the Oak Grove subdivision to the east and US Hwy 27/441 to the west at the front of the property. A photo of the posting of the site was shown.

Mr. Carroll referred to a letter staff received from the residents of the Oak Grove subdivision and adjoining neighbors dated February 11, 2017 regarding their meeting with Mr. Dickinson. Screening for the RV lot and storage facilities was discussed, as well as several other issues such as the fact that no mechanical work would be done on vehicles in the storage area.

Mr. Carroll reported that under the new proposal, the plan calls for 10,695 sq. ft. for a 10-lane gun range, 6,045 sq. ft. for the gun store, and 3,780 sq. ft. for general retail. The conceptual plan also provides for 39 spaces of open storage in the rear of the property, to be surrounded by a ten-foot high opaque privacy fence. The applicant met with the homeowners of the Oak Grove Subdivision on February 11, 2017 and agreed to provide the ten-foot opaque fence. Lot #2, being 4.04 +/- acres, is not proposed to be developed at this time.

Mr. Carroll reviewed the conceptual plan and an overlay of the plan on an aerial photo of the property. He noted that parking will be to the rear of the property adjacent to the Oak Grove subdivision; hence the provision of the privacy fence. He stated a concern was brought up at the last meeting regarding overflow from Lake Ivanhoe, and if it does occur, there should be enough of a path through there to divert the water to the wetland area at the rear of this property.

Mr. Carroll reviewed the components that have been addressed with the current ordinance as follows:

Motor vehicle R.V. and boat storage facilities. (SEU in HC). A special exception may be granted under the following conditions, including but not limited to:

- A) The proposed site shall be a minimum of two (2) acres. -Site complies
- B) Buffering shall be provided based on a Buffer Class "C". -Noted; Buffer C will be provided around storage area.
- C) The storage area shall be screened with a six (6) foot opaque fence or wall. -Will be provided around storage area.

Contractor's office with enclosed storage area. (SEU in HC). A special exception may be granted under the following conditions, including but not limited to:

- A) The proposed site shall front on an arterial or collector roadway. -Site complies.
- B) The proposed site shall be a minimum of two (2) acres. -Site complies.
- C) Buffering shall be provided based on a Buffer Class "B". -Buffer B will be provided around office area.
- D) Outdoor storage of shall be screened with a six-foot high opaque fence or wall. -Buffer C will be provided around storage area.

Mini-storage warehouses. (SEU in LC/HC). A special exception may be granted under the following conditions, including but not limited to:

- A) Warehouse buildings shall be screened from any public rights-of-way by a six (6) foot high opaque fence or wall with a buffer yard planted along the street side of the fence or wall. Warehouse buildings will be screened as such if the use is established.
- B) The proposed site shall be a minimum of two (2) acres. -Site complies.
- C) The proposed site shall front on an arterial or collector roadway. -Site complies.

The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned "HC" Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2). to allow for the establishment of the motor vehicle, R.V. and boat storage facilities, contractors' office with enclosed storage area, outdoor storage and mini-storage warehouse uses. The Future Land Use Map designation for the property is Commercial General-Retail Sales and Services (RET), which is compatible and consistent with the proposed uses of the property.

The proposed project will again be constructed following elements of the Spanish Mission Architectural design style; specifically, a design replicating the Alamo. 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 as part of the site plan application process.

The Future Land Use and Zoning of the subject parcel and adjacent properties are as follows:

**Future Land Use**

Subject Property	Lady Lake – Commercial General – Retail Sales and Services (RET)
<b>Future Land Use of Adjacent Properties</b>	
West	Lady Lake – Commercial General – Retail Sales and Services (RET)
East	Lady Lake Manufactured Homes High Density (MH-HD)
North	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)
South	ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET)

**Zoning**

Subject Property	Lady Lake– Heavy Commercial (HC)
<b>Zoning of Adjacent Properties</b>	
West	ROW/ Lady Lake– Heavy Commercial (HC)
East	Lady Lake– Manufactured Homes High Density (MH-9)
North	ROW/Lady Lake– Heavy Commercial (HC)
South	Lady Lake– Heavy Commercial (HC)

Should the Special Exception Use Amendment application be approved, the site plan process would follow, at which time the applicant will be required to submit a full site plan application, traffic study, noise study, 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.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll reported that notices to inform the surrounding property owners (20) within 150’ of the property of the proposed amendment were mailed on Monday, August 7, 2017. The property was posted Thursday, August 10, 2017. No comments have been received regarding the revised plan.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-45 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board does not review Special Exception Use applications. The second/final reading before the Town Commission is scheduled for Wednesday, September 6, 2017.

Mr. Carroll stated Mr. Dickinson is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments.

Commissioner Hannan asked if the residents have met with the applicant since the special exception use has been applied for.

Commissioner Holden stated it is his understanding that Mr. Dickinson worked out differences with the abutting property owners and came to an agreement regarding the special exception use.

Commissioner Kussard commented she was glad that Mr. Dickinson met with the residents and worked out the situation with them. She asked the applicant why he reduced the number of lanes from 20 to ten.

Mr. Franklin Dickinson noted that he bought this property from Mr. Brush and closed on it about a month ago. He stated one issue that has not been resolved is the opening and closing hours, although he assured the Commission it will be worked out. He stated no lights will be facing the residential area.

Mr. Carroll addressed Commissioner Kussard’s question regarding the lanes, stating that the current plan calls for ten lanes on the shooting range which is still subject to change. He stated the parking provision is based on that number, and although only 55 parking spaces are required, the applicant is providing 100 and will be sufficient should the lanes be increased to 20.

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

- Gerald Smothers of 306 Ivanhoe Circle stated his property abuts to this project. He asked to see the overlay of the site plan on the aerial map again to view the wetland area. He also stated it is rumored that a big retention pond will be put in that area when US Hwy 27/441 is widened, and asked if anyone knows about that. Mr. Smothers stated he thought the owner was going to physically walk the property, although he is not aware if that happened. He thanked staff for clarifying the situation.

Commission Holden stated it is his understanding that the retention pond is planned to be located near the Orange Barn.

Mr. Carroll pointed out that the retention pond is depicted on the plan on the northwest portion of the property.

Mr. Dickinson stated that he walked the boundaries of the property with six residents. He stated the wetland line has been approved by St. Johns River Water Management District and he will have to stay 30 feet back from that line. He stated there is also a 100 ft. storm line that they must stay back from as well.

*Upon a motion by Commissioner Kussard and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-45 by the following roll call vote:*

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

**M. TOWN MANAGER’S REPORT:**

Town Manager Kris Kollgaard stated she had no report this evening.

**N. MAYOR/COMMISSIONER’S REPORT:**

Mayor Richards asked if there were any comments from the Commissioners. There were no comments.

**O. PUBLIC COMMENTS<sup>ii</sup>**

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

- Lowell Barker of 1517 W. Schwartz Blvd. stated he called the Town and reported a couple of new pot holes on Wales Plaza recently, since they now have jurisdiction over it. He commended Mr. Eagle and his public works crew for their quick action in repairing them.

Mayor Richards stated the pavement management contract was just voted on a couple of weeks ago and it should be getting repaved soon.

**P. ADJOURN:** There being no further business, the meeting was adjourned at 6:44 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

<sup>i</sup> *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

<sup>ii</sup> *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*