

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
October 16, 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; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Mike Burske, Parks and Recreation Director; and Nancy Slaton, Deputy Town Clerk

**4. Conceptual Presentation of the Landscaping Plans and Waiver Requests for the Proposed Wawa MJSP 08/17-001 – A Convenience Store with Fuel Operations – Proposing a 6,119 Sq. Ft. Building and Outside-Seating Area on 1.72 +/- Acres – Located at the Southwest Corner of the Intersection of North US Hwy 27/441 and C.R. 466 (Alternate Keys 1260370, 1131561, 1723680, 1131553, 1131405, & 1131413) (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 on August 17, 2017, Town staff received a new major site plan application and plans submitted by Michael Leeds with 441 & Lemon, LLC, on behalf of Wawa, Inc., for the construction of a convenience store with fuel operations, proposing a 6,119 sq. ft. building and outside seating area, on a +/- 1.72-acre parcel located at the southwest corner of Hwy 466 and N. Hwy 27/441.

An aerial view of the property was shown, as were landscaping plans with photos of proposed vegetation to be utilized, a conceptual plan, and elevations of the proposed Wawa project. Mr. Carroll noted that the applicant is *not* requesting any waivers from the Commercial Design Standards.

Mr. Carroll reviewed the tree requirements as follows: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 275.2 tree caliper inches based on its .46-acre site development area (160’x 1.72).

Existing trees to remain	99.0 tree caliper inches
Proposed canopy & understory trees	<u>340.5</u> tree caliper inches
Total tree caliper inches	439.5 tree caliper inches

It was noted that the applicant will be preserving two historic oak trees on site and one historic tree offsite.

Mr. Carroll stated that the applicant is pursuing the following *landscaping waivers*:

<b>Elevation</b>	<b>Requirement</b>	<b>Width Reduction Only Proposal</b>
North	Class Buffer “B”- 20 Feet in Width	Class Buffer “B”- 5-29 Feet in Width provided
South	Class Buffer “B”- 20 Feet in Width & Class Buffer “A” (Contiguous to Take 5)- 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” (Contiguous to Take 5)- 10 Feet in Width	Class Buffer “B” -20 Feet in Width & Class Buffer “A”- 10 Feet in Width
West	Class Buffer “B”- 20 Feet in Width	Class Buffer “B” -5-14 Feet in Width

- In accordance to Chapter 10, Section 10-3, b). B).1)., the *south* elevation on the side abutting the Take 5 Oil Site requires “Class A” Landscaping Buffer - Ten feet minimum width with two canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

Request: The applicant is requesting a waiver for the buffer width for Class “A” from the required ten feet to five feet. Plant material required is compliant.

Justification: To accommodate alignment of the proposed commercial driveways along N. Hwy 27/441 and S. Old Dixie Hwy.

- In accordance to Chapter 10, Section 10-3, b). B).2)., the *north* and *west* elevations require “Class B” Landscaping Buffer - Twenty feet minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

Request: The applicant is requesting a waiver for the buffer width from Class “B” on the north boundary from the required 20 feet to 5-29 feet, and on the west boundary from the required 20 feet to 5-14 feet at varying points.

Justification: North boundary - Due to the location of the underground storage tanks; west boundary - Due to the placement of required parking spaces to the west to preserve existing 55” historic oak tree.

- In accordance to Chapter 10, Section 10-3, g). - Building Foundation Planting requirements.

Request: The applicant is requesting a waiver from the required four-foot foundation planting along the sides of the building facing the public right of way to provide raised planters along each corner of the building instead.

Justification: Due to dimensional constraints on the design of connecting sidewalks, outside seating area, loading area, and parking spaces abutting the building.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the site plan application by Thursday, September 7, 2017. He noted that the Planning and Zoning

Board does not review site plan applications. At the special meeting of the Parks, Recreation, and Tree Advisory Committee held on Tuesday, September 19, 2017, the board voted 4-0 to forward to the Town Commission with the recommendation of approval. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, November 6, 2017, at 6:00 p.m.

Mr. Carroll stated that Mr. Leeds, representing the applicant, is present to answer any questions.

Mayor Richards asked if anyone had any comments or questions, and hearing none, asked for a motion.

*Upon a motion by Commissioner Kussard and a second by Commissioner Vincent, the Commission approved the Conceptual Presentation of the Landscaping Plans and Waiver Requests for the Proposed Wawa MJSP 08/17-001 as presented, by the following roll call vote:*

<i>HANNAN</i>	<i>NO</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>NO</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

5. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:36 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