

1 **DRAFT MINUTES OF THE SPECIAL COMMISSION**
2 **CONCEPTUAL WORKSHOP MEETING**
3 **TOWN OF LADY LAKE, FLORIDA**

4 **September 18, 2019**

5 This special meeting of the Lady Lake Town Commission was held in the Commission Chambers
6 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Jim Richards presiding.
7 The meeting convened at 5:30 p.m.

8 **A. CALL TO ORDER**

9 Mayor Jim Richards

10 **B. ROLL CALL**

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Holden (Two)	YES
Vincent (Three)	YES
Richards (Five)	YES

11 **STAFF PRESENT**

12 Kris Kollgaard, Town Manager; Thad Carroll, Growth Management Director; Wendy Then, Senior
13 Planner; C.T. Eagle, Public Works Director; Becky Schneider, Development Coordinator; Pam
14 Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

15 **C. PUBLIC COMMENTS**

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

17 **D. NEW BUSINESS**

18 **1. Conceptual Presentation for Expansion of Ye Olde Thrift Store — Proposing to Redevelop**
19 **and Expand from 6,880 Square Feet of Existing Retail to a Total of 9,525 Square Feet of Retail**
20 **Gross Lease Area and Add 47 Parking Spaces, Including Four Florida ADA Accessible Parking**
21 **Spaces on Four Parcels, Totaling Approximately 1.13 Acres, Addressed as 106 West Lady Lake**
22 **Boulevard, Located at the Southeast Corner of the Intersection of North Highway 27/441 and**
23 **West Lady Lake Boulevard, Identified by Alternate Keys 1131448, 1131430, 1131421, and**
24 **1260345 (Thad Carroll)**

1 Growth Management Director Thad Carroll presented the background summary for this agenda
2 item (on file in the Clerk's Office). He stated three waivers are requested with this proposal that
3 include the front setback, depth of parking spaces, and removal of two historic trees. He stated
4 representatives are present to answer any questions.

5 Mayor Richards asked if there were any questions or comments.

6 Commissioner Hannan stated he has two issues with this proposal; he is not in favor the waivers
7 for setbacks and was especially adamant about not allowing the historic trees to be removed.

8 Commissioner Kussard stated Ye Old Thrift Shoppe has contributed much to the Lady Lake
9 community and has provided support to The Villages hospital. She stated she likes the design of
10 the new building, but also has two concerns. The first issue is regarding water runoff and the
11 second issue is the zero lot line issue for the front setback. She asked if it is possible to change
12 the design to adhere to the Land Development Regulations. Commissioner Kussard stated she
13 has no problems with removal of the trees.

14 Commissioner Holden stated he is not in favor of granting any of the three variances as this is an
15 historical section of the Town. He stated this proposal looks to be turning this area into a flea
16 market. He stated he wants the trees to be saved.

17 Mayor Richards stated he does not have an issue with the waiver for the front setback as there
18 are zero setbacks in The Villages with sidewalks, etc. He stated he is concerned about the
19 drainage with more impervious surface proposed. He stated he would like to hear from the
20 engineer.

21 Mike Vitale with Forefront Architects and Engineers addressed the Commissioners' concerns
22 regarding the setbacks. He stated the proposed plans are an improvement over the current
23 situation for the Lady Lake Boulevard frontage regarding the parking, courtyard, and planting.
24 He stated the design keeps the historic feel of the area and takes the parking from the front to
25 the back, which they feel is a positive change.

26 Commissioner Kussard asked if the existing building to the side of the old building will be torn
27 down in the future. She also asked about the setback for the proposed future building and
28 whether it is possible to expand the width of the buildings rather than the depth.

29 Mr. Vitale replied that they would lose some of the space they were trying to gain if they did that.

30 Dick Campbell, President of the Foundation Auxiliary, stated they have designed these plans to
31 enhance the area and with the idea of possibly expanding in seven or eight years. He stated the
32 original building is living on borrowed time and could collapse in the future. Mr. Campbell stated
33 they value the trees but have no choice if they are to replace the old building.

1 Keith Riddle, engineer for the project, stated the proposed new building's setback would not
2 make anything worse than it already is as the current building is already on the line. He stated if
3 they expanded width instead of depth, they would not have room for expansion in the future.
4 Mr. Riddle stated they would do underground retention to take care of any drainage issues. He
5 stated this would impact the tree roots, which are already stressed because of the impact of
6 parking. The arborist recommended taking the trees down for safety issues.

7 Commissioner Hannan stated he is not in favor of any waivers requested for this proposal.

8 Commissioner Kussard stated she is in favor of the waivers for parking and removal of the trees,
9 but is not in favor of the front setback waiver request.

10 Commissioner Holden stated he is not in favor of the front setback waiver request or the
11 removal of the historic trees.

12 Commissioner Vincent stated he is not in favor of any of the waivers requested for this proposal.

13 Mayor Richards stated he is favor of all waivers as presented.

14 **After discussion, it was the consensus of the Commissioners that the waivers requested for**
15 **this proposal would not be approved by majority vote as presented for the expansion of Ye**
16 **Olde Thrift Shoppe.**

17 **2. Conceptual Presentation for a Freestanding Sign at Old Vineyard Road — Discussion**
18 **Regarding Need for Signage Identification for a Future Development Plan Titled “Lady Lake**
19 **Square”, and Proposal for a Freestanding Pylon Sign to be Located within the Old Vineyard**
20 **Road Median to Identify a 44-Acre Parcel Along Old Vineyard Road, South of Griffin Road**
21 **(Thad Carroll)**

22 Growth Management Director Thad Carroll presented the background summary for this agenda
23 item (on file in the Clerk's Office). He stated Martin Dellebovi of Benchmark is present to answer
24 any questions.

25 Mayor Richards asked if there were any questions or comments. There were no questions or
26 comments.

27 **It was the consensus of the Commissioners for the developer to move forward with the**
28 **signage identification needs for a future development plan Titled “Lady Lake Square”, and**
29 **the proposal for a freestanding pylon sign to be located within the Old Vineyard Road median**
30 **to identify a 44-acre parcel along Old Vineyard Road, south of Griffin Road, as presented.**

31 **E. ADJOURN**

32 There being no further business, the meeting was adjourned at 5:59 p.m.

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2 Kristen Kollgaard, Town Clerk

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4 Jim Richards, Mayor

5 Minutes transcribed by Nancy Slaton, Deputy Town Clerk