

**MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
April 6, 2015**

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 Ruth Kussard presiding. The meeting convened at 6:00 p.m.

- A. CALL TO ORDER:** Mayor Ruth Kussard

- B. PROCEDURAL:** *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. PLEDGE OF ALLEGIANCE:** Led by Joe Quinn.

- D. INVOCATIONⁱ:** Rev. Tom Ash, New Song Community Church

- E. ROLL CALL:** Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

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; Chief Chris McKinstry, Police Department; Marsha Brinson, Director of Library Services; John Pearl, IT Director; Jeannine Michaud, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTSⁱⁱ

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no comments.

G. PROCLAMATION:

1. Proclaiming April 7, 2015 as National Service Recognition Day (Mayor Ruth Kussard)

Mayor Kussard read the proclamation recognizing April 7th, 2015 as National Service Recognition Day and encouraged residents to recognize the positive impact of national service in our Town; to thank those who serve; and to find ways to give back to their communities.

H. PRESENTATION:

2. Presentation of a \$1,500 Donation by the Lady Lake Orange Blossom Gardens Lions Club to the Lady Lake Police Department for the Bike Give-Away (Doris Turlo/Chris McKinstry)

Chief Chris McKinstry stated that the Police Department has been organizing events over the past several years and is now planning a “Spring into Safety” event coming up on April 18th. He stated that the Lady Lake Orange Blossoms Lions Club heard about the event and offered a donation.

Several members of the Lady Lake Orange Blossom Gardens Lions Club were present, including Linda Little, John Buswell, Doris Turlo, and special guest, Obie, a service dog in training. Doris Turlo presented a donation check in the amount of \$1,500 to Chief Chris McKinstry to go towards purchasing bikes for the Bike Give-Away.

Chief McKinstry thanked the OBG Lions Club for their generous donation.

I. CONSENTⁱⁱⁱ:

Mayor Kussard asked if the Commissioners would like to pull any consent items for discussion.

3. Minutes – March 16, 2015 – Regular Commission Meeting

4. Consideration to Approve Revision to Lake County BCC Policy LCC-63, "Library Impact fee Application and Distribution Process" (Marsha Brinson)

The background summary for this agenda item is on file in the Town Clerk’s office. It states that some definitions and references have been changed in the Lake County BCC Policy LCC-63, “Library Impact Fee Application and Distribution Process” to reflect a better description of eligible libraries and projects allowed under the process. Some criteria has been amended, as well as the point system, to reflect 60 points instead of the previous 30. Time periods and deadlines for projects have been added.

5. Consideration of Budget Amendment to Increase Sales of Surplus PD Vehicles, Forfeiture/Forfeiture Expense, P&R Donations/Parks & Rec Promotional, and Grant/SAFE Routes to School Expense and Move Budgeted Computer Items from Capital to Operating Expense (Jeannine Michaud)

The background summary for this agenda item is on file in the Town Clerk’s office. It states that Amendment BT15-002 increases Sales of Surplus and Police Vehicles to purchase an additional unmarked vehicle using the sales of surplus vehicles approved January 5, 2015. It increases Forfeiture revenue and expenses to purchase a fingerprint scanner using Forfeiture money approved February 18, 2015. It increases Parks & Rec Donations revenue and Parks & Rec Promotional expenses for the Easter Egg Hunt approved March 16, 2015. It increases SAFE Routes to School Grant revenue and expenses approved March 16, 2015. The computer notebooks were budgeted in Capital Equipment because they were over \$1,000 each. They are actually less than \$1,000 each, therefore, the purchases no longer meet the Capital purchase threshold. This budget amendment moves the budget from Capital Equipment to General Operating.

6. Consideration of Approval of the Mutual Agreement for Sanitary Sewer Rehabilitation Services with the Hinterland Group, Inc. (C.T. Eagle)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the Town identified a number of projects within the 2014 Wastewater & Reuse Master Plan. One of the priority projects was the implementation of a sanitary sewer rehabilitation program to rehabilitate a small number of concrete structures each year until completed. The mutual agreement proposed "piggybacks" the Palm Beach County contract that has been extended until January 2016. Fifty thousand was budgeted for FY 2014-15. The proposal is in the amount of \$34,873.98, leaving the remaining funds to be used as contingency funds for any other repair work that may be found while performing the work. This is a budgeted item.

7. Consideration of the Water and Sewer Agreement for the Village Veranda at Lady Lake Major Site Plan – MJSP 10/14-002 – A Facility Proposed to be Developed in Three Phases Including Three Outparcels with a Total of 22,000 Sq. Ft. of Commercial Space and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located at South Hwy 27/441, North of the Too Your Health Spa (V) Project (Thad Carroll)

The background summary for this agenda item is on file in the Town Clerk's office. It states that Village Veranda at Lady Lake, LLC is the fee simple owner of approximately 8.22 +/- acres of real property situated in Lady Lake, Lake County, Florida. The developer has requested connection to Town water facilities and sewer facilities (Utility), and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of 17 equivalent residential units (ERUs) or 4,250 gallons per day for sewer and water to be consumed by a proposed facility to be developed in three phases, including three outparcels with office, clinic, and adult day care as proposed uses.

The proposed facility is expected to have a total of 22,000 sq. ft. of commercial space and a proposed multi-story building with 90 Assisted Living units and 40 Memory Care Facility units requiring central water and central sewer services for this 8.22 +/- acre parcel located at 955 South Hwy 27/441. The Village Veranda at Lady Lake received Town Commission site plan approval on March 2, 2015, and Development Order issuance on March 4, 2015.

The developer has agreed to connect to certain water distribution and sanitary sewer collection facilities that will benefit the development, and has agreed to the use of the water and sewer facilities on the terms and conditions set forth in the attached agreement, as provided by the Town of Lady Lake. This agreement was reviewed by Town Attorney Derek Schroth on Monday, March 9, 2015, and was determined to be correct in form for consideration and approval by the Town Commission.

8. 2015 Concurrency Report Update (Thad Carroll)

The background summary for this agenda item is on file in the Town Clerk's office. It states that concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. No final development order shall be granted for a proposed development until there is a finding that all public facilities and services included in the Concurrency Chapter of the Land Development Regulations have sufficient capacity at or above their adopted level of service to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted level of service will be in place concurrent with the impacts of the development, as defined in the Land Development Regulations, Chapter 4, Section 2, (d) 4.

The Levels of Service (LOS) for the requisite concurrency items include sanitary sewer, solid waste, drainage, and potable water. Pursuant to legislative action via the enactment of HB7207 in 2011, state mandated concurrency for Transportation, Parks and Recreation, and Schools has been removed, but remain optional for local governments. The Town of Lady Lake has elected to continue the implementation of concurrency for these facilities.

The report was part of the packet and is presented under the requirements of Chapter 4, Section 2, (d) 4 and Chapter 4, Section 6 of the Land Development Regulations stating that Town staff shall be responsible for annually reporting the status of all public facilities capacities covered under the Concurrency Management System to the Town Commission and the general public. This report is for the period March 1, 2014 through February 28, 2015.

Upon a motion by Commissioner Hannan and seconded by Commissioner Vincent, the Commission approved Consent Items #I-3 through #I-8, by a vote of 5 to 0.

J. OLD BUSINESS: No old business.

K. NEW BUSINESS:

9. Consideration of Approval for the Amenity Authority Committee and the Village Center Community Development District to Utilize Kimley-Horn to Design Any Modifications to the Town's Infrastructure in the Proposed Expansion of the Del Mar Gate Configuration to a Two-Gate Entry System (Kris Kollgaard/Janet Tutt)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that traffic has been backing up at the Del Mar gate and she was contacted per the attached letter dated March 16, 2015 from Janet Tutt, District Manager for the Village Center Community Development District. The Amenity Authority Committee and the Village Center Community Development District are requesting that the Town approve the use of the District's engineer, Kimley-Horn, to design any modifications to the Town's infrastructure for the proposed expansion of the Del Mar gate configuration to a two-gate entry system instead of the current single gate. The letter states that the District understands that final approval by the Town is required for any modifications and changes that may be suggested, and that all engineering, agreements, modifications and improvements will be at the expense of the District. Ms. Kollgaard reiterated that The Villages is planning on doing this widening at their expense and it will not cost the Town, and stated that staff is recommending approval.

Ms. Tutt stated that this is just preliminary and they wanted the Town Commission's approval for moving forward with utilizing Kimley-Horn for the design of this project which may encompass some of the Town's infrastructure. She discussed some of the possibilities for the project to improve the flow of traffic at this gate, which may include widening of the sidewalk as well.

Commissioner Richards commented that this project should provide more stacking room.

Mayor Kussard commented that Kimley-Horn has done several projects around Lady Lake and The Villages and does an excellent job.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the Consideration for the Amenity Authority Committee and the Village Center Community Development District to Utilize Kimley-Horn to Design Any Modifications to

the Town's Infrastructure in the Proposed Expansion of the Del Mar Gate Configuration to a Two-Gate Entry System by a vote of 5 to 0.

10. Update on the Progress and Plans for the Traveling Vietnam Memorial Wall (Sgt. Major Robert A. Sullivan, D.A.V./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 Sgt. Major Robert A. Sullivan is present on behalf of the D.A.V. to update the Commission on their plans for the traveling Vietnam Memorial Wall and will also discuss the opening ceremonies, food vendors, static displays and set-up. He stated other members from the D.A.V. that are also serving on the board for this project are present.

Sgt. Major Robert Sullivan stated that he enjoys living in the Lady Lake section of The Villages, and that there are over 25,000 veterans living in The Villages. He introduced some members of his team for the traveling wall: Dolores Wilson and Sissy Smith of the Beautification Committee; Ray Lecler, the security director; Jim Hill, food service; and Dave Bassinger, beverage chairperson.

Sgt. Major Sullivan stated that they will have several requests of the Town including six park benches, and they would like to have three food vendors at the wall to raise funds for the D.A.V., but would like to keep the event low key. He stated they would also like to get a three day license to sell beer for the Disabled American Veterans, if possible, and that the D.A.V. would have insurance coverage for the food and alcohol vendors.

Town Attorney Derek Schroth stated the Town would have to look into it to be sure the D.A.V.'s insurance would cover the liability of having alcohol consumption on Town property.

Sgt. Major Sullivan mentioned that there would be media coverage for the event, and that they would like to bring the "last patrol" in by helicopter, with a fly-over. He invited a Town representative to speak at the opening ceremonies on November 10th at 9 a.m., and stated the wall will be assembled on the 9th. The wall will be on display November 10th, 11th, and 12th, and will be disassembled and removed on the 13th.

Commissioner Hannan commented that he would like to have any vendors as far away from the wall as possible to allow for quiet at the wall, although he does not really like the thought of vendors being there.

Sgt. Major Sullivan agreed, stating it will be hallowed ground around the wall and that people are very respectful there.

Commissioner Hannan asked about the around the clock guard duty.

Sgt. Major Sullivan stated they will have security 24 hours a day, and are already signing up volunteers for the guard duty.

Commissioner Hannan stated he would be happy to volunteer for guard duty.

Sgt. Major Sullivan replied they would be glad to have him. He also commented that Parks and Recreation Mike Burske has been great to work with and thanked him for everything.

Commissioner Hannan asked the Town Manager whether the Town had money in the budget to provide the benches being requested.

Town Manager Kris Kollgaard and Mr. Burske replied that they have benches around the parks that could be utilized for this event.

Ms. Kollgaard stated that Sgt. Major Sullivan could sit down with Mr. Burske and herself and they would work out what is needed for the insurance and all the items being requested for the event so that it could be finalized and brought back before the Commission.

Commissioner Hannan suggested that Commissioner Richards might be a good Town representative to speak at the opening ceremonies since he is a veteran.

Commissioner Richards stated he would be willing if he is able, and Mayor Kussard stated she would be happy to do it if he is not.

Commissioner Hannan commented that this is the second time the wall has come to The Villages; that it was here about 10-12 years ago, in front of Publix.

Sgt. Major Sullivan stated it is a great honor to bring the wall to Lady Lake and he thanked the Commissioners.

11. Consideration of Approval to Host the Annual Driving Range Volunteers Lunch at the Parks and Recreation Building on April 28, 2015 (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 the Lady Lake Driving Range holds a luncheon for the volunteers of the facility on an annual basis. He stated that over the last couple of years, the Driving Range has utilized the Parks and Recreation building in order to hold the event without fear of weather being a factor, and tables and chairs from Public Works and Parks and Recreation are utilized. Mr. Burske reported that the Driving Range supplies all of the food and drinks and invites the driving range volunteers and many from the Town who assist them at the driving range. He stated that the event is scheduled for April 28, 2015, and they begin preparing food in the morning and start serving around 11:00 a.m. He noted that they plan to use a grill in the fenced area of the building compound.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the Consideration to Host the Annual Driving Range Volunteers Lunch at the Parks and Recreation Building on April 28, 2015, by a vote of 5 to 0.

12. Consideration to Upgrade Present Library Internet Circuits to Fiber through a Service Agreement with the City of Leesburg (John Pearl/Marsha Brinson)

I.T. Director John Pearl gave the background summary for this agenda item (on file in the Clerk's office). He stated that internet access has become one of the fundamental services the Town offers at the Lady Lake Library, and during the past year, it is estimated that patrons have used the internet service available through the library provided computers approximately 45,000 times. He stated this statistic does not include patron Wi-Fi usage, which by observation, he believes to be considerable and trending upward. Lastly, circulation of e-books and digital content is also trending upward.

Mr. Pearl stated that, unfortunately, the internet service the Town currently provides at the library is slow, and while staff desires to provide a quality internet experience to patrons, the Town's inability to access affordable broadband service to date has been a source of frustration. He stated that broadband service has been recently redefined by the FCC to be a minimum of 25 Mbps, and furthermore, the American Library Association recommends a minimum bandwidth of 1 Mbps per library computer. He stated that currently, the internet service acquired through our interlocal agreement with Lake County Library Service is a CenturyLink product that provides a 5 Mbps download and 5 Mbps upload speed. He stated this service is Lady Lake Library's connection to the larger Lake County Library Service's Managed Area Network (MAN). This network provides connectivity to 16 member libraries, in addition to the internet. Mr. Pearl stated this CenturyLink product is a poor value at \$525 per month before the Town's federal E-Rate rebate. It is slow and has a maximum possible capacity of 10 Mbps; significantly less than the FCC broadband standard.

Mr. Pearl stated that recently, the Lake County Library System has negotiated an alternative broadband solution through the Leesburg Communication Utility (LCU), and this product will provide a 1,000 Mbps connection to the Lake County Library System's MAN and a minimum 100 Mbps connection to the internet for the Lady Lake Library. He stated the product also offers a possible future shared internet connection of 10,000 Mbps.

Mr. Pearl stated that the Lake County Library System is soliciting the Town's approval to increase its cost for internet service to \$1,500 per month before the E-Rate rebate; the annual cost after rebate will be approximately \$3,600. He stated that if approved, staff expects the transition period to be completed by the end of the summer, and following the transition, the monthly cost increase after the E-Rate rebate is anticipated to be approximately \$80.00. Mr. Pearl stated that the submission deadline is April 17, 2015 for the following year's E-Rate rebate submission for participating municipalities per the Lake County Library System.

Commissioner Richards stated this extra will be budgeted for next year, but asked where the funds will come from if this goes into effect now.

Town Manager Kris Kollgaard replied that if this goes into effect before the next fiscal year, there are funds available out of personnel costs.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the Consideration to Upgrade Present Library Internet Circuits to Fiber through a Service Agreement with the City of Leesburg, by a vote of 5 to 0.

13. Consideration of Approval for the Water Oak Community Center Drainage Improvement Major Modification - MJM 01/15-001 - Proposing Substantial Drainage Improvements, Landscaping Upgrades, Exterior Building Elevations Upgrades, Adding 46 Golf Cart Parking Spaces and 10 Regular Parking Spaces at 415 Water Oak Blvd., Within the Water Oak Estates Country Club (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that Justin Wolcott with Cape Signature Homes, Inc., representing property owner Sun Communities Finance LP, has submitted a major modification to the site plan for the Water Oak Country Club Estates site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b.1, where a 10% or more change in the project acreage or square footage requires the submittal and approval of a Major Modification application.

The site has been developed as a gated adult mobile home park community located at the intersection of County Road 25 and North Hwy 27/441 and exhibits multiple active retirement lifestyle amenities including a club house, restaurant, golf courses, tennis courts, and a ball park.

Mr. Carroll reported that all improvements under this project are confined exclusively within the club house site and includes substantial drainage improvements, landscaping upgrades, and exterior building elevations upgrades. The proposed improvements consist of adding ten regular parking spaces and 46 golf car parking spaces around the club house. The impervious surface area is proposed to increase by 8,306 sq. ft., bringing the total proposed impervious surface ratio to 53.4, which meets the requirements of the Land Development Regulations. Additionally, landscaping requirements for the parking lot expansion proposal have been met. Lastly, no utility changes/upgrades were proposed for this project. He stated that staff recommends approval of these changes.

Photos of the current conditions at the site and drawings of the proposed improvements were shown and reviewed by Mr. Carroll.

Mr. Carroll explained that the reason this project became a major modification is that the improvements merited a St. Johns Water Management District permit. He stated the permit was acquired in December after the improvements commenced and it was discovered that a permit was needed.

The property is zoned "MH-9", which is Manufactured Home High Density, and permits the drainage and site improvements proposed for recreational facilities within residential developments. The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). Site plans have been submitted by Robert L. Rogers, of Rogers Engineering, LLC, and the landscaping plans by Scott R. Vaughn, Professional Engineer. The applicant has complied with all requirements of the Land Development Regulations (LDRs) for the site plans, and has met Chapter 10 – Landscaping & Tree Protection and Chapter 20 Commercial Design Standards of the LDRs. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. The following items were included in the packet:

1. Site Plan Review completed by Growth Management and Public Works, dated 03/13/2015 (satisfied).
2. Fire Review for the site plan, dated 02/03/2015 (satisfied).
3. Review No. 4 for the general site development completed by Neel-Schaffer Engineering, dated 03/13/2015 (satisfied).
4. St. Johns Water Management District Modification Letter No. 19000-4 dated 12/2/2014 (satisfied).

Mr. Carroll noted that the latest revisions to the site plan were received on Friday, March 6, 2015, addressing sidewalk connectivity and internal traffic circulation access to comply with the Town's LDRs, and they have been determined to be complete by all involved and have met all requirements per code. He reiterated that there were no landscaping waivers and the applicant is exceeding the landscaping requirements by quite a bit. A drawing of the landscaping plan was shown.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Friday, March 13, 2015. He noted that the Planning and Zoning Board does not review Site Plan Modifications. Mr. Carroll also stated that this project does not need to meet Commercial Design Standards as it is a renovation

and does not meet that threshold, although it does have some elements of the bungalow and Mediterranean design elements. He stated the applicant and Water Oak site manager are both present if there are questions.

Commissioner Vincent pointed out that there is an inconsistency in dates on one document in the packet that is notarized and this was brought to the attention of the Town Attorney.

Town Attorney Derek Schroth stated that the document, a post-dated affidavit, should be corrected, but believes it is a proper affidavit and that it was not deemed intentional and should not hold up the approval of the site plan.

Commissioner Vincent noted for the record that the error was not made by the Town.

Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the Water Oak Community Center Drainage Improvement Major Modification - MJM 01/15-001 - Proposing Substantial Drainage Improvements, Landscaping Upgrades, Exterior Building Elevations Upgrades, Adding 46 Golf Cart Parking Spaces and 10 Regular Parking Spaces at 415 Water Oak Blvd., Within the Water Oak Estates Country Club, and to include the correction to the affidavit as noted, by a vote of 5 to 0.

14. Consideration of Approval for the Rolling Acres Self Storage Facility Major Modification - MJM 01/15-005 - Removing Twelve Mini Storage Buildings Totaling 41,000 Sq. Ft. and Proposing Two Indoor Motor Vehicle/RV/Boat Storage Buildings Totaling 41,400 Sq. Ft., Eliminating Phase 3, and Reducing Project Approximately 9,548 Sq. Ft. from Originally Approved Plans (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that on December 16, 2013, Tree Tops Golf Inc., received site plan approval for the construction of a development consisting of three phases with 32 buildings on a 12.65-acre parcel located at 175 S. Rolling Acres Road (referenced by Alternate Key # 3250290). On December 17, 2014, the Development Order for the first phase of MJSP 10/13-003 was issued consisting of eight buildings, being 110,289 sq. ft. of mini-storage space.

Mr. Carroll stated that the Memorandum of Agreement of Ordinance No. 2015-01 was recently adopted to permit the following improvement changes:

- A manager's residence was not constructed in Phase 1. This is now proposed in Phase 2 in an existing building near the secondary egress drive on West Lady Lake Boulevard, approximately 763 sq. ft. in size.
- Phase 2 changes the originally planned 12 mini storage buildings totaling 41,000 sq. ft. to two proposed indoor motor vehicle/RV/boat storage buildings totaling 41,400 sq. ft.
- Phase 2 includes a proposed RV sewage dump station approximately 40' inside the gate at the secondary egress drive.
- Phase 3 is no longer proposed. Six mini storage buildings will not be planned in Phase 3.

- A new total of 152,452 sq. ft. of buildings are planned for the site with a net reduction of 9,548 sq. ft. from the originally approved development. The originally approved building coverage on-site was 162,000 sq. ft.

Photos of the property in its current state were shown along with drawings of the site plan.

Mr. Carroll noted that there is a dump station wastewater treatment agreement included in the packet and as part of this site plan.

The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and property is zoned Planned Commercial (CP). The proposed changes are consistent with the directives of the Comprehensive Plan and under the revised Memorandum of Agreement in Ordinance No. 2015-01.

The Civil and Landscaping Plans have been submitted by David W. Springstead, Professional Engineer of Springstead Engineering, Inc. The applicant has complied with all requirements of the Land Development Regulations (LDRs) for the site plans, and has met Chapter 10 – Landscaping & Tree Protection and Chapter 20 Commercial Design Standards of the LDRs. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Lake County Public Works. Attached are following items in the packet:

- 1) Site Plan Review completed by Growth Management and Public Works, dated 03/19/2015 (satisfied).
- 2) Fire Review for the site plan, dated 03/11/2015 (satisfied).
- 3) Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated 03/30/2015 (satisfied).
- 4) Lady Lake Building Official, Dallas Foss comment dated 03/16/2015 (satisfied).
- 5) St. Johns Water Management District Modification Letter No. 109078-8 dated 09/19/2014 (satisfied).
- 6) Lake County Public Works Department comments dated 03/30/2015 (satisfied).
- 7) Dump Station Waste Water Treatment Agreement

The site has previously been granted the following waivers which will be transferred to the new development order to continue with the project:

- Chapter 20, Section 20-3C.)3).A) - Commercial Design Standards
- Chapter 10, Section 10-3, a). 2) - Caliper Inches Requirement - Landscape & Tree Protection
- Chapter 10, Section 10-3, b).B).1) - North Landscaping Buffer- Landscape & Tree Protection
- Chapter 10, Section 10-3, b).B).1) - South Landscaping Buffer-Landscape & Tree Protection

Mr. Carroll reported that on December 15, 2014, the Town Commission reviewed this application at their Special Conceptual Workshop meeting and it was the consensus of the Commission to move the project forward as presented. The Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Thursday, March 19, 2015. It was noted that the Planning and Zoning Board does not review Site Plan Modifications. He stated that David Springstead, project engineer, is present if there are any questions.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the Rolling Acres Self Storage Facility Major Modification - MJM 01/15-

005 - Removing Twelve Mini Storage Buildings Totaling 41,000 Sq. Ft. and Proposing Two Indoor Motor Vehicle/RV/Boat Storage Buildings Totaling 41,400 Sq. Ft., Eliminating Phase 3, and Reducing Project Approximately 9,548 Sq. Ft. from Originally Approved Plans, by a vote of 5 to 0.

L. TOWN ATTORNEY'S REPORT:

Town Attorney Derek Schroth stated he had nothing to report at this time.

M. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reported that she spoke with Lake County Manager David Heath regarding the access roads. She stated that Mr. Heath spoke with Sandy Minkhoff, their attorney, and Jim Stivender, and according to their ordinance, the road has to be at least a collector road and be on the list of impact fee roads. Ms. Kollgaard stated Mr. Heath reported that Public Works is in the process of meeting with the municipalities to list all the roads. She has contacted them to see if Town staff can meet with them very shortly so staff can begin work on an ordinance for access roads.

Ms. Kollgaard stated that staff is getting ready to begin budget preparations again and she asked the Commissioners if the memo she sent out last year outlining the happenings of the year and the direction staff is leaning toward is sufficient again for this year, or if they would like to have a meeting.

It was the consensus of the Commissioners that a memo would be sufficient.

Ms. Kollgaard reminded everyone that the annual Volunteer Dinner is scheduled for April 16th.

N. MAYOR/COMMISSIONER'S REPORT:

Commissioner Richards asked if anyone else had noticed the article in the paper regarding the settlement the City of Eustis had to pay because they did not follow their land development codes.

Town Attorney Derek Schroth explained that a developer from Orlando filed applications back in 2007, and the City of Eustis changed their Land Development Regulations (LDRs) around the time the developer filed his application. He stated this case was litigated for approximately seven years, and although the claim was for \$24 million, the insurance company and the city decided to settle for less than \$500,000, feeling the case did not have much merit. Mr. Schroth noted that he was *not* Eustis' attorney in 2007 when the lawsuit was filed and the decision was made. He further explained that the applicant had annexed in about 600 acres in the Clearlake area and was proposing a 2,000 home subdivision. The much of the public was upset about it and ended up lobbying and changing the composition of the Commission by election, and the LDRs were changed after the developer annexed in.

Town Manager Kris Kollgaard commented that it is important to follow the Town's codes.

Commissioner Richards agreed, stating the codes can be changed as needed, but people have a vested right when they annex in and are conforming to the codes, unless there is something that effects human safety.

Commissioner Richards stated he will be unable to make the annual Driving Range volunteer luncheon on April 28th.

Mayor Kussard commented that she attended this year's Easter Egg Hunt on March 28th and that it was a wonderful event for all. She thanked the Lady Lake Kiwanis for their sponsorship of the event.

Commissioner Vincent stated he wanted to disclose that he was asked by Mark DuShane to meet with Mr. Gore of Recreation Plantation as Mr. Gore apparently wants to enlarge his place by 260 sites and wanted feedback from someone from the Town. Commissioner Vincent stated that he did ride around and look at the property, but told Mr. Gore that he needed to speak with staff as he was concerned about the cost of ERUs. He stated he spoke with the Town Manager about it, and that he was unaware at the time that it was in Commissioner Hannan's ward.

Ms. Kollgaard stated that staff will meet with Mr. Gore, and when it is worked out, it will come before the Commission.

O. PUBLIC COMMENTS^{iv}

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no comments from the audience.

P. ADJOURN: There being no further discussion, the meeting was adjourned at 6:50 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ*Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

ⁱⁱ*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.*

ⁱⁱⁱ*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.*

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