

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
April 20, 2015**

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 Ruth Kussard presiding. The meeting convened at 5:00 p.m.

1. **CALL TO ORDER:** Mayor Ruth Kussard

2. **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/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, IT Director; Lt. Jason Brough, Police Department; Jeannine Michaud, Finance Director; Pam Winegardner, Assistant Finance Director; and Nancy Slaton, Deputy Town Clerk

3. **PUBLIC COMMENT**

Mayor Kussard asked if anyone in the audience had any comments. There were no comments.

4. **Conceptual Presentation for the Church of St. Alban's (Anglican), Inc. – Proposal to Submit a Sign Variance Application Requesting Wall Signage to be Placed on the Rear of the Building Where There is No Public Entrance – Located at 625 West Lady Lake Blvd. (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, the Church of St. Alban's (Anglican) Inc., is proposing to submit a sign variance application requesting wall signage to be placed on the rear of the building. The church is the property owner of a .33-acre parcel located at 625 West Lady Lake Blvd., in the vicinity of Highway 466 and Rolling Acres Road. The property was annexed in 2011, received a Development Order for commencement of construction of the church in September 2013, and received a final Certificate of Occupancy on the building on September 30, 2014.

Mr. Carroll stated that Harry W. Hennessey, a member of the church's Vestry, would like to acquire feedback from the Town Commission on the likelihood of approval of a variance before submitting a wall signage variance application pursuant to *Chapter 17, Section 4.b.2.E* to request to place a sign on the rear of the building. When a sign contractor submitted for permitting, they found a discrepancy between the Town-approved sign elevations and the sign shown on the construction drawings. The Town-approved sign shows on the west elevation of the building while the sign proposed on the construction plans shows the sign on the rear of the building, which would be the north elevation facing Highway 466; where there is not a public entrance.

Mr. Carroll stated that in the letter dated April 2, 2015 (included in the packet), Mr. Hennessey cited the following four reasons as to why the Church believes the sign would be better served on the proposed location:

1. The north elevation faces Highway 466 and provides an unobstructed, albeit somewhat distant, visibility from the road; which is high traffic and many passing people could see the sign.
2. The west location is at right angles to Lady Lake Blvd. and would have very few opportunities to be seen.
3. The west end of the church is the location of the sewer lift station and of several air conditioning units, which are fenced for security. These fences obscure the sign area on the west end when viewed from Lady Lake Blvd.
4. Required trees required partially obscure the sign area on the west wall.

Mr. Carroll reviewed the following items which were included in the packet, as well as photos of the church from Highway 466 and from the front and west sides of the church:

- Town approved exterior building elevations
- Proposed sign location

The applicant is expected to submit variance application in accordance with the direction of the Town Commission.

Mr. Carroll stated that Mr. Hennessy is present if there are any questions.

Commissioner Richards stated that he drove by the property and admires the monument sign currently in front of the church, but is opposed to having a sign on the building. He asked the Commission and staff at what point would a variance be viewed adversely as they are continuously coming before the Commission.

Commissioner Hannan commented that he also likes the monument sign that is already there.

Commissioner Holden stated he thinks the church is beautiful, but is opposed to a sign on the rear of the building and feels it is too far away from Highway 466 to be very visible.

Mayor Kussard stated that she also drove by the location and that West Lady Lake Blvd. ends just past the church, and if someone new to the area is looking for it, it would be hard to find. She stated that she feels a sign on the rear of the building facing Highway 466 would make the church easier to find.

Harry Hennessey introduced himself and stated the distance from the back of the church to Highway 466 is approximately 450 ft. and is in the range of visibility for 16 inch letters.

Commissioner Vincent asked staff if a monument sign on the rear of the property would be possible.

Mr. Carroll replied that the church would still need a variance for the rear of the property as it is not fronting a road.

It was the consensus of the Commission that they were not in favor of the Conceptual Presentation for the Church of St. Alban's (Anglican), Inc.'s proposal to submit a sign variance application requesting wall signage to be placed on the rear of the building where there is no public entrance, located at 625 West Lady Lake Blvd., as presented, by a 4-1 (Kussard in favor) vote.

5. Conceptual Presentation for the Auto Zone Store Major Modification MJM 03/15-001 – A Development Consisting of a 6,815 Sq. Ft. Automotive Parts Retail Building – To Be Located at 213 West Hermosa Street (Formerly the Northcott Center Site) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Wade Davis with AutoZone Stores, Inc., submitted a site plan application for a 1.97 +/- acre parcel located at 213 West Hermosa Street. Mr. Carroll stated that the parcel originally received Major Site Plan approval by the Town Commission on July 7, 2008 for the construction of 11,880 sq. ft. of medical and professional offices under the project name of Northcott Center, and a pad has already been prepared. At this time, the new applicant proposes the construction of a 6,815 sq. ft. automotive parts retail building. The property is zoned HC, which is Heavy Commercial, and permits retail sales and services on this site. The Future Land Use Map designation for the site is RET – General Commercial Retail Sales & Services. The use is consistent with directives of the Comprehensive Plan.

Under the Northcott Center development, the applicant was granted site plan approval with landscaping buffers along the east elevation for the site due to a retaining wall and overhead power utility lines.

The traffic impacts of this proposed development have been documented through a Tier 1 Traffic Analysis which was submitted to the Metropolitan Planning Organization (MPO). The MPO reviewed the traffic analysis and indicated that all necessary information to support the project has been provided and that no further analysis is required. The proposed automotive parts retail building is expected to generate 422 daily trips, with 41 pm peak hour trips (20 entering and 21 exiting).

Mr. Carroll reviewed the site plan and stated that the applicant is pursuing the following landscaping waiver:

- In accordance to Chapter 10, Section 10-3. b).2), the east elevation buffer requires a 20 ft. minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall. The applicant is required to provide 17 canopy trees and 13 understory trees.

Mr. Carroll stated that the applicant is requesting a waiver for 16 canopy trees and 13 understory trees and his justification is that there is a retaining wall and overhead power utility lines along the elevation facing N. Hwy 27/441.

Commercial Design Standards: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Mr. Carroll reported that the applicant is proposing a mix of styles, combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects along this corridor in the past such as McDonald's and Mattress Firm. Renderings of the proposed elevations of the building were shown. Mr. Carroll noted that the plan meets the Town's parking requirements.

Mr. Carroll reported that in accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 315.2 tree caliper inches based on its 1.97-acre area (160'x 1.97). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	222 tree caliper inches
Proposed canopy & understory trees	<u>130</u> tree caliper inches
Total tree caliper inches	352 tree caliper inches

It was noted that the applicant is providing more than the required on-site tree caliper inches and that no historic trees will be removed for this development.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application on Thursday, April 2, 2015 and provided outstanding comments regarding the Site Plan application. He stated that the Parks, Recreation, and Tree Advisory Committee is tentatively scheduled to consider the Site Plan application on Wednesday, May 13, 2015 at 5:30 p.m., and the Town Commission is tentatively scheduled to consider this application for final approval on Monday, May 18, 2015 at 6:00 p.m.

Commissioner Richards asked if the Town was requiring the stone pad to prevent tire tracking as shown on the plans.

Jason Kinney with Kinney Engineering replied that his firm designed the construction tracking pad for the ability to wash off mud, but it was not required by the Town.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Auto Zone Store Major Modification MJM 03/15-002, to be located at 213 West Hermosa Street (formerly the Northcott Center Site), to include the waivers requested as presented.

6. Conceptual Presentation for the Lumen Park at Lady Lake Site Major Site Plan Application – MJSP 04/15-001 – Proposing a Main Assisted/Independent Living Facility Building of Approximately 151,790 Sq. Ft. With a Total of 129 Units for Phase 1, and a 120,000 Sq. Ft. Building With 100 Units for Phase 2 – Located at 1175 Highway 466, Approximately 1,000 ft. East of the Sumter County Line (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Darren Azdell of OutsideIn Architecture LLC, on behalf of LL-Lumen Park, LLC, is ready to proceed with a Major Site Plan application for 30 ± acres of property located north of County Road 466,

approximately 1000± feet east of the Sumter County Line, addressed as 1175 Highway 466 within the Town of Lady Lake, for a project named Lumen Park at Lady Lake. He stated that this property was formerly known as the Crisbo property and is located between the Spring Arbor subdivision and the La Zamora gate.

Mr. Carroll reported that the subject property is currently occupied by a vacated residence and barn and the zoning designation of the property is presently Planned Commercial (CP). Per Ordinance No. 2011-28, the conceptual plan and attached Memorandum of Agreement allow up to 305 Assisted Living Facility Units; up to 50 villa-type Assisted Living Facility Units; up to 35,000 sq. ft. of medical office, bank, or complementary retail, and approximately 95 Skilled Nursing Units/Beds in the main building; with a total maximum build out of 415 units.

Mr. Carroll stated that the developer is ready to move forward with the site plan process, and at this time, they would like to present civil engineering plans, landscaping plans, and architectural elevations to showcase the development. Phase I will consist of a main Assisted/Independent Living Facility building with approximately 151,790 sq. ft., with a total of 129 units. Phase II will be completed in the future and proposes a 120,000 sq. ft. building with 100 units. Other future phases depicted on the site plan includes a future phase for a medical/professional building and building/medical/professional building, and a parking area to the southwest of the property near Retention Pond 1A. He reviewed the zoning of the property and its surroundings, the site plans as presented, and renderings of the proposed elevation.

In accordance with the provisions of Chapter 20, Section 20-3C).3).A)., the developer has selected the Mission Architectural Design Style for the exterior building elevations. Mr. Carroll stated that the owners agree to develop the property in compliance with all requirements of the Town pertaining to commercial development of property, including ensuring adequate trees, being a minimum of 20' feet in height, are retained or planted within the Buffer Zone.

Mr. Carroll reported that within the Memorandum of Agreement of Ordinance No. 2011-28, the owners are required to establish conservation buffers along the east, north and west of the property, and intend to honor all the terms of the agreement. Additionally, the owners will be required to install an 8' custom PVC fence along the east and north elevations. Lastly, the proposed multi-unit Assisted Living Facility and Independent Living Facility shall be located upon Track "A", the interior location in the center area; not exceeding three stories and 35 ft. in height to the roof level. Tract "D" allows for two-story commercial structures, while Tract "B" and "C" only allow for single-story commercial construction.

The following items were included in the agenda packet:

- Proposed Civil Site Plans
- Proposed Landscaping Plans
- Conceptual Site Layout
- Exterior Building Elevations

The applicant is expected to make a full site plan submittal within the next few weeks. As part of the Site Plan application, the applicant will be requested to supply geotechnical/soil reports, a traffic study, environmental assessments, fire flow calculations, concurrency determinations for Water, Sewer, and Reuse, State permits including St. John's River Water Management District,

Florida Department of Transportation, and any applicable permits from Florida Fish and Wildlife.

Mr. Carroll stated that Darren Azdell is present if there are any questions.

Commissioner Hannan commented that his concern was the 75 ft. buffer. He asked if it was flat or a berm of sorts, and if the residents of The Villages would be able to see the buildings and the traffic from this development.

Mr. Azdell replied that it is a natural conservation buffer and is made of existing natural vegetation that changes in elevation toward the back of the property. He stated that this project has been designed so that the residents will not see the buildings as there will be an eight ft. fence and greater buffers with landscaping and conservation areas as agreed upon after meetings with the residents since 2012.

Commissioner Hannan asked about the PVC fencing and whether they could use the wooden stockade fencing that The Villages uses around their preserves instead.

Ms. Azdell replied that a sample of the high grade, almond streak PVC fencing was brought before the Commission at a prior meeting to view, and it has a wood look and feel in staining and texture. He stated it will last longer than a wooden fence.

Mayor Kussard commented that she remembered seeing the sample and that it was very nice. She noted that this development is not part of The Villages and does not have to blend in with The Villages. She stated she has been informed that the residents of Spring Arbor and La Zamora have met with the developer over the years and have come to an agreement on what is being proposed now. Mayor Kussard reported for the record that she sent out an e-mail to the residents of Spring Arbor and La Zamora to let them know this meeting was going to be held today in case they had questions or comments.

Commissioner Richards stated it is his understanding that the developer is meeting all the requirements of the original Memorandum of Agreement that the adjacent homeowners had signed on to. He stated it is a beautiful facility.

Mr. Azdell replied that he was correct and that they do not intend to change anything about the Memorandum of Understanding, and will meet every requirement they were requested to in 2012.

Mayor Kussard asked if there were any comments or questions by the audience.

Carla Gagnon of the Spring Arbor POA stated she was present to confirm that the developer will include the buffer and fence as initially suggested.

Ron Thomas of La Zamora stated the wood fence was just replaced by The Villages recently and he asked if it will remain once all the clearing is done and the property is marked off.

Mr. Carroll replied that staff will have to check with The Villages as it is on their property.

Melinda Stern of 1016 Sierra Blanca reported that the fence now belongs to The Villages residents as it was turned over to them per a letter she received from Mark Morse, The Villages developer.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Lumen Park at Lady Lake Major Site Plan Application – MJSP 04/15-001 – Proposing a Main Assisted/Independent Living Facility Building of Approximately 151,790 Sq. Ft. With a Total of 129 Units for Phase 1, and a 120,000 Sq. Ft. Building With 100 Units for Phase 2, located at 1175 Highway 466, approximately 1,000 ft. east of the Sumter County line, as presented.

7. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:29 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk