

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
August 19, 2014**

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 3:00 p.m.

1. CALL TO ORDER

- 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; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

Also Present: Jeff Head of Farner-Bailey, Martin Dzuro of The Villages, and Jason Shepler and Greg Lang of Mittauer & Associates

- 3. Public Comment:** Mayor Kussard asked that those who have questions or comments regarding the Titan Assisted Living Facility wait to make their comments after the presentation. She asked if anyone had any comments about any other issue.

There were no comments or questions.

4. Conceptual Presentation of Titan Assisted Living Facility & Memory Care Center Major Site Plan – MJSP 06/14-001 – A Development Consisting of a Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center Totaling 33,100 Sq. Ft. – Located at 930 Alverez Avenue (Thad Carroll)

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. It states that the applicant, Kevin Bessolo with Bessolo Design Group, on behalf of property owner, Villages Operating Company, has submitted a site plan for the construction of a three-story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 square feet. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject property is approximately 2.33 +/- acres and is located within The Villages Center Planned Commercial Master Plan, also referenced as Spanish Springs. The property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by The Village Center and

the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Mr. Carroll noted that the developer has reached out to the residents of Vista Sonoma, the nearby residential area, and some of those residents are present this afternoon. He reviewed an aerial view of the site, a drawing of the site plan, and area photos of the site from different viewpoints.

The applicant indicated that the site is considered in-fill development to be constructed within the existing commercial area identified as La Plaza Grande/Village Center. A previous traffic analysis for this area was conducted, and based on the trip generation of 7,550 square feet commercial area, no increase in traffic impacts during the p.m. peak hours will occur. The 86-bed ALF is estimated to generate 28 trips during the p.m. peak hours, or 0.29 trips per occupied bed. For daily conditions, the ALF is estimated to generate 284 trips per day (please see analysis enclosed based on a 94-bed facility).

Mr. Carroll stated the landscape plan's key points are as follows:

- Preserves and enhances the character of the Avenida Central canopy road
- Reflects consistent landscape design quality and character of The Villages
- Blends with scale and theme of the setting
- Uses customary Florida-friendly design principles

Mr. Carroll reviewed photos of the proposed plant materials for trees, accents, shrubs and groundcover, and stated the following five waivers to the landscaping regulations have been proposed by the applicant (Justification Statement included in packet):

I. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer: Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two canopy trees, three understory trees and a continuous hedge.

- a. Proposal: To waive three understory trees.
- b. Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

II. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer: Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two canopy trees, three understory trees and a continuous hedge.

- a. Proposal: To waive three canopy trees and seven understory trees.
- b. Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

III. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer: Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two canopy trees, three understory trees and a continuous hedge

- a. Proposal: To waive six understory trees.

- b. Justification: Presence of existing canopy from off-site trees.

IV. Waiver to LDRs-Chapter 10, Section 10-3.c).1). which requires that the maximum number of interrupted parking spaces to shall be ten.

- a. Proposal: To allow the number of interrupted parking spaces to exceed ten parking spaces along the east and west elevations.
- b. Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

V. Waiver to LDRs-Chapter 10, Section 10-3).c).3). which requires that the end of all double parking rows the development must provide two acceptable canopy trees or five acceptable understory trees or palms, ten shrubs, and ground cover and/or grass.

- a. Proposal: To reduce the required plant material to one canopy tree, three understory trees, and shrubs on the northern landscaping island, and to eliminate the required canopy and understory trees on the southern landscaping island of the double parking row.
- b. Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

Mr. Carroll reviewed the tree requirements for this project as follows: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 373 tree caliper inches based on its 2.33 acre area (160’x 2.33). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	290	tree caliper inches
Proposed trees for the site	<u>405</u>	tree caliper inches
Total tree caliper inches	<u>695</u>	tree caliper inches

Mr. Carroll noted that the applicant is providing almost twice the required on-site tree caliper inches and that no historic tree removals have been proposed as part of this application.

Mr. Carroll stated the applicant is requesting a Commercial Design Standards waiver as follows: Chapter 20- Section 20-3C.)9).F)., which requires that no more than three different colors or color shades should be typically used in a single building.

- The applicant is proposing four colors for the exterior building elevations. Justification given is that they are required to accent the architectural design of this three-story building. The colors were identified as being by Sherwin Williams as follows:
 - ❖ Biscuit SW6112
 - ❖ Totally Tan SW6115
 - ❖ Plantation Brown SW7520
 - ❖ Terra Cotta SW2803

The site plan and the façade elevations for the Titan Assisted Living Facility & Memory Care Center were included in the packet and a rendering of the north and west elevations was shown with the proposed colors.

Mr. Carroll reported that staff has noted the following Spanish Mediterranean architectural design style elements were utilized for this project:

- Overhanging balconies with rails
- Barrel tile
- Multi-level roofs
- Exterior stucco finish
- Doors accentuated by arches
- Arched casement windows
- Mediterranean-style porte-cochere (portico)
- Roof cornice treatment
- Rounded prominent tower
- Arcaded wing walls leading up to portico
- Decorative medallions on exterior building

Mr. Carroll reported that the application was received on Thursday, June 5, 2014. Public meetings were as follows: The Technical Review Committee members individually reviewed the application on Wednesday, July 2, 2014, and provided outstanding comments regarding the Site Plan application. The Parks, Recreation, and Tree Advisory Committee reviewed this application at their regular meeting on Wednesday, July 9, 2014, at 5:30 p.m., recommending Site Plan approval with a vote of 5-0. Mr. Carroll stated that the Town Commission is tentatively scheduled to consider the Site Plan application for final approval on a Special Meeting to be held Wednesday, September 3, 2014 at 6:00 p.m., if all outstanding comments have been addressed by that time.

Staff recommends advancing the site plan with the proposed waivers, as it has been designed to the best practicable extent to meet site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of The Village Downtown Center Memorandum of Agreement.

Mr. Carroll stated that the applicant is looking for the Commission's approval of the direction of the design. He asked if there were any questions.

Commissioner Richards commented that although the plans show a sidewalk on the Alvarez side of the project on-site, they do not show it extending past the site where the parallel parking is on Alvarez. He stated it would be a good idea to have the sidewalk extended to the right of way on Alvarez so that residents, visitors or employees would have easier access from the parallel parking to the site or to businesses on Alvarez. He suggested that there could be less planting on the west side if there was a sidewalk and might be simpler to construct with the curb there.

Jeff Head of Farner-Bailey replied that the sidewalk was only planned for the site itself.

Martin Dzuro of The Villages stated that an extension of the sidewalk had not been considered, but it can be looked into. He said he will talk to the folks at Titan.

Commissioner Holden stated the sidewalk issue is a good idea, and that he likes the overall look of the project.

Commissioner Vincent agreed.

Commissioner Hannan stated a sidewalk would be a good idea on Alverez.

Mayor Kussard stated she was concerned about the traffic, but it appears that most of the traffic will be on the back side of the building.

Mr. Dzuro replied that Titan gave a presentation to the Vista Sonoma residents and made sure that all delivery services and vendors will be entering the property from Avenida Central and will be exiting out onto Alverez in a one way pattern to expedite traffic.

Mayor Kussard asked if anyone in the audience had questions or would like to comment.

- Dave Olsen of 1022 Avenida Sonoma introduced himself and stated he had several concerns. He agreed with the idea of extending the sidewalk, and stated he was concerned about the noise and traffic and emergency vehicle access off of Avenida Central. Mr. Olsen asked if the Titan exit on Alverez would be right across from the Vista Sonoma entrance. He stated he believes this facility is too large for the site, and he is concerned about property values.

Mr. Head showed that the entrance/exit of the Titan facility was a little north of the Vista Sonoma driveway. Mr. Carroll pointed out these driveways do not line up on the site plan drawing and reiterated that trucks and deliveries will only be allowed to enter from Avenida Central and exit on to Alverez in a one way pattern, although it is a two-way driveway.

Commissioner Vincent clarified that the dumpster for the Titan facility will be blocked by a wall on one side and the three-story building blocking it on the street side.

Mr. Carroll showed the position of the dumpster on the drawing.

Mr. Head stated that there is a 10' high screen wall around the dumpster, and the three-story building also wraps around the dumpster area.

Commissioner Richards pointed out that this site is a commercial property and he clarified that no one promised that nothing would ever be built on it.

Commissioner Hannan asked which exit the trucks would use on Alverez as there are two exits.

Mr. Dzuro stated they would use the northern most exit. He stated that Titan will not allow their vendors to use semi trucks for deliveries; they use the smaller box trucks. He also stated that The Villages property management folks are currently talking to the commercial properties in the nearby plaza such as Publix, Winn-Dixie and Belks, letting them know of the complaints by Vista Sonoma residents that the semi trucks are coming down the back roads to service them rather than coming off of US Hwy 27/441.

Commissioner Hannan commented that Tire Choice also has trucks coming down the side streets.

Mr. Dzuro stated that this site is zoned commercial and other companies like Tire Choice and a couple of retail stores were looking at it, but when Titan approached them, they felt that an ALF was the best transition for what could have been there for Vista Sonoma residents. He stated that property values in The Villages have experienced an 18% growth in all areas and he does not foresee any loss of value as a result of this facility.

Commissioner Hannan asked how high the hedges will be.

Mr. Carroll replied that the hedges will be 30" at planting.

Mayor Kussard addressed Mr. Olsen's concerns regarding emergency vehicle access by stating that the Public Safety Department employees are all EMT/Paramedic qualified, and that they could stabilize patients until they were able to get them to the hospital.

Town Manager Kris Kollgaard agreed, stating that each emergency vehicle has the equipment necessary and the personnel includes both an EMT and a Paramedic, who is skilled in advance life-saving techniques.

- Irwin King, President of the Vista Sonoma POA, thanked the Commission for bringing this information to the residents. He stated they really appreciated the presentation at their Board meeting, and their concerns and questions were answered. Mr. King stated he likes the way Lady Lake does business.

It was the consensus of the Commission that the Titan Assisted Living Facility & Memory Care Center Major Site Plan be advanced as presented.

5. Presentation and Discussion of Wastewater & Reuse Master Plan Study (C.T. Eagle/Jason Shepler of Mittauer & Associates)

C.T. Eagle, Public Works Director, gave the background summary for this item (on file in the Clerk's Office). (The **Executive Summary** and the **Wastewater & Reuse Master Plan Draft** by Mittauer & Associates as provided in the packet are available for viewing in the Clerk's Office, as well.)

Mr. Eagle stated that the Commission approved the study of the Town's Wastewater and Reuse Systems for the development of a Master Plan on November 4, 2013. Jason Shepler with Mittauer & Associates, as Town Engineer, has completed the study and will present the recommendations to the Commission for discussion. Mr. Eagle stated that staff is very excited about this plan and it was a long time in the making. He stated the plan prepares for potential future development and he turned the podium over to Mr. Shepler.

The Commissioners commented that this plan was thorough and well presented.

Mr. Shepler stated that although a lot of information has been provided, he was just going to try and capture some of the concluding findings and he provided a power point presentation to

follow. He asked that the Commission feel free to interrupt if there were any questions during the presentation.

Mr. Shepler stated the basis of the review was for: 1) planning period and planning area, 2) existing wastewater system, 3) existing reuse system, 4) regulatory environment, 5) projected wastewater demands, 6) projected reuse demands, and 7) infrastructure expansion needs. He expounded on each of the topics.

Mr. Shepler presented the summary of findings for the collection system projects as follows:

- Manhole Rehabilitation – He stated the velocity of the force main and hydrogen sulfide have corroded the manhole covers as they have no protective covering. (\$49,000 for construction during FY 14-15 to FY 15-16)
- Lift Station No. 1 – Collection System Expansion – He stated with the commercial area expansion, this lift station is at capacity. (\$448,000 construction/\$65,000 non-construction – recommended; discuss timing)

Commissioner Vincent clarified that the 10” and 12” gravity capacity is limited and has reached its capacity as noted in the Executive Summary, and that the Town should be addressing this quite soon. He stated that it is his understanding that further development behind the new McDonald’s could be coming soon and the Town should not be caught short.

Mr. Shepler replied that is correct and it should be addressed to reduce sanitary sewer overflow potential, and if growth is seen near the Griffin Avenue area, it would have to be bypassed by this system as it is at its limit. He stated the lift station expansion should increase the capacity to cover the commercial development in that corridor. He continued with the findings.

- North and Northeasterly Quadrant Trunk Force Main Extension – He stated this would tie into the lift station expansion with a 16” force main, and would provide a stub out for Water Oaks in case the Town eventually takes over that system. (\$781,000 construction/\$117,000 non-construction – development timing)
- Lift Station No. 1 Pump Control Modifications – He stated that this is associated with how Lift Station 1 is paired with the wastewater plant; how much flow comes in at any given time and the clarifier size. (\$132,000 construction/\$13,000 non-construction – timing pending success of manual modifications and/or demands on the station)

Mr. Shepler reviewed the summary of findings on the septic tank phase out projects (STPO); also referred to as OSTDS sections or onsite sewage treatment and disposable systems. He stated the STPO projects have been divided into six projects with ten septic tank sectors. The cost for phasing out the septic tanks provides for installing a gravity sewer system and removing the pavement and reinstalling it afterward; and also for decommissioning septic tanks and connecting the sewer lines to the homes.

Mr. Shepler stated there is contingency built into each cost, and they were listed as follows: 1) STPO Project No. 1 - \$3,715,000 construction/\$557,000 non-construction, 2) STPO Project No. 2 - \$3,856,000 construction/\$578,000 non-construction, 3) STPO Project No. 3 - \$3,223,000 construction/\$483,000 non-construction, 4) STPO Project No. 4 - \$1,838,000 construction/\$276,000 non-construction, 5) STPO Project No. 5 - \$1,289,000 construction/\$193,000 non-construction, and 6) STPO Project No. 6 - \$1,828,000

construction/\$274,000 non-construction. He stated other areas within the state are starting to feel pressure on these types of projects, specifically the spring shed. Mr. Shepler stated that Greg Lang from his office, who is present today, speaks with legislative representatives frequently and he is hearing more and more talk about getting rid of septic tanks, primarily in the spring shed areas, but also out into other surface water areas and aquifers.

Mr. Shepler reviewed maps showing the six different STPO project defined areas, the limits of the gravity system, where a pump station would go, and the force main alignment to the wastewater plant. He mentioned that STPO Project No. 1 includes a conceptual force main from the City of Fruitland Park, as it is their understanding that they may be pumping directly into Lift Station No. 10.

Mr. Shepler reviewed the summary of findings for the wastewater treatment plant improvement or expansion. They included: 1) WWTP No. 2 aeration delivery improvements - \$534,000 construction/\$80,000 non-construction – FY 14-15 to FY 15-16, 2) transfer pump capacity expansion - \$162,000 construction/\$24,000 non-construction – required @ flows = .033 million gallons per day (mgd), 3) WWTP No. 1 modifications and clarifier expansion – a) \$2,160,000 construction/\$324,000 non-construction – required at flows = .067 mgd, b) clarifier expansion or flow equalization may be desired sooner if Lift Station No. 1 flow intensity and duration cannot be managed manually or through control improvements, 4) Class 1 reliability improvements (mechanical redundancy) - \$1,080,000 construction/\$162,000 non-construction – required at flows = .67 mgd, and 5) Flow equalization system - \$1,175,000 construction/\$180,000 non-construction – pending LS. No. 1 demands, flow control and/or clarifier expansion. He showed exhibits of the improvements.

Mr. Shepler reviewed the summary of findings of the reuse system improvement or expansion. He stated this is completely a function of how the reclaimed water service area develops, and that primarily the reuse system is serving a lot of Town components and commercial components, and is just beginning to serve the new Green Key residential development – a first residential use controlled by the homeowner. He stated this will need to be monitored by the Town. The reuse system finding is as follows: 1) Wet weather storage expansion (ground storage tank-able to store 3 day's worth) - \$744,000 construction/\$112,000 non-construction within next five years, pending reuse demands, 2) Reject storage expansion (able to store 1 day's worth) - \$380,000 construction/\$57,000 non-construction within next five years, pending reuse demands.

Mr. Shepler reviewed a chart showing the timing of minimum and maximum WWTP flow projections so that the Town could see how it would influence their capital needs in the coming years up to FY '30-'35. The projects were shown on a chart recommending when the recommended improvement projects be completed by fiscal year.

Mr. Shepler reviewed the Town's funding sources as being: 1) Town funds consisting of \$718,000 in water impact fees, \$513,000 in sewer impact fees, \$37,500 in reuse impact fees and retained earnings (unrestricted funds) of \$2,109,000, 2) Community Development Block Grants (CDBG), 3) Appropriations, 4) Water Management Districts, and 5) Grant/Loan Programs such as Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), and USDA Rural Development.

Mr. Shepler thanked the Commission for the opportunity to present this plan and asked if anyone had any questions.

Commissioner Richards stated this is good information at the right time, especially since the Town is considering additional flows, etc. He commented that the septic tank phase out will be a hard sell.

Commissioner Vincent asked if the Town should discourage it if developers come to the Town in the future and want to put in septic tanks.

Mr. Shepler replied that septic tanks have their place, but that the Health Department's viewpoint is to try to move away from septic tanks especially for denser developments. He stated it would be best to try to get a developer's agreement for central sewer depending on their economics for their project for a force main extension. Mr. Shepler stated this area does not have as many environmental restrictions for septic that other areas of the state may have, but there are a number of surface bodies of water in the area.

Mayor Kussard asked if there were any other questions, and hearing none, thanked Mr. Shepler for his presentation, as did the Town Manager.

6. ADJOURN: There being no further discussion; the meeting was adjourned at 4:13 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk