

**MINUTES OF THE TOWN OF LADY LAKE  
REGULAR PLANNING AND ZONING BOARD MEETING  
LADY LAKE, FLORIDA**

**February 9, 2015  
5:30 p.m.**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

**CALL TO ORDER:** John Gauder, Chairperson

**PLEDGE OF ALLEGIANCE:** John Gauder, Chairperson

**ROLL CALL**            Gil Pierson, Member  
                         Mike McKenzie, Member  
                         Alfred Monteleone, Member (arrived at 5:37 p.m.)  
                         William Sigurdson, Vice Chairperson/Member  
                         John Gauder, Chairperson

**STAFF MEMBERS PRESENT:** Attorney Todd Mazenko, BRS Legal; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Kris Kollgaard, Town Manager; and Julia Wolfe, Staff Assistant to Town Clerk

**OPEN FORUM:**

Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.

**NEW BUSINESS:**

1.     **Approval of Minutes** – December 8, 2014 Regular Meeting

*Upon a motion by Member McKenzie and a second by Vice Chairperson/Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of December 8, 2014 as presented by a vote of 4-0.*

2.     **Ordinance No. 2015-01 – Rolling Acres Self Storage Facility (Tree Tops Golf, Inc.) – Located at the Corner of West Lady Lake Blvd. and Rolling Acres Road at 175 S. Rolling Acres Road – Providing for a Modification of the Town of Lady Lake Planned Commercial (CP) Zoning Memorandum of Agreement (MOA) – (Alternate Key Number 3250290) (Wendy Then)**

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicants, Michael and Joy Girard, have submitted an application on behalf of Rolling Acres Self Storage (a.k.a. Tree Tops Golf, Inc.) for property located at the corner of West Lady Lake Boulevard and Rolling Acres Road; addressed as 175 S. Rolling Acres. She stated the property includes approximately 12.65 ± acres, identified by alternate key #3250290, within the Town of Lady Lake.

Ms. Then stated the subject property is currently operating as a self-storage facility consisting of eight buildings providing 109,700 sq. ft. of storage space and there is also a 1,200 sq. ft. office in addition to the original office building of 3,389 sq. ft. She stated there are also batting cages and a miniature golf course in operation on the property, as well as an existing building of 763 sq. ft. to be converted to a manager’s residence. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to modify the Memorandum of Agreement, formerly adopted under Ordinance No. 2013-10, to include the motor vehicle/RV/boat storage as a permitted use, as well as the following 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. Building being approximately 763 sq. ft.
- 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 now 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. f t.

As part of the application, the applicant has provided the new terms of the Memorandum of Agreement (Exhibit “B”) and a bubble plan (Exhibit “C”) showing the modified buildings, dump station location, new phasing boundaries, retention pond areas, parking area, drive aisles, landscaping buffers, dumpsters location, and gate.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

Aerial views of the property and photos of the property and postings were shown.

Ms. Then stated the Zoning and Future Land Use designations of the adjacent properties are as follows:

**Zoning**

<b>Subject Property</b>	Lady Lake – Planned Commercial (CP)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County-Agricultural Residential
<b>East</b>	Lady Lake –MF-12 (Up to 12 dwelling units per acre)
<b>North</b>	PFD (Public Facilities District)/ Lake County-Agricultural
<b>South</b>	Lady Lake- Planned Unit Development (PUD)

**Future Land Use**

<b>Subject Property</b>	Lady Lake – General Commercial Retail Sales & Services (RET)
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County – Urban Low
<b>East</b>	Lady Lake –Multi-Family Low Rise- (MF-LR)
<b>North</b>	Lady Lake- Other Institutional Facilities (OIF)/Lake County-Urban Low
<b>South</b>	Lady Lake – General Commercial Retail Sales & Services (RET)

The current Future Land Use Designation of the subject property (12.65 ± acres) is Lady Lake Commercial General Retail Sales & Services (RET) and is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Comments for this application are as follows:

- 1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in the Memorandum of Agreement executed on September 18, 2013, as recorded in ORB. 4384 PGS. 886-893.
- 2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will have to supply a modified site plan, via the major modification to site plan process (applicant is undergoing this process concurrently). She stated the modified site plan has already been submitted and is in the process of being reviewed.

Ms. Then reported that notices to inform the surrounding property owners (9) within 150’ of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Thursday, January 22, 2015. To date, nine certified mail receipts have been returned, and there have been no phone calls, e-mails or written statements thus far on the matter.

Ms. Then stated that at the December 15, 2014 Special Commission Meeting (Conceptual Workshop), it was the consensus of the Commission that they were in favor of advancement of the proposed changes for Rolling Acres Self Storage (Tree Tops) as presented.

Ms. Then stated the application materials were circulated to members of the Technical Review Committee (TRC), on Wednesday, January 28, 2015. No comments were forwarded that would prohibit advancement of the application to the Planning and Zoning Board. She stated the Town Commission is tentatively scheduled to hear Ordinance No. 2015-01 for first reading at their regular meeting on Monday, March 2, 2015 at 6 p.m., and for second/final reading at the special meeting to be held on Wednesday, March 16, 2015 at 6 p.m.

Ms. Then stated the applicant was present to answer any questions.

Vice Chairperson Sigurdson asked if there will be any changes to the green area from what was proposed. He asked if the batting caging will be staying.

Ms. Then replied yes; with the reduction of the building there will be more green area than what was proposed and the batting cages will be staying.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter. There was no one.

*Upon a motion by Vice Chairperson/Member Sigurdson, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-01 to the Town Commission for consideration by the following roll call vote:*

<i>MCKENZIE</i>	<i>YES</i>
<i>MONTELEONE</i>	<i>YES</i>
<i>PIERSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

**CHAIRPERSON/MEMBERS' REPORT:**

There were no comments or reports.

**ADJOURN:**

*With nothing further to discuss, the meeting was adjourned at 5:40 p.m.*

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Julia Wolfe, Staff Assistant to Town Clerk

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John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk