



## SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

**DATE:** Wednesday, January 20, 2016  
**TIME:** 5:30 p.m.  
**PLACE:** Town Hall Commission Chambers  
409 Fennell Blvd., Lady Lake, Florida

**ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING**

### AGENDA\*

1. Call to Order: Mayor Ruth Kussard
2. Roll Call
3. Open Forum
4. Conceptual Presentation for the Villages Golf Car Shop and Service Center MJM 10/14-001 – Architectural Exterior Elevations Modifications – Located at 903 Avenida Central (Thad Carroll)
5. Adjourn

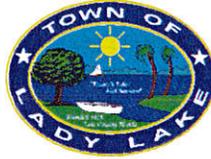
**\*Back up for agenda items is available on the Town's website at [www.ladylake.org](http://www.ladylake.org) or contact the Town Clerk at (352) 751-1571.**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 01-20-16



**SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM**

**REQUESTED MEETING DATE: January 20, 2016**

**SUBJECT: Conceptual Presentation for the Villages Golf Car Shop and Service Center MJM 10/14-001—Architectural Exterior Elevations Modifications.**

**DEPARTMENT: Growth Management**

**STAFF RECOMMENDED MOTION:**

**Staff recommends approving waiver from Chapter 20, Section 20-3C). 4).C).3).**

Applicant, John R. Grant, with the Villages Operating Company, submitted an application back in September 15, 2014, for the conversion of the existing Citizen’s First Bank Site into a Golf Car Shop Facility. The project received approval from Town Commission on November 17, 2014 for a 2,102-square-foot addition to the existing two-story building, a two-lane Golf Cart Fueling Area providing four (4) fueling stations, landscaping improvements, and dumpster enclosure addition.

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.

The Villages Golf Cart Shop Facility building proposed the Spanish Mission Architectural Style Design in accordance with the existing and proposed building exterior elevations. The building would exhibit the following:

- ✓ Shaped Mission Roof Parapet for the Building and the Fuel Station Canopy
- ✓ Symmetrical Façade
- ✓ Stucco Finish on Building Exterior Walls for addition
- ✓ Mission-style doors, window encasement, and outside gates
- ✓ Architectural Raised Band all around the building

During the wall signs installation, it was determined that the existing architectural raised band all around the building had to be removed to accommodate wall signage in certain facades of the exterior of the building.

In the Justification Statement submitted by the applicant, it was stated that the new signage planned for the project would be in physical conflict with the small existing raised band. At the owner’s expense, the banding was removed and new textured stucco was



# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	VILLAGES OPERATING COMPANY	<b>Alternate Key:</b>	3451988
<b>Mailing Address:</b>	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	06-18-24-300000000X00
		<b>Millage Group and City:</b>	FVCD (Lady Lake)
		<b>Total Millage Rate:</b>	18.23370
		<b>Trash/Recycling /Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	903 AVENIDA CENTRAL LADY LAKE FL 32159 <a href="#">Update Property Location</a>	<b>Property Name:</b>	CITIZENS 1ST BANK <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	LADY LAKE, THE VILLAGE CENTER SUB LOT X--LESS BICHARA BLVD &   AVENIDA CENTRAL RD R/W'S--PB 33 PGS 92-97   ORB 4674 PG 547		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	FINANCIALS (2300)	0	0		41817.6	SF	\$0.00	\$334,541.00	

## Commercial Building(s)

### Building 1

Commercial	Building Value: \$480,648.00							
<b>Summary</b>	<b>Section(s)</b>							
Year Built: 1991	<b>Section No.</b>	<b>Section Type</b>	<b>Wall Height</b>	<b>No. Stories</b>	<b>Ground Floor Area</b>	<b>Basement</b>	<b>Basement Finished</b>	<b>Map Color</b>
Total Square Footage: 9276	1	FINISHED LIVING AREA (FLA)	12	2	4638	0%	0%	<input type="checkbox"/>
Full Bathrooms: 3	<b>Interior Finish</b>		<b>Percent</b>		<b>Sprinkler</b>		<b>A/C</b>	
Half Bathrooms: 1	(23C)		100.00 %		Yes		Yes	
Elevators: 0								
Elevator Landings: 0								
Escalators: 0								
Residential Units: 0								
Kitchens: 0								
Fireplaces: 0								
Structure Type: Concrete Block								

or Masonry Walls Exterior Walls: 08 : 100.00 %
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**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	17500	SF	1992	\$14,175.00
0002	BANK VAULT (BKV)	80	SF	1992	\$4,318.00

**Sales History**

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4674 / 547	9/1/2015	Warranty Deed	Unqualified	Improved	\$1,825,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$833,682	\$833,682	\$833,682	5.30510	\$4,422.77
LAKE COUNTY MSTU AMBULANCE	\$833,682	\$833,682	\$833,682	0.46290	\$385.91
SCHOOL BOARD STATE	\$833,682	\$833,682	\$833,682	5.69700	\$4,749.49
SCHOOL BOARD LOCAL	\$833,682	\$833,682	\$833,682	1.50000	\$1,250.52
TOWN OF LADY LAKE	\$833,682	\$833,682	\$833,682	3.55100	\$2,960.40
ST JOHNS RIVER FL WATER MGMT DIST	\$833,682	\$833,682	\$833,682	0.30230	\$252.02
LAKE COUNTY VOTED DEBT SERVICE	\$833,682	\$833,682	\$833,682	0.16000	\$133.39
LAKE COUNTY WATER AUTHORITY	\$833,682	\$833,682	\$833,682	0.25540	\$212.92
NORTH LAKE HOSPITAL DIST	\$833,682	\$833,682	\$833,682	1.00000	\$833.68
				<b>Total:</b>	<b>Total:</b>
				18.2337	\$15,201.10

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

### Exemption Savings Ⓢ

The exemptions marked with a ✓ above are providing a tax dollar savings of:  
**\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

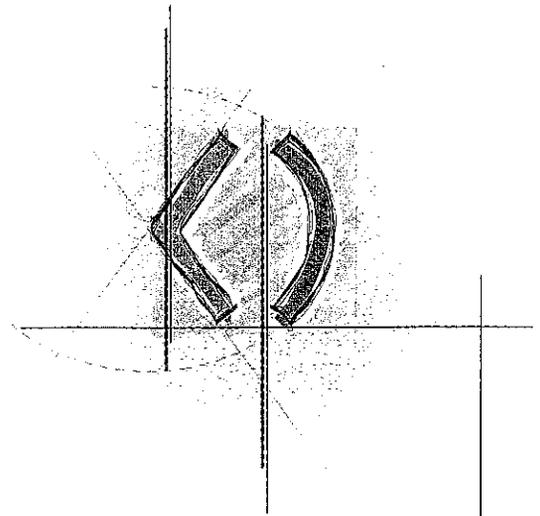
Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a> <a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a> <a href="#">View the Law</a>

### Assessment Reduction Savings Ⓢ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

January 4, 2016

Ms. Wendy Then – Town Planner  
Town of Lady Lake  
409 Fennell Blvd.  
Lady Lake, FL. 32159



*KP studio architect*

**RE: LA PLAZA GRANDE SOUTH – GOLF CAR SERVICE CENTER**

Letter of Justification for Minor Changes to Exterior Elevations

To whom this may concern,

As you may know, the owner of the commercial property in question has undertaken a complete building renovation including new building additions. In keeping with the existing building's style and the Town of Lady Lake's Architectural Standards, the new building additions have maintained the Spanish / Mediterranean Architectural character. At some point during construction it was realized that the building's new signage planned for the project would be in physical conflict with the small existing raised banding. (Refer to Sheets A302 & A303, key note #24) At the owner's expense this banding was removed and new textured stucco was put in-place to match the adjacent finishes. For your reference, Exterior Finish Selections, used for this project, including Manufacturer and Color / Model No. can be found on Sheet A301.

Regrettably at the time of this change it was not known by our firm that the owner was required to make a formal submission to the Town of Lady Lake for review and approval to minor exterior elevation changes. This change was not intended to lessen the architectural appearance but purely to resolve a physical conflict, between the banding and signage that would have detracted from the overall final project if not corrected.

We would respectfully ask that you approve this minor change already applied to the exterior elevations.

Thank you for your time and consideration concerning this important matter.

Respectfully,

A handwritten signature in black ink, reading 'Edward R. Plaster Jr.', is written over the typed name below.

Edward R. Plaster Jr.  
President – KP Studio Architect

# The Villages

## *Design Division*

January 5, 2016

Ed Plaster  
KP Studio Architect, P.A.  
537 NE 8<sup>th</sup> Avenue  
Ocala, FL 34470

**Re: Building Plan Review – Final Approval Letter – La Plaza Grande South Golf Car Service Center,  
La Plaza Grande, The Villages, FL 32159**

Dear Ed:

The Villages Design Review Committee has reviewed the revised drawing for the above named project. The project meets our Design criteria and has been given Final Approval.

We look forward to having the new Golf Service Center part of the Villages community. Thanks for you for your cooperation throughout the design review process. Please don't hesitate to call if you have any questions.

Sincerely,

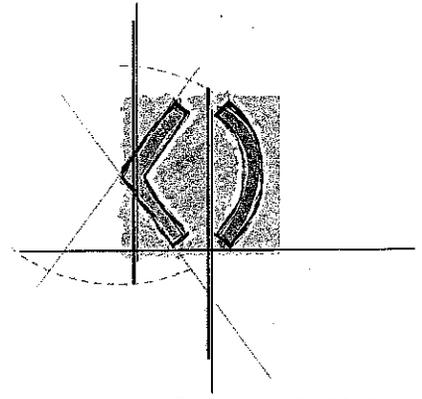


William T. Jones, RA  
Design Architect

Phone: 352-753-6276  
Cell: 352-551-4804  
[Bill.jones@thevillages.com](mailto:Bill.jones@thevillages.com)

Electronic Copies: Lance Davis, Mike Pape, Bob Farner, Brenda Grant, Bryn Blaise, Devon Wiechens,  
Jarod Ford

# LETTER OF TRANSMITTAL



*kp studio architect*

**Attention:** Wendy Then - Town Planner  
**Company:** Town of Lady Lake

**Date:** Jan-05-2016  
**Job No.:** 14037

**RE: La Plaza Grande South Golf Car Service Center - Submission to TOLL for Minor Exterior Elevation Changes**

**YOU ARE RECEIVING:**

- Shop Drawings   
  Prints   
  Plans   
  Specifications   
  Payment Request  
 Change order   
  Letter   
  Other  
 Under separate Cover via the followings items:

DOCUMENT TYPE	COPIES	DATE	NO.	DESCRIPTION
24x36	8			Sheets A301, A302, & A303
11x17	4			Sheets A301, A302, & A303
Letter	1			Justification Letter

**DOCUMENTS ARE TRANSMITTED AS CHECKED BELOW:**

- For your use   
  As requested   
  Return for corrections   
  For review & comment  
 Other   
  Resubmit 0 copies for approval   
  Return 0 copies for file  
 See Remarks   
  For Approval

**REMARKS:**

**Signed:** ERP

Copy:

If enclosures are not as noted, kindly notify us at once.

X:\Office\PROJECTS\2014 JOBS\14064 Golf Cart Service Center @ La Plaza Grande North\Transmittals\Transmittal010516 TRANS Wendy Then\_TOLL.docx

**KP STUDIO ARCHITECT, P.A.**  
 537 NE 8<sup>TH</sup> AVENUE  
 OCALA, FLORIDA 34470  
 (352) 622-7163 Phone  
 (352) 622-6556 Fax  
 mailbox@kpstudioarchitect.com  
 License #AA0002357





