

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
January 20, 2016**

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 5:30 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; Captain Jason Brough, Police Department; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

**3.     PUBLIC COMMENT**

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

**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)**

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk’s office). He stated that the applicant, John R. Grant, with The Villages Operating Company, submitted an application back on September 15, 2014 for the conversion of the existing Citizen’s First Bank Site into a Golf Car Shop Facility. He stated the project received approval from the Town Commission on November 17, 2014 for a 2,102 sq. ft. addition to the existing two-story building, a two-lane golf cart fueling area providing four fueling stations, landscaping improvements, and a dumpster enclosure addition. He stated that a change has been made since that time that needs Commission approval before a permanent Certificate of Occupancy (C.O.) can be issued.

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

Mr. Carroll reported that 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. He noted that in the Justification Statement submitted by the applicant, it stated that the new signage planned for the project would be in physical conflict with the small existing raised band. Mr. Carroll stated that at the owner's expense, the banding was removed and new textured stucco was put in place to match the adjacent finishes of the building. In short, the change was intended to address a physical conflict between the banding and signage that would have detracted from the overall final project if not corrected.

An aerial view of the site, a photo of the previous structure on the site, original elevation drawings with the band, and photos of the building at present were shown and reviewed.

Commissioner Hannan asked for clarification on the issue with the banding.

Mr. Carroll replied that the issue with the banding was that it was in conflict with the signage as it lined up with where some of the signage was placed on the façade of the building.

Commissioner Hannan commented that almost every side of this building has numerous signs. He asked the total number of signs on this building.

Mr. Carroll replied that he did not know the total number of signs, although the photos showed the locations of the signage. He stated the purpose of some of the signs are to direct people where to pull through, etc. He stated the signage is in compliance with the Town's code; the issue is the style change with removal of the band that was previously approved for the building design, and the waiver is for that.

Commissioner Richards commented that it is a good looking building and that it would have looked too busy with the band, and Commissioner Hannan agreed.

Mr. Carroll stated that at this time, the applicant is requesting a waiver from the provisions of the Commercial Design Standards pursuant to Chapter 20, Section 20-3C). 4).C).3). to eliminate the conflicting architectural raised band. The following items were included in the packet:

- Justification Statement
- Approval letter by The Villages Commercial Property Management Design Division
- Architectural exterior elevation plans

Mr. Carroll stated that Bren Blaise is present if there are any further questions.

Mayor Kussard asked if the Commissioners had any further questions, and hearing none, asked for a consensus.

*It was the consensus of the Commission that they were in favor of the Conceptual Presentation for The Villages Golf Car Shop and Service Center MJM 10/14-001 – Architectural Exterior Elevations Modifications, as presented.*

4. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:37 p.m.

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Kristen Kollgaard, Town Clerk

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Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk