

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
April 18, 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 5:15 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; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works 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 Specialty Orthopedic Center Major Site Plan - Phase I - MJSP 03/16-002 – A Development Proposing a 26,540 Sq. Ft. Multi-Specialty Medical Facility – to be Located Along Rolling Acres Road on a +/- 9.77-Acre Parcel at 539 Rolling Acres Road (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 noted that the name has changed to Lady Lake Outpatient Clinic Major Site Plan – MJSP 03/16-002 since the distribution of the packets. The applicant, George Huddleston with Littlejohn Engineering Associates, Inc., has submitted a site plan application for a 9.77 +/- acre parcel located at 539 Rolling Acres Road. The applicant proposes the construction of a 26,540 sq. ft. building for a multi-specialty clinic facility.

Mr. Carroll reported that at this time, approximately 5.82 acres will be developed as part of Phase 1. The property is zoned Industrial, which permits the proposed medical office/clinic use, and the Future Land Use Map designation for the site is Industrial (I). This particular piece of property is located just south of The Villages Industrial Center (also referenced as the ProBuild Trust Plant) and north of the Citizen's First Bank Processing Center and the Fort Knox Storage Facility, and is one of the few remaining undeveloped properties on that section of Rolling Acres Road north of Highway 466. The property is expected to be developed in two phases.

A map showing the zoning of the property and adjacent parcels was shown, as were the site plans, landscaping plans, and photos of the property at present. Mr. Carroll noted that this property would be permitted under a Heavy Commercial use; however, the Town's Land

Development Regulations and Comp Plan do allow for accumulative zoning, so anything less intense than Industrial that is a Commercial use can be constructed in Industrial.

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 applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

Mr. Carroll reviewed the landscaping and Commercial Design Standards waivers as follows:

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 931.2 tree caliper inches based on its 5.82-acre site development area (160”x 5.82 acres). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	93 tree caliper inches
Proposed canopy & understory trees	<u>867</u> tree caliper inches
Total tree caliper inches	960 tree caliper inches

It was noted that the applicant is providing more than the required on-site tree caliper inches and a 65” history oak tree is proposed to be preserved; no historic trees are proposed to be removed for this development.

The applicant is pursuing the following landscaping waivers:

- In accordance to Chapter 10, Section 10-3. b).B).4)., the *North* Elevation requires “Class D” Landscaping Buffer-Forty (40) feet minimum width with eight canopy trees, six understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *56 canopy trees* and *35 understory trees*.

Request: The applicant is requesting a waiver for 13 canopy trees and to reduce the buffer width from 40 feet to 20 feet.

Justification: Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

- In accordance to Chapter 10, Section 10-3. b).B).3)., the *South* Elevation requires “Class C” Landscaping Buffer- Thirty (30) feet minimum width with six canopy trees, four understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *42 canopy trees* and *28 understory trees*.

Request: The applicant is requesting a waiver for seven canopy trees, two understory trees and to reduce the buffer width from 30 feet to 20 feet.

Justification: Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

Comments:

- 1) As stated, the applicant is proposing a medical office/clinic; such a use would regularly require only a Landscaping Buffer Class “A” along the boundaries if assigned under the Heavy Commercial (HC) zoning district, in which this proposed use would be permitted. However, due to the property having an Industrial Zoning designation, the project is required to provide Landscaping Buffer Class D for the north elevation and Landscaping Buffer Class C for the South elevation; which are 40 feet and 30 feet in width respectively, and require extensive plant material.
- 2) Overall, the plan material that has been proposed on-site for approximately 700 lineal feet would be the equivalent of Landscaping Buffer Class C, which is far beyond what is currently featured on adjacent and surrounding sites.

Commercial Design Standards: The site plan and façade elevations for the Lady Lake Outpatient Center were included in the packets.

Mr. Carroll stated that in regard to the building architecture, and 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. He stated that if one of the four predominant styles defined in the commercial design standards manual is not selected, the compatibility of a proposed building will be reviewed for consistency with the recommended styles and adjacent architecture, on a case-by-case basis. All the elements that comprise a building, including the building form, will need to be consistent with the style selected. If a modern architecture style is selected, the developer will need to demonstrate compatibility with the adopted styles.

The Technical Review Committee members individually reviewed the application on Friday, April 8, 2016, and provided outstanding comments regarding the Site Plan application. The Parks, Recreation and Tree Advisory Committee met on Wednesday, April 13, 2016, and recommended approval of these waivers by a vote of 5-0. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, May 16, 2016 at 6:00 p.m.

Mr. Carroll turned the presentation over to the applicant’s architect as to the proposed architectural style.

Rachel Thomas introduced herself as Project Manager with Studio Plus for this project, as did Jose Perez, who is a principle of Studio Plus. Ms. Thomas reviewed a more detailed site plan with the landscape design, and elevations of the proposed building. The building exhibits a Modern Architectural Design style featuring white cement plaster, metal wall panels, split face concrete block, glass doors and windows throughout the different exterior wall elevations of the building. She stated the design will allow natural light to come through the building and has been designed specifically for the site to take in sun angles and the topography of the site.

- Primary entrance oriented towards the public right-of-way featuring a portico.
- Substantial architectural elements that projects/recesses from the building.
- Facades includes changes in place, arcades, change in compatible material, changes in texture, doors and windows.
- Primary façade features public entrances, roof treatments, awnings, and landscaping.

- Secondary and rear entrances include architectural embellishments such as awnings and landscaping.
- All glazing is transparent.
- Rooftops consists of steeped parapets of different colored material.

Ms. Thomas stated the design takes a lean approach, and the processes that will happen in the building were simulated and incorporated to make it flow and function, and reflects patient-centered design. There will be state of the art technology and an international presence, as well. She stated this project will be a blueprint for several other developments that will happen in Florida, and hopefully, nationally.

Ms. Thomas reiterated that the building is roughly 26,500 sq. ft. and will support a lot of people and create a lot of job opportunities in the community. She stated the future development phases of this site will also provide additional jobs and learning opportunities. A community room will be part of the building and will be a flexible space for the Town's use. A detailed rendering of the building was reviewed.

Commissioner Hannan commented that he loves the Modern architecture.

Commissioner Richards asked at what point would a traffic study be done for this project.

Mr. Carroll replied that a preliminary traffic study has been done and will be provided at the regular Commission meeting. He stated the focus of this conceptual meeting is on the landscaping waivers and the Commercial Design Standard waivers. He stated that the preliminary traffic study did show an increase of 97 peak p.m. trip hours, and the MPO's report stated that mitigation will not be required because the intersection is failing and the road is failing, and the applicant cannot be required to bring it up to a non-failing standard. The proposed improvements with this project will include a left turn lane and a right deceleration lane.

Commissioner Richards stated that Lake County is unable to fund the necessary improvements to Rolling Acres Road at this time; however, he asked if there must be a Level C on all of the Town's roads as far as concurrency. He stated the road is already failing, and the Town would not have to approve this development because of this situation.

Mr. Carroll replied that he believes the concurrency standard is Level D on all of the roads, but agreed that it is already failing. He stated he believes the statute may supersede the Town's ruling in that it cannot require the applicant to bring the road up to a level of service that is not failing if it is failing already.

Commissioner Richards stated he understands that the Town cannot require them to bring it up to standards, but feels the Town should not approve something that will make the road worse with no correction.

Mr. Carroll stated the applicant is doing a 20 ft. of right-of-way dedication as part of the project as well. He stated the Town Attorney should be contacted to see if the Town has the ability to not approve the project as long as they mitigate what is required and given that it meets all the other code requirements.

Town Manager Kris Kollgaard stated that this is a conceptual meeting, and the Commission has the authority to not approve the waivers as requested at this meeting.

Commissioner Hannan stated he is also concerned about Rolling Acres Road and the Town has no idea when the County will be able to widen the road. He stated he likes the modern look of the building and only the waivers should be considered at this time.

Commissioner Holden and Commissioner Vincent both stated they are okay with the waivers as presented.

Mr. Perez commented further that they completed the preliminary traffic study and complied with the turn-around lanes and with the dedication of the future widening of the road for the right-of-way. He stated an impact fee is the process of development for future phases and is included in the first phase. He stated they have set the building back to take into account the future widening of the road, and they have done the best they can do at this point.

Mayor Kussard asked the Town Manager if she had any idea when the County will be widening the road. She stated there was a complaint by a resident about the traffic conditions on Rolling Acres Road at the last Commission meeting.

Ms. Kollgaard stated the County does not have the construction funds, although they did the P, D & E study years ago. She asked Mr. Carroll if he knew whether all the right-of-ways have been obtained.

Mr. Carroll replied there may be one parcel that has the right-of-way still outstanding, but he is unsure. He stated the next phase is the preliminary design and engineering, and that cost estimate is \$2,000,000 alone; and although the road is on the list of priority projects, it is not funded.

Ms. Kollgaard mentioned that she believed Clermont instituted the gap fee similar to what Lady Lake did for education. She stated the Town has the option to meet with Leesburg and Fruitland Park regarding this.

Mr. Carroll stated that the whole impact fee district in South Lake County elected to increase the fee, and the Town may have some options to institute a transportation gap fee.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Lady Lake Outpatient Clinic Major Site Plan – MJSP 03/16-002 as presented, by a 3-2 consensus, with Commissioner Richards and Mayor Kussard not in favor.

5. ADJOURN: There being no further discussion; the meeting was adjourned at 5:41 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk