

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
February 22, 2017**

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 Pro Tem Ruth Kussard presiding. The meeting convened at 5:30 p.m.

- 1. CALL TO ORDER:** Mayor Pro Tem Ruth Kussard
- 2. ROLL CALL:** Paul Hannan, Commissioner Ward 4  
Ruth Kussard, Commissioner Ward 1  
Tony Holden, Commissioner Ward 2  
Dan Vincent, Commissioner Ward 3

**ABSENT:** Jim Richards, Mayor/Commissioner Ward 5

**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; and Nancy Slaton, Deputy Town Clerk

**3. Conceptual Presentation of the Willman Recreational Vehicle/Boat Storage Facility – Major Modification to Site Plan MJM 10/16-001 – Proposing 63+/- Outdoor RV/Boat Storage Units and a 252 Sq. Ft. Office Building on 2.68+/- Acres – Located at 917 Teague Trail/CR 25, Formerly Known as the Water Wizard Site (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 a site plan application has been submitted by property owners Phillip A. and Donna D. Willman, proposing a single use development on a 3.17+/- acre for property located at 917 Teague Trail, approximately 450 lineal feet south of the intersection of Griffin Avenue and County Road 25, identified by alternate key numbers 2830476 and 3539605. The plan proposes approximately 60 RV & boat storage units and a 384 sq. ft. office building for the facility. The site includes three parking spaces, including one Florida ADA accessible parking space. The site was originally home to the Water Wizard irrigation business site.

Mr. Carroll reported that on August 3, 2015, the Town Commission adopted Ordinance No. 2015-02; establishing motor vehicle, recreational vehicle or boat storage as permitted land uses at this site. On October 13, 2016, the Major Site Plan application was submitted and it 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. The property is currently zoned “CP” Planned Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

An aerial view of the property was shown, as was the site plan as proposed. Mr. Carroll noted that access will be off C.R. 25/Teague Trail, and there is a concurrent resolution to vacate right-

of-way on Oxford Avenue due to the opening of the curb cut. He stated there would have to be a closure in perpetuity for Oxford Avenue.

Commercial Design Standards: 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.

Sketches of the elevations of the proposed modular building were shown, along with a photo of a similar finished product.

Mr. Carroll noted that the applicant is requesting a waiver from Chapter 20, Section 20-3C).3).A).-Architectural Style Design Building Exterior Elevations, and is proposing a 12'x 32' modular office building featuring cedar shake vinyl siding and a hunter green metal roof and/or similar finish which is an element of Craftsman/Bungalow style. He stated that Town staff is in favor of granting the waiver due to the use and nature of the RV and boat storage facility as the code allows for review on a case-by-case basis. Additionally, a landscaping buffer class "A" will be established along all four property boundaries providing for land use separation and an aesthetically pleasing development.

The proposed landscaping and irrigation plans were shown.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 507.2 tree caliper inches based on its 3.17-acre area (160"x 3.17). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	273 tree caliper inches
Proposed canopy & understory trees	<u>292</u> tree caliper inches
Total tree caliper inches	565 tree caliper inches

Mr. Carroll noted that the applicant is providing more than the required on-site tree caliper inches, and no historic trees will be removed for this development. No landscaping waivers have been requested at this time.

The traffic impacts of this proposed development have been documented through a Tier 1 Traffic Impact Analysis (TIS) since the development proposes less than 25 pm peak hour trips. The proposed RV and boat facility is expected to generate seven daily trips under the Single Tenant Office Building Land Use ITE Code 715. In evaluating the traffic analysis, the MPO provided a statement indicating that the applicant's Traffic Impact Analysis is consistent with the Traffic Impact Study Methodology, and that the proposed project is anticipated to have a minimal impact to the local road system and surrounding transportation network.

Mr. Carroll noted that the applicant is requesting a Sewer Connection Financial Feasibility Waiver. He stated that based on the documented opinion by the engineer of record of probable construction costs (\$55,300) to establish a lift station and sewer utilities to service one sewer ERU (\$3,172), Town staff is in support of the Sewer Connection Waiver due to financial hardship, in accordance with the provisions of Chapter 14 of the Town of Lady Lake Land Development Regulations. If the project changes, it would need to be re-evaluated.

Mr. Carroll stated that Resolution No. 2016-113, is the right-of-way vacation application which has been submitted concurrently with the site plan to address the partial vacation of Oxford Avenue, an unimproved Lake County road.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application by Wednesday, November 2, 2016, and provided outstanding comments regarding the Site Plan application. He noted that the Planning and Zoning Board does not review site plan applications, and no meetings were scheduled before the Parks, Recreation, and Tree Advisory Committee as no landscaping waivers were proposed for this project. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, March 20, 2017 at 6:00 p.m.

Mr. Carroll stated that Chris Zipperer, representing the applicant, is present if there are any questions.

Commissioner Vincent asked what type of material will be used for the parking areas and if the lots will be marked.

Mr. Carroll replied that the drive aisles will be asphalt, and the parking spaces will be grass lots which will be required to be maintained consistent with Town codes at 10' or less. He stated that the parking areas will be organized with a numbering system.

Mr. Zipperer of Senatore, Inc. confirmed that the storage lots for boats and RVs will be marked and numbered.

Commissioner Hannan asked if the existing vinyl fence will remain.

Mr. Zipperer confirmed that this will be the style of fencing used and it will remain.

Mayor Pro Tem Kussard stated she supports the waiver of the sewer connection due to the costs involved. However, she stated she would have preferred the design of the building be one of the four recommended styles as she does not personally care for the modular design for the office, but she will go along with it since it will be surrounded by fencing and landscaping.

Commissioner Hannan agreed with Mayor Pro Tem Kussard regarding the modular design, as did Commissioner Vincent, because it may set a precedent.

Mr. Zipperer stated it would have been cost prohibitive to build such a small building. He stated there is already a precedent set because there is a landscaping company on C.R. 466 near Rolling Acres road using a modular office. Mr. Zipperer stated that the modular building for this project will be dressed up and will be surrounded by nice landscaping.

Town Manager Kris Kollgaard asked Mr. Zipperer where the building will be in relationship to the road, and about the vinyl fencing proposed.

Mr. Zipperer replied there will be vinyl fencing across the front and 200 ft. along each side. He stated he was unsure of how far back the building will be from the road.

Mr. Carroll stated that the building was scaled at approximately 80 ft. back from the road.

Mayor Pro Tem Kussard confirmed with Mr. Zipperer that the air conditioner for the building would not be visible from the road.

Commissioner Hannan asked which end of the building will be toward the road.

Mr. Zipperer replied that the left elevation or narrow end of the building will be facing the road, and there will be a window in that side of the building.

*It was the consensus of the Commission that they were in favor of the Conceptual Presentation of the Willman Recreational Vehicle/Boat Storage Facility – Major Modification to Site Plan MJM 10/16-001 as presented, by a 4-0 vote.*

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

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Kristen Kollgaard, Town Clerk

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Ruth Kussard, Mayor Pro Tem

Minutes transcribed by Nancy Slaton, Deputy Town Clerk