

1
2
3
4
5
6
7
8
9

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
March 5, 2018**

10
11
12
13
14
15
16
17
18

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 Jim Richards presiding. The meeting convened at 4:45 p.m.

19
20
21
22
23
24
25
26
27
28
29
30
31
32

1. **CALL TO ORDER:** Mayor Jim Richards

3. **ROLL CALL:** Ruth Kussard, Commissioner Ward 1
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3 (Arrived @ 4:53 p.m.)
Jim Richards, Mayor/Commissioner Ward 5

ABSENT: Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; and Nancy Slaton, Deputy Town Clerk

3. **PUBLIC COMMENT**

Mayor Richards asked if anyone had any comments. There were no comments.

4. **Consideration of the Conceptual Landscaping Plans and Waiver Requests for Griffin View Commercial - Major Modification to Site Plan - MJM 02/18-001 - A Re-Development Consisting of a Two-Tenant Retail 2,400-Sq. Ft. Building - Located on a .50-Acre Parcel at 127 West Griffin View Dr. Along the Northwest Corner of North Highway 27/441 and West Griffin View Dr. (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 on January 31, 2018, staff received a Major Modification to Site Plan application and plans submitted by Michael Leeds with Shagbark Properties, LLC, on behalf Darby Trail Investment LLC, for a site plan redevelopment consisting of a two-tenant retail 2,400-square-foot building on a 0.50 +/- acre parcel located along the northwest corner of North Highway 27/441 and West Griffin View Dr.

Mr. Carroll reported that the site used to host a convenience store with fuel operations. The site exhibits a 2,400-square-foot building with roughly 14 parking spaces. The applicant will be upgrading and remodeling the building inside and out, installing landscaping buffers, signage, etc., to set up for a two-tenant retail building. The water and sewer will be serviced by the Town of Lady Lake.

Civil plans, an aerial photograph of the property, and landscaping plans were presented.

Traffic: On February 15, 2018, the Lake-Sumter MPO reviewed the major modification to site plan application and approved the Request for Exemption Letter from requiring the applicant to

1 perform a Tier 1 Traffic Impact Study (TIS) based on the generation analysis. The project is
2 expected to generate approximately 106 daily trips, 16 AM Peak Hour Trips, and 7 PM Peak
3 Hour Trips. Further, it was noted that the proposed project would have little impact on the locate
4 roadway network, especially with the SR 500 widening project. Staff is in support to approve the
5 exemption.

6
7 Commercial Design Standards: The site plan and façade elevations for the Griffin View
8 Commercial Site were included in the packet. In accordance with the Land Development
9 Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four
10 recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or
11 Mission. The Griffin View Commercial Site exhibits a mix of Mediterranean elements accented
12 with modern features along the front and side exterior wall elevations of the building.

13
14 Primary façade features public entrances, variations in building height:

- 15
- 16 ✓ Rectangular floor plan
- 17 ✓ Tower features at the ends of the building
- 18 ✓ Parapets
- 19 ✓ Stucco Wall Surface
- 20 ✓ Stone veneer/wainscot
- 21 ✓ Decorative Medallions
- 22 ✓ Decorative Sconces
- 23 ✓ Decorative bands and cornices around the front, side, and top of the building exterior
24 elevations
- 25

26 The proposed floor plan and building elevations of the commercial site were shown.

27
28 Town staff is in favor to grant the waiver since the applicant is proposing a mix of styles
29 combining modern style with the Mediterranean architectural style. Consistency with adjacent
30 architecture on a case-by-case basis has been allowed for other projects along the Highway
31 27/441 corridor in the past (i.e. Longhorn Restaurant, Insight Credit Union, McDonalds, etc.).
32 Proposed elevations will be a significant upgrade to what is existing.

33
34 Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is
35 required to provide 80 tree caliper inches based on its .50-acre site development area (160"x .50).

36

37 Existing trees to remain	0	tree caliper inches
38 Proposed canopy & understory trees	<u>82.0</u>	tree caliper inches
39 Total tree caliper inches	82.0	tree caliper inches

40 Mr. Carroll stated that the applicant is pursuing the following landscaping waivers:

- 41
- 42 • In accordance to Chapter 10, Section 10-3, b). B).1)., the *north* elevation abutting the
43 Columbia Par Car site requires “Class A” Landscaping Buffer - Ten (10) feet minimum
44 width with two canopy trees, three understory trees and a continuous hedge or an approved
45 fence or wall. The applicant is requesting to eliminate two required canopy trees.
- 46

47 Justification: The applicant is proposing one canopy tree, four understory trees, and a
48 continuous hedge as there are approximately three existing off-site oak canopy trees

1 abutting the north boundary and new plant material would conflict with existing trees.
2 Overcrowding is discouraged as it is detrimental to plant material and its full maturity
3 growth.
4

- 5 • In accordance to Chapter 10, Section 10-3, b). B).2)., the *south and east* elevations require
6 “Class B” Landscaping Buffer due to being across a right-of-way. It requires a 20-foot
7 minimum width with four canopy trees, three understory trees and a continuous hedge or an
8 approved fence or wall. The applicant is requesting to eliminate six canopy trees required on
9 each elevation for a total of 12 canopy trees.

10
11 Justification: The applicant will be providing a total of nine understory trees and hedging
12 along both elevations. There is no room to plant new material along the south and east
13 elevation in that the site is an existing site dating back to the 70’s and the existing driveway
14 entrances are located along these elevations. Additionally, there are overhead power lines
15 along both frontages.

- 16
17 • In accordance to Chapter 10, Section 10-3, g). Building Foundation Planting requirements.

18
19 Request: The applicant is requesting a waiver from the required four-foot foundation
20 planting along the sides of the building facing the public right-of-way. Two understory
21 trees, one on each side of the front of the building will be provided.

22
23 Justification: In that the applicant is taking over an existing site and in order to facilitate a
24 two-way drive aisle, and due to the location of the existing connecting sidewalk and
25 parking spaces layout, the applicant would like to avoid removing pavement to add the
26 foundation planting which would significantly alter the layout and add to existing
27 dimensional constraints.

28
29 Photos of the site in its current condition were shown

30
31 Department’s Recommendation and Basis for Recommendation:

- 32
33 1. The redevelopment is compatible with surrounding commercial land uses (Objective FLU 1-
34 1 of the Comprehensive Plan Goal FLU 1).
35 2. The redevelopment will allow for the efficient utilization of water and sewer facilities in the
36 area (Objective FLU 1-5 coordinating growth with adequate Level of Service (LOS) as per
37 the Comprehensive Plan Goal FLU 1-5).
38 3. Total required tree caliper inches requirement is met and abutting mature oak trees on
39 northern lot and along south boundary are protected (Objective CON 1-2, Policy CON 1-2.4).
40 B). of the Comprehensive Plan).
41 4. The criteria for promoting orderly growth is in line with FLU Policy 1-9.2 which seeks to
42 encourage growth and development in existing developed areas and infill areas.

43
44 Mr. Carroll reported the Technical Review Committee members individually reviewed the site
45 plan application by Monday, February 5, 2018. The Parks, Recreation, and Tree Advisory
46 Committee reviewed this application at their regular meeting on February 14, 2018, and
47 recommended approval of the landscaping waivers with a 4-0 vote. The Town Commission
48 meeting is tentatively scheduled to consider this application for final approval on March 19,
49 2018.

1
2 Mr. Carroll stated that Michael Leeds is present to answer any questions.

3
4 Commissioner Kussard asked about the Lady Lake Commercial Site project that was previously
5 proposed at 109 N. Hwy 27/441 that was passed on December 18, 2017.

6
7 Mr. Leeds replied that Mr. Ken Kupperman with Affordable Lock intended to develop that
8 project, but decided against that site and feels this alternative site would better suit his plan.

9
10 Commissioner Kussard stated this will be quite an improvement over the previous site, and Mr.
11 Leeds agreed.

12
13 Commissioner Holden also agreed this will be a good improvement and stated this property has
14 been vacant for quite some time.

15
16 *The consensus of the Commission was to approve the Conceptual Landscaping Plans and*
17 *Waiver Requests for Griffin View Commercial - Major Modification to Site Plan - MJM*
18 *02/18-001 as presented, by the following vote:*

19		
20	<i>KUSSARD</i>	<i>YES</i>
21	<i>HOLDEN</i>	<i>YES</i>
22	<i>VINCENT</i>	<i>YES</i>
23	<i>RICHARDS</i>	<i>YES</i>
24		

25 **5. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Cart**
26 **World - Major Modification to Site Plan - MJM 12/17-001 - A Redevelopment Proposing to**
27 **Renovate an Existing Golf Cart Sales Building; Enlarging from 3,000 Sq. Ft. to 4,046 Sq.**
28 **Ft., Adding a 3,000 Sq. Ft. Covered Outdoor Display Area, and Adding a 4,000 Sq. Ft.**
29 **Service Bay with an Adjacent 1,600 Sq. Ft. Canopy - Located at 133 West Hermosa St.**
30 **(Thad Carroll)**

31
32 Growth Management Director Thad Carroll gave the background summary from the agenda item
33 cover sheet (on file in the Town Clerk’s office). He stated that on December 21, 2017, staff
34 received a Major Modification to Site Plan application and plans submitted by William Andrews
35 with Andrews Real Estate Ventures, LLC, for a site plan proposing to re-develop an existing
36 Golf Cart Sales Site.

37
38 Mr. Carroll stated that Cart World is located at an existing site that has been in operation since
39 the mid-1980s. Cart World defines themselves as a family-owned and operated dealership and
40 the area’s longest serving Authorized Club Car Dealer. In 2009, Cart World received Town
41 Commission approval for 9,162 square feet of retail, office and service; however, the project
42 never was developed.

43
44 Civil plans, an aerial photograph of the property, and landscaping plans were presented.

45
46 At this time, the applicant is proposing to renovate and enlarge the existing 3,000 sq. ft. golf cart
47 sales building to 4,046 sq. ft. Additionally, the applicant proposes a 3,000 sq. ft. covered outdoor
48 display area, a 4,000 sq. ft. service bay building with an adjacent 1,600 sq. ft. canopy, on a
49 4.68+/- acre parcel along the northeast corner of North Highway 27/441 and West Hermosa

1 Street, identified by Alternate Keys 1132045, 1132061, 1132053 and 1132070. The site proposes
2 a total of 31 parking spaces, including two Florida ADA accessible parking spaces. The water
3 and sewer will be serviced by the Town of Lady Lake.

4
5 Of the entire 4.68+/- acre parcel, the proposed development will only cover 2.60 acres and
6 approximately 2+/- acres on the northwest side of the site will remain undeveloped.

7
8 Commercial Design Standards: The site plan and façade elevations for the Cart World Major
9 Modification were included in the packet. In accordance with the Land Development
10 Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four
11 recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or
12 Mission. The Cart World exterior building elevations for the sales building and service bay
13 building exhibit a mix of Mediterranean elements accented with modern features along the front
14 and side exterior wall elevations of the building:

- 15
- 16 ✓ Rectangular floor plan
- 17 ✓ Tower features at the ends of the building
- 18 ✓ Parapets
- 19 ✓ Stucco Wall Surface
- 20 ✓ Decorative bands and cornices around the front, side, and top of the building exterior
- 21 elevations
- 22 ✓ Decorative Awnings over windows and doors
- 23

24 The proposed building elevations were presented, along with photos of the existing condition of
25 the property.

26
27 Town staff is in favor to grant the waiver since the applicant is proposing a mix of styles
28 combining modern style with the Mediterranean architectural style. Consistency with adjacent
29 architecture on a case-by-case basis has been allowed for other projects along the Highway
30 27/441 corridor.

31
32 Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is
33 required to provide 416 tree caliper inches based on its 2.60 -acre site development area (160"x
34 2.60).

35

36 Existing trees to remain	0	tree caliper inches
37 Proposed canopy & understory trees	<u>223.0</u>	tree caliper inches
38 Total tree caliper inches	223.0	tree caliper inches

39

40 Mr. Carroll stated that the applicant is pursuing the following landscaping waivers:

- 41
- 42 • In accordance to Chapter 10, Section 10-3).a).2). All properties must have a minimum of
43 160 tree inches per acre on the site. The applicant is requesting that the proposed
44 landscaping plan be approved as submitted.
- 45

46 Justification: The applicant indicated that with the plant material on the remaining
47 undeveloped 2 acres of land plus the proposed landscaping plan, the spirit of the Code is
48 met.

- 1 • In accordance to Chapter 10, Section 10-3, b). B).1)., the *east and southeast* elevation
2 abutting the Village Airport Van Campus Site and a manufactured home requires “Class A”
3 Landscaping Buffer - Ten (10) feet minimum width with two canopy trees, three understory
4 trees and a continuous hedge or an approved fence or wall. The applicant is requesting to
5 eliminate all plant material: 11 canopy trees and 17 understory trees.

6
7 Justification: Due to existing off-site oak canopy trees abutting the east and southeast
8 boundaries as new plant material could conflict with existing trees.
9

- 10 • In accordance to Chapter 10, Section 10-3, d). Stormwater Ponds shall be planted with a
11 minimum of three canopy trees for every 250 linear feet of pond. The applicant is requesting
12 to eliminate a total of six canopy trees required along the linear feet of the stormwater pond
13 area (east and southeast).
14

15 Justification: Similarly, the east side of the retention pond is the same as the East Elevation.
16 Due to existing off-site Oak canopy trees abutting the east and southeast boundaries as new
17 plant material could conflict with existing trees. The west side of the retention pond abuts the
18 northwest side of the site, which will remain undeveloped and features existing mature trees.
19

20 Department’s Recommendation and Basis for Recommendation:
21

- 22 1. The redevelopment is compatible with surrounding commercial land uses (Objective FLU 1-
23 1 of the Comprehensive Plan Goal FLU 1).
24 2. The redevelopment will allow for the efficient utilization of water and sewer facilities in the
25 area (Objective FLU 1-5 coordinating growth with adequate Level of Service (LOS) as per
26 the Comprehensive Plan Goal FLU 1-5).
27 3. The redevelopment meets the open space requirements of a minimum of 20 percent of the
28 entire lot (Objective CON 1-2, Policy CON 1-2.4). B). of the Comp. Plan).
29 4. Preservation of mature oak trees to the best extent possible (Objective CON 1-2, Policy CON
30 1-2.4). B). of the Comprehensive Plan).
31

32 The Technical Review Committee members individually reviewed the site plan application by
33 Friday, January 16, 2018. The Parks, Recreation, and Tree Advisory Committee reviewed this
34 application at their regular meeting on February 14, 2018, and recommended approval of the
35 landscaping waivers with a 4-0 vote. There is no tentative Town Commission meeting scheduled
36 to consider this application for final approval at this time.
37

38 Mr. Carroll stated that Tim Green, landscape architect, is present to answer any questions.
39

40 Commissioner Kussard stated she would like to see this site plan advance with the waivers
41 requested.
42

43 Mayor Richards asked if the driveway closest to Hwy 27/441 meets the Town’s Land
44 Development Regulation standards for setback from a main highway.
45

46 Senior Planner Wendy Then replied that the property owner received a variance for this
47 driveway in 2009 when the original development was proposed. The variance was for the
48 driveway proximity less than 100 feet from the highway.
49

1 Mayor Richards asked if anyone else had any questions or comments regarding this site plan.
2 There were no comments or questions.
3

4 *It was the consensus of the Commission to approve the Conceptual Landscaping Plans and*
5 *Waiver Requests for Cart World - Major Modification to Site Plan - MJM 12/17-001 as*
6 *presented, by the following vote:*
7

8	<i>KUSSARD</i>	<i>YES</i>
9	<i>HOLDEN</i>	<i>YES</i>
10	<i>VINCENT</i>	<i>YES</i>
11	<i>RICHARDS</i>	<i>YES</i>

12
13 **5. Discussion/Direction Regarding a Proposed Lot Size Variance for the Lake Ella**
14 **Estate Subdivision Plat - A Project Proposing 279 Single Family Residences to be**
15 **Completed in Six Phases on a 67.47-Acre Parcel Zoned RS-6 - Located Off of Lake Ella**
16 **Road, Just East of the Green Key Village Subdivision (AK #1283159 & #3462858) (Thad**
17 **Carroll)**
18

19 Growth Management Director Thad Carroll gave the background summary from the agenda item
20 cover sheet (on file in the Town Clerk’s office). He stated that Thomas L. Knight of Knight
21 Engineering, Inc., submitted a subdivision preliminary plat plan on behalf of Lake Ella, LLC,
22 proposing approximately 265 single family residential units on a 67.47± acre property located
23 along Lake Ella Road, approximately one mile west of the intersection of Lake Ella Road and
24 South Highway 27/441, within the Town of Lady Lake. The subject property is currently a
25 wooded vacant residential parcel with the zoning designation of Single Family Medium Density
26 (RS-6). The Future Land Use of the property is Single Family Medium Density (SF-MD).
27

28 Mr. Carroll noted that the original proposal was 279 units. The applicant requested to present
29 their modified preliminary plat plan resulting in a net reduction of 14 lots to provide more open
30 space area. The updated Subdivision Preliminary Plat Plan Layout was included.
31

32 The preliminary plat plan highlights a six-phase residential subdivision incorporating 25 percent
33 open space area as required by Chapter 8, Section 8-5).f).1). The projected density for the plan is
34 approximately 4.1 units per acre.
35

36 In accordance with the provisions of Chapter 5, Section 5-4).d).4).A)., the minimum lot area
37 shall be 7,000 square feet. The applicant is proposing a typical lot size of 52’ x 115’, which
38 yields an area of 5,980 square feet. In certain lots, the applicant would be providing a minimum
39 lot area of 5,460 square feet, which would require the submittal and approval of a lot size
40 variance. At this time, the applicant would like to pursue requesting the lot size variance upon
41 Town Commission’s feedback.
42

43 In an email memo, the applicant indicated that they intend on clustering the Lake Ella Estates
44 Subdivision in order to maximize the open spaces and especially a proposed large park at the
45 north end of the project. Additionally, it was pointed out that the demand in northern Lake
46 County for affordable, appealing, technologically advanced housing on manageable sized lots is
47 what many homeowners demand today.
48

1 Lastly, the applicant emphasized that the Home Owners Association will have defined guidelines
2 to ensure the attractiveness of Lake Ella Estates will remain well in the future, consistent with
3 the surrounding developments. He added that slightly smaller lots allow for a few additional lots
4 to spread out the development costs over a greater number of lots, allowing for more
5 affordability to pass on to the consumer, and the overall density of 3.9 is still far below the
6 allowable 6.0 units/acre.

7
8 A property location map was shown, as was an updated Subdivision Preliminary Plat plan layout.
9

10 Mr. Carroll stated that the applicant is present to elaborate on their proposal and to answer any
11 questions.
12

13 Bob Holston of Holston Development in Orlando introduced himself, stating they have owned
14 the property for about 11 years. He explained they are trying to reconstitute the project and are
15 following the trend of smaller lot sizes. He reviewed a presentation of their proposal to cluster
16 the homes and provide larger open spaces for parks for the residents, preserving tree canopies.
17

18 Mr. Holston stated the homeowners' association of today are much different than those of 20
19 years ago. He stated they are run by professional management companies who will enforce the
20 rules fairly and indiscriminately and will maintain the common spaces.
21

22 Photos of the property in its current state were shown, as were renderings of the proposed
23 elevations of the homes to be built, and photos of a similar development in its present condition
24 after 12 years.
25

26 Mayor Richards asked if anyone had any comments or questions.
27

28 Commissioner Kussard commented that the homes appear very nice, and she is happy to see park
29 areas for residents. She stated she would like to see more family housing in Lady Lake, and
30 hopes to see a middle and high school come to the area in the future.
31

32 Commissioner Holden commented on the homeowners' association (HOA), and mentioned an
33 open subdivision is different than a gated community. He stated that state law allows a
34 developer to turn it over to an HOA after it is 50% developed. He stated he is against this
35 proposal.
36

37 Mr. Holston stated that he has never had any problems with HOAs maintaining the projects for
38 the past 20 years or more.
39

40 Commissioner Vincent stated he lives in an area that includes 1,100 homes and the homeowners'
41 association only has 300 members. He stated it is not very effective; there is trouble with
42 interpretation of the rules and they cannot afford lawyers to sort it out.
43

44 Mr. Holston stated it is mandatory that a resident will be a member of the homeowners'
45 association from day one in this development. He offered to take the Commissioners on a road
46 trip south to show them developments that have been well maintained under professionally
47 managed HOAs for 15 years or more.
48

1 Commissioner Kussard confirmed with Mr. Holston that the homeowners’ association will be
2 professionally managed. She said that The Villages, Stonecrest, and Spruce Creek all have
3 HOAs and are kept up very well.

4
5 Mayor Richards stated he is not in favor of smaller lot sizes, although he would more likely be if
6 it was a gated community with more amenities. He also expressed concern about run-off on all
7 these smaller lots since the open space appears to be at the higher elevation on the property. He
8 asked what percentage of each of lot would be allowed to be impervious.

9
10 Tom Knight of Knight Engineering commented that this site is in a closed drainage basin with no
11 connection to any river, etc., and engineering of this project follows the S.W. Florida Water
12 Management District’s rules for the 100-year floodplain. He replied he is not sure what the code
13 allows and stated preliminary design has been done with a retention pond on the north end, the
14 southeast corner, and on the west side. He confirmed to the Mayor that the southeast corner
15 drains into Lake Ella pond, and captures the majority of the runoff from the site.

16
17 Commissioner Holden reiterated his objections regarding homeowners’ associations in open
18 communities.

19
20 Mayor Richards read an email from Commissioner Hannan with his comments on this project in
21 his absence. His comments stated he feels there are too many homes on this parcel, and feels the
22 road (Lake Ella Road) cannot handle this many homes at this time. Mayor Richards stated Lake
23 Ella Road is a county road. He stated it appears there are a total of four Commissioners against
24 this variance, considering Commissioner Hannan’s comments.

25
26 Mr. Holston reiterated that this development will work and would be managed well. He thanked
27 the Commission for the opportunity to present his proposal, and offered to take them on a road
28 trip to visit other communities he has developed.

29
30 *It was the consensus of the Commission to not approve the proposed lot size variance for the*
31 *Lake Ella Estate Subdivision Plat as presented, by the following vote:*

<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>NO</i>
<i>VINCENT</i>	<i>NO</i>
<i>RICHARDS</i>	<i>NO</i>

32
33
34
35
36
37
38 **7. ADJOURN:** There being no further discussion; the meeting was adjourned at 5:28 p.m.
39
40

41
42 _____
43 Kristen Kollgaard, Town Clerk

44 _____
45 Jim Richards, Mayor

46 Minutes transcribed by Nancy Slaton, Deputy Town Clerk
47
48
49
50
51