

PLANNING AND ZONING BOARD MEETING MINUTES TOWN OF LADY LAKE, FLORIDA

March 14, 2022

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

A. CALL TO ORDER

Chairman Sigurdson

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL:

Member	Vote
Choquette	No
Saunders	Yes
Pressley	Yes
Regan	Yes
Sigurdson	Yes

STAFF PRESENT:

Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Becky Higgins, Development Coordinator; and Nancy Wilson, Town Clerk

Attorney Sasha Garcia, Mayor Rietz and Commissioner Hannan were also present.

D. NEW BUSINESS

1. Approval of Minutes

Member Pressley made a motion to approve the February 14, 2022, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. The motion passed by a vote of 4 to 0.

2. Green Key Village Subdivision — Phases 5 & 6-Preliminary Plat Plan — Proposing 93 single family residence lots on the remainder area of the parent parcel consisting of approximately 24.11 +/- acres of land, zoned RS-6, within the Green Key Village Development, located on the north side of Lake Ella Road approximately ½ mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road (Alternate Key 3903749). (Wendy Then)

Senior Planner Then gave an overview of the project. She stated that Owner-Applicant Greg Thomas of Green Key Village, LLC submitted preliminary subdivision plat plans and an application for approval of the Green Key Village, Phases 5 & 6 subdivision. These phases will encompass lots 87-179 with typical lot sizes ranging from 52 feet wide by 120 feet deep to 62 feet wide by 127 feet deep. Mr. Thomas is proposing 93 single family residence lots on approximately 24 acres.

Chairman Sigurdson asked if phases five and six were pretty much the same as the other phases. Ms. Then responded that the phases being discussed will not be age restricted and they will complete the development.

Member Regan asked if any road improvements are required.

Greg Thomas – Owner and Applicant

Mr. Thomas responded by saying that Fiesta Key Circle will loop around and connect with itself and Sugar Loaf Key Loop will connect to Fiesta Key Circle at both ends. There will not be any improvements on the County Road; turning and deceleration lanes are already in place from the previous phases.

Member Pressley made a motion to forward the Green Key Village, phases 5 and 6 preliminary plat plan to the Town Commission with the recommendation of approval; Member Regan seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Saunders	Yes
Pressley	Yes
Regan	Yes
Sigurdson	Yes

3.Resolution 2022-103 - Variance - Cynthia L. Hines-White – Pursuant to Chapter 5). 5-4). F).4).C).1).A)., of the Town of Lady Lake Land Development Regulations which requires the Front Yard Setback Within the MX-5 Zoning District to be 25 Feet. The Variance Request is to Allow the Front Yard Setback to be 18.7 Feet, For Property Located at 223 Gibson Street, Referenced by Alternate Key 1750776; within Lake County, Florida. (Wendy Then)

Senior Planner Then explained that Mr. and Mrs. White installed a carport in 2021 that was not permitted and encroached into the front yard setback requirement of 25 feet. This became a code enforcement issue because provisions of the Town's Code were violated so the White's submitted a variance application. Mr. White passed away shortly thereafter, and the matter was put on hold at the August 9, 2021 Planning & Zoning Board. Ms. White has since updated

her variance application.

The applicant's justification statement indicates a hardship based on wanting to shelter her vehicles and sheltering a service dog once belonging to Mr. White. Also, it provides a place for her grandchildren to play that is out of the elements.

This variance request would allow the front yard setback to be established at 18.7 feet (instead of 25 feet) to preserve an after the fact 20-foot by 21-foot carport erected at 223 Gibson.

On the day of the March 14, 2022 meeting, Ms. White provided a justification statement and letters from neighbors who support her in her quest to get a variance.

Chairman Sigurdson stated that the neighbors don't have a problem with the carport.

Mr. Regan asked if what is being requested is an after the fact permit and variance or has the permit been approved.

Ms. Then said a variance would remedy the situation but Ms. White would have to get a permit after the fact; the building was erected without a permit. They were told at the time that they needed to get a permit but did not follow through.

Cynthia White – 223 Gibson

Ms. White said she did go to Town Hall to find out what needed to be done after her husband had caused problems with staff. She had purchased the carport before marrying Mr. White but never erected it. Once her husband "got into it" with staff, he put it up anyway. She tried to do the right thing. She wants to continue doing what she is doing by caring for others and the carport helps her facilitate that endeavor. She explained what she does for her community with food, supplies and clothing.

Member Saunders made a motion to forward Resolution 2022-103 to the Town Commission with the recommendation of approval. The motion died for lack of a second.

Chairman Sigurdson asked for another motion.

Member Pressley made a motion to forward Resolution 2022-103 to the Town Commission with the recommendation of denial. The motion died for lack of a second.

Attorney Garcia said to Chairman Sigurdson that he could pass the gavel and second either motion.

Chairman Sigurdson seconded the motion to forward Resolution 2022-103 to the Town Commission with the recommendation of approval.

Member	Vote
Saunders	Yes
Pressley	No
Regan	No
Sigurdson	Yes

Attorney Garcia said it was a tie vote and a majority vote was needed to move forward.

Member Regan made a motion to table Resolution 2022-103 until the April 11, 2022 meeting; Member Saunders seconded the motion. The motion passed by the following roll call vote:

Member	Vote
Saunders	Yes
Pressley	Yes
Regan	Yes
Sigurdson	Yes

Member Regan said he wanted time to evaluate the situation before making a final decision.

E. CHAIRPERSON and MEMBERS' REPORT

No reports

F. PUBLIC COMMENT

No public comments

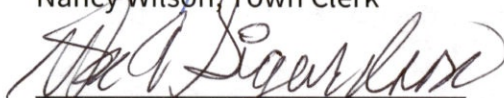
G. ADJOURN

With nothing further to discuss, the meeting adjourned at 5:58 p.m.

Respectfully submitted,



Nancy Wilson, Town Clerk



William Sigurdson, Chairperson