

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

March 10, 2025

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.

CALL TO ORDER: Chairwoman Dorilyn Furch

PLEDGE OF ALLEGIANCE: Led by Chairwoman Furch

ROLL CALL:

Member	Present
Brinson	YES
Saunders	YES
Galloway	YES
Auger	YES
Furch	YES

STAFF PRESENT:

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Jackie Schilling, Administrative Assistant in the Clerk's Office; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel was also present.

NEW BUSINESS

A. Approval of Minutes

Planning and Zoning meeting minutes – February 10, 2025

Member Galloway made a motion to approve the February 10, 2025, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 5-0.

B. Ordinance 2025-02 – Small-Scale Future Land Use Comprehensive Plan Amendment –

Anita F. Valdez Family Trust - Change the Future Land Use Designation from Lady Lake Single Family Low Density (SF-LD) to Lady Lake Commercial Professional Services (PS) for one property being approximately 1.63 acres, owned by Anita F. Valdez Family Trust, Addressed as 229 West McClendon Street, within the Town Limits of the Town of Lady Lake, Florida.

Senior Planner Higgins presented this item, advising that the application was received on Tuesday, February 18, 2025. She stated that the property is located at 229 West McClendon Street and is 1.63 acres in size. The applicant, Michael Rankin of LPG Urban and Regional Planners LLC who is representing property owner Anita F. Valdez Family Trust. The current Future Land Use is Single Family Low Density, and the current zoning is Single Family Low Density Residential. There is a single-family residence located on the property

The applicant is seeking to change the Future Land Use of the property from Lady Lake Single Family Low Density to Lady Lake Commercial Professional Services. The applicant is proposing a policy-specific amendment to limit the commercial square footage to 5,000 square feet. The owner's intent is to convert the existing single-family home into an appointment-only day spa.

Currently, the existing Future Land Use is limited to detached single-family dwelling units with densities that cannot exceed three units per acre. The proposal is limited to Professional Services, where existing residential structures can be utilized for personal/professional services without adversely affecting adjacent properties. As stated earlier, the applicant will limit the maximum size of commercial buildings to 5,000 sq. feet. Any future proposed development exceeding 5,000 square feet would require another Future Land Use amendment.

The impact on town services will be minimal. Commercial development does not affect schools or parks and recreation, and the proposal is not going to increase the demand on town utilities. As proposed, the transportation impact could increase the trips per day to 15.

Notices to inform the surrounding fifteen property owners of this Small-Scale Future Land use map amendment were mailed out and the property was posted on February 24, 2025. No correspondence for or against this application has been received.

Member Brinson made a motion to forward Ordinance 2025-02 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Brinson	Yes
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 5-0.

C. Ordinance 2025-03 – Rezoning – Anita F. Valdez Family Trust - An ordinance changing the zoning designation for certain property being approximately 1.63 acres owned by Anita F. Valdez Family Trust; addressed as 229 West McClendon Street and referenced by Alternate Key Number 1280061 within the Town of Lady Lake, Florida.

Senior Planner Higgins presented this item, advising that the application was received on Tuesday, February 18, 2025. She stated that the applicant, Michael Rankin of LPG Urban and Regional Planners LLC, on behalf of property owner Anita F. Valdez Family Trust, is requesting to rezone the property from Single Family Low Density Residential to Residential Professional. This change is compatible with their proposal to convert the existing single-family home into an appointment-only day spa.

The existing zoning does allow for single family development not to exceed three dwelling units per acre. The purpose of the proposed zoning is to implement comprehensive plan policies for managing transitional areas where residential structures can be utilized for professional services.

Notices were sent to inform the surrounding fifteen property owners of this requested amendment and the property was posted on February 24, 2025. No correspondence for or against this application has been received.

Michael Rankin of LPG Urban and Regional Planners, LLC

Mr. Rankin, on behalf of the property owners and the Anita Valdez family, thanked the board for their service and their support of the project.

Member Galloway made a motion to forward Ordinance 2025-03 to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Brinson	Yes
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 5-0.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

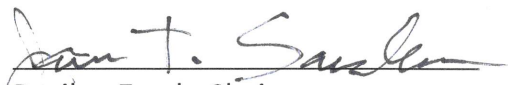
There were no comments.

ADJOURN

The meeting was adjourned at 5:41 p.m.



Jackie Schilling, Administrative Assistant
to Town Clerk



Dorilyn Furch, Chairperson