

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

June 9, 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; Malina Wright, Development Coordinator; and Jackie Schilling, Administrative Assistant to the Town Clerk Attorney Taylor Tremel was also present.

Dorilynn Furch advised the board that she had moved out of the town limits and has resigned from the Planning and Zoning Board effective April 1, 2025. She stated that it has been an honor and a pleasure to have worked with the fellow board members.

NEW BUSINESS

A. Appointment of new member Richard Masso to the Planning & Zoning Board (Taylor Tremel)

Richard Masso submitted his application and was appointed by the Town Commission on Monday, April 21, 2025. Attorney Tremel asked member Masso to join the board at the dais.

B. Appointment of New Chairman. (Taylor Tremel)

Attorney Tremel asked for a nomination for Chairman. Member Auger made a motion to nominate Tim Sauders as Planning and Zoning Board chairman. Motion was seconded by Member Brinson.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0

Appointment of new Vice Chairman. (Taylor Tremel)

Attorney Tremel asked for a nomination for a Vice Chairman. Chairman Saunders nominated Robert Galloway as Vice Chairman of the Planning and Zoning Board. Member Auger seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0

C. Approval of Minutes - Planning and Zoning meeting minutes – March 10, 2025

Member Galloway made a motion to approve the March 10, 2025, Planning and Zoning Board meeting minutes as presented; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0

D. Ordinance 2025-07 — Annexation — Barny Weldin — An Ordinance Voluntarily Annexing One Property being approximately 2.29 acres, owned by Barny Weldin, located on the North Side of East Hermosa Street, approximately 105 feet East of Massachusetts Street, addressed as 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)

Senior Planner Becky Higgins stated that the first agenda item is for an annexation. The property owner is Barny Weldin and the application was received on May 1, 2025. The property owner is requesting annexation due to the failure of their existing well so they may connect to the Town's water. The subject property is contiguous to the existing municipal boundary. Notices were sent to adjacent properties and no correspondence regarding the annexation has been received.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The Land Development Regulations require properties to connect to available Town utilities if lines are located within 200 feet of the property. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for a recommendation by the Planning and Zoning Board.

Ms. Higgins stated this ordinance will be presented to the town commission for first reading on Monday, June 16, 2025. The final reading will be on Monday, July 7, 2025. This will enable the applicant to move forward to connect to the Town's water service.

Member Masso confirmed with Ms. Higgins that the property owner has no plans to develop the property and asked if they own additional properties.

Ms. Higgins stated that the property owner does not have other plans for the property and they do not own any additional properties in this area. She reiterated that the purpose of the annexation request is to connect to town utilities.

Growth Management Director Thad Carroll explained that if the annexation request is denied, the property owner would need to pay for the connection of water with a 25% surcharge. He stated that the Water Management District and Department of Environmental Protection encourage connection in this manner and it is promoted through our Code.

Mr. Carroll advised that the applicant voluntarily amended the application from R-6 to RS-3. A lot split, or the creation of two parcels, would be the maximum allowed.

Member Galloway made a motion to forward Ordinance 2025-07 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0.

E. Ordinance 2025-08 — Small Scale Future Land Use Comprehensive Plan Amendment — Barny Weldin — Requesting a Change to the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD) for one property being approximately 2.29 acres, owned by Barny Weldin, 129 East Hermosa Street, within Lake County, Florida. (Becky Higgins)

Senior Planner Higgins stated that this ordinance is for a small-scale future land use amendment. The property owner is Barny Weldin and their application was submitted on May 1, 2025. The applicant is requesting to change the land use from Lake County Urban Medium Density to Lady Lake Single Family Low Density (SF-LD). She advised that there is an occupied home on the property.

Ms. Higgins advised that the applicant opted to apply for a lower density than what they could have requested, and the proposed density is compatible with nearby properties.

Notices to inform the surrounding twelve property owners within 150 feet of the subject property were mailed on Thursday, May 22, 2025. The property was also posted on Thursday, May 22, 2025. To date, staff has not received any correspondence in support or opposition of this application.

The Technical Review Committee found that Ordinance 2025-08 was ready for consideration by the Planning and Zoning Board. Town staff recommends approval of this ordinance.

The first scheduled hearing is set for our Local Planning Agency on Monday, June 16, 2025, at 5:30 p.m. The first reading of Ordinance 2025-08 will be presented to the Town Commission on Monday, June 16, 2025, at 6:00 p.m., and the final reading before the Town Commission is scheduled for Monday, July 7, 2025, at 6:00 p.m.

Member Brinson made a motion to forward Ordinance 2025-08 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0.

F. Ordinance 2025-09 — Rezoning — Barny Weldin — An Ordinance Changing the Zoning Designation for Certain Property Being approximately 2.29 acres owned by Barny Weldin, located North of East Hermosa Street approximately 105 feet East of Massachusetts Street, from Lake County Rural Residential (R-1) to Lady Lake Single Family Low Density Residential (RS-3) within Lake County, Florida. (Becky Higgins)

Senior Planner Higgins stated that the final Ordinance for this property is for rezoning. She advised that the current zoning for this property allows for one dwelling unit per acre and the proposed zoning designation would allow for three dwelling units per acre.

Ms. Higgins stated that the property is bordered by Lake County on two sides and the other two sides are within the Town’s limits as seen on the maps

Notices to inform the surrounding twelve property owners within 150 feet of the subject property were mailed on Thursday, May 22, 2025. The property was also posted on Monday, May 22, 2025. To date, staff has not received any correspondence in support or opposition of this application.

Member Auger made a motion to forward Ordinance 2025-09 to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0.

G. Boulevard Oaks Subdivision - Final Plat Proposing 160 Non-Age-Restricted Single-Family Residential Lots on 41.22 Acres Zoned PUD, located on the East of County Road 25 and North of Line Road, approximately 680 Linear Feet South of the Marion County Line, Owned by Bo Development, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated that this is the final plat for Boulevard Oaks, owned by BO Development LLC. The property is located on the east side of 25/Teague Trail, and north of Line Road and south of the Marion County line. The property is currently under construction, and staff recommends the approval of this final plat. The approval of this plat will allow the development to be split into 160 non-age-restricted lots and allow the owners to sell them, upon recording of the final plat.

The streets will be dedicated to the Town for maintenance but they do have a private lift station.

Member Galloway inquired as to the school bus stop that was on the original plat.

Growth Management Director Thad Carroll clarified that the Lake County School Board would decide the final location as it is dependent on the school bus route.

Member Galloway made a motion to forward the Boulevard Oaks Subdivision final plat to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

Member	Vote
Brinson	YES
Auger	YES
Masso	YES
Galloway	YES
Saunders	YES

Motion carried 5-0.

CHAIRPERSON AND MEMBERS REPORT

Chairman Saunders stated that he attended the Lake County Board of Commissioners meeting on June 2. He stated that the county officials are exploring becoming a charter county. Additional meetings on this subject will be on June 10, 23, and 30th, and he encouraged other board members to attend if possible and expressed his concern to the

implications this change in government would have on the town's planning and zoning board.

For more information, go to: <https://lakecountyfl.gov/growth>.

Chairperson Saunders thanked the board for their support and will look to the board and staff for guidance.

PUBLIC COMMENT

There were no public comments.

ADJOURN

The meeting was adjourned at 6:00 p.m.

s/ Kathleen Rosado, Town Clerk

s/ Tim Saunders, Chairman