

PLANNING AND ZONING BOARD MEETING MINUTES

TOWN OF LADY LAKE, FLORIDA

February 12, 2024

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

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; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel and Mayor Freeman were also present.

A. NEW BUSINESS

1. Approval of Minutes

Planning & Zoning meeting minutes – January 8, 2024

Member Galloway made a motion to approve the January 8, 2024, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 5-0.

2. Green Key Village Subdivision Phase 5 — Final Plat Plan — Proposing 45 Non-Age-Restricted Single-Family Residential Lots on 8.89 Acres Zoned RS-6 within the Green Key Subdivision, located on the North Side of Lake Ella Road Approximately ½ Mile East of Rolling Acres Road, addressed as 1635 Lake Ella Road, owned by Green Key Village, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins explained the plat process. The first step is having the zoning entitlements to propose a subdivision on a subject property. Next is a preliminary plat that shows the lots, the layout, the streets, etc. which goes to all our third-party reviewers, the Planning & Zoning Board, and then to the Town Commission for final approval. The next step is the improvement plat which is the construction stage when the roads and utilities are built and installed. This step is reviewed by all our third-party reviewers, i.e., fire officials, building officials, and engineers. Once that step is completed, the process moves to the final plat process and once completed, the plat will be recorded at the Lake County Clerk of Courts.

The first final plat for the evening is Phase 5 of Green Key Village. The proposal is for 45 non-age restricted single residential lots on 8.89 currently vacant acres and zoned RS-6. This will be the 5th of the 6th approved phases. The applicant is Greg Thomas on behalf of Green Key Village, LLC.

The application was received on December 11, 2023. The Town Commission approved the preliminary plat plan for the last two phases on April 4, 2022, and a Development Order was subsequently issued on October 4, 2022.

The Town Commission approved the zoning of the property with Ordinance 2005-63 and it was established with RS-6 zoning at that time. The Town Commission also approved Resolution 2013-101 in February 2013, establishing that all lots within the Green Key Village Development are allowed a 20-foot minimum front yard setback.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177.

Member Galloway made a motion to forward Green Key Village Subdivision Phase 5 Final Plat Plan 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 for approval.

3. Hammock Oaks Subdivision Phase 1A — Final Plat Plan — Proposing 147 Single Family Detached Lots, One Commercial Tract, One Multi-Family Tract, and Two Amenity Tracts on

139.481 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated that the first of Hammock Oaks final plats for the evening proposes 147 single family detached lots, one commercial lot, one multi-family tract and two amenity tracts on 139.481 acres zoned Planned Unit Development. The commercial, multi-family and amenity tracts will be submitted separately.

The applicant is Aaron Hickman of CWH, Inc. on behalf of SK Hammock Oaks, LLC. The future land use is mixed development district, and traditional neighborhood district. In August 2023 the applicant applied for the final plat of Hammock Oaks —Phase 1A Subdivision. The Town Commission approved the preliminary plat of Hammock Oaks in January 2023, and a Development Order was subsequently issued in March 2023.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177.

The Town Commission approved Ordinance 2021-25 in February 2022, establishing zoning for the 421-acre parcel as Planned Unit Development (PUD). The Town Commission subsequently approved Ordinance 2022-15 in October 2022, amending the previous entitlements of the Memorandum of Agreement.

Member Galloway made a motion to forward Hammock Oaks Subdivision Phase 1A Final Plat Plan to the Town Commission with the recommendation of approval; Member Brinson seconded the motion.

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

Motion carried 5-0 for approval.

4. Hammock Oaks Subdivision Phase 1B — Final Plat Plan — Proposing 114 Market-Rate Townhome Lots on 11.076 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK

Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated Hammock Oaks, Phase 1B proposes 114 market rate townhomes located on 11.076 acres and zoned Planned Unit Development. The Future Land Use is Mixed Development District, Traditional Neighborhood District. The Hammock Oaks Subdivision consists of eleven phases.

In August 2023, the application for Phase 1B final plat was submitted on behalf of SK Hammock Oaks. A revised final plat was submitted in January 2024. The Town Commission approved the preliminary plat of this phase in January 2023 and a Development Order was subsequently issued in March 2023.

Member Galloway made a motion to forward Hammock Oaks Subdivision Phase 1B Final Plat Plan 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 for approval.

5. Hammock Oaks Subdivision Phase 1C — Final Plat Plan — Proposing 54 Single Family Attached Lots on 6.508 Acres Zoned PUD within the Hammock Oaks Subdivision, located on the South Side of Highway 466, East of Cherry Lake Road, owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated Hammock Oaks Phase 1C proposes 54 single family attached lots on 6.508 acres. Future Land Use is Mixed Development District, Traditional Neighborhood District and zoning is Planned Unit Development.

The application was submitted in August 2023. The Town Commission approved the preliminary plat of Phase 1C in January 2023 with a Development Order subsequently issued in March 2023.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177.

The Town Commission approved Ordinance 2021-25 in February 2022, establishing the zoning for the 421-acre parcel as Planned Unit Development (PUD). The Town Commission subsequently approved Ordinance 2022-15 in October 2022, amending the previous entitlements of the Memorandum of Agreement. The Town Commission approved the Preliminary Plat Plan in January 2023, and the Development Order was issued in March 2023.

Member Galloway made a motion to forward Hammock Oaks Subdivision Phase 1C Final Plat Plan 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 for approval.

CHAIRPERSON AND MEMBERS REPORT

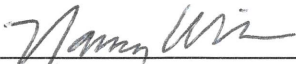
Member Saunders thanked the staff for their shirts.

PUBLIC COMMENT

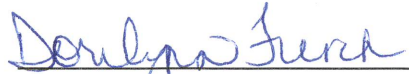
No public comment

ADJOURN

The meeting was adjourned at 5:50 p.m.



Nancy Wilson, Town Clerk



Dorilyn Furch, Chairman