

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

March 11, 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	No
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 Commissioner Roberts were also present.

A. NEW BUSINESS

1. Approval of Minutes

Planning & Zoning meeting minutes – February 12, 2024

Member Galloway made a motion to approve the February 12, 2024, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 4-0.

2. Green Key Village Subdivision Phase 6 — Final Plat Plan — Proposing 48 Non-Age-Restricted Single-Family Residential Lots on 15.96 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 stated that on January 25, 2024, applicant Gregory Thomas, of Green Key Village, LLC, applied for the final plat of Green Key Village — Phase 6 Subdivision. The preliminary plats for phases five and six were approved by the Commission on April 4, 2022 and a Development Order was subsequently issued on October 4, 2022. Green Key Village Subdivision consists of six phases. Phase six is the final phase and consists of 48 non-age restricted single-family residential lots on 15.96 acres. The future land use is single family, medium density which allows up to six dwelling units per acre. The RS-6 zoning also allows up to six dwelling units per acre. This portion of the development is currently vacant.

The Sewer & Water Agreement will need to be amended between the town and the property owner to incorporate additional ERUs to allocate adequate capacity for Phase 6.

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

Member Saunders asked about a couple of stub outs he noticed on the drawing. Ms. Higgins responded that they are tying in all of their existing phases.

Member Saunders made a motion to forward Green Key Village Subdivision Phase 6 Final Plat Plan to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

3. Ordinance 2024-02 - An Ordinance Amending the Zoning Classification for Certain Property Being Approximately 2.180 Acres Owned by Tree Tops Golf, Inc, Located at the Southeast Corner of the Intersection of Rolling Acres Road and West Lady Lake Boulevard Within the Town Limits of Lady Lake, Florida; Amending the Current Entitlements of the Planned Commercial (CP) Memorandum Of Agreement. (Becky Higgins)

Growth Management Director Carroll stated that on February 15, 2024, an application was made by Tree Tops Golf Inc. to amend the zoning entitlements for approximately 2.18 acres located at the intersection of West Lady Lake Boulevard and Rolling Acres Road. The request is to modify the uses under the Lady Lake Planned Commercial – (CP) zoning classification to allow retail sales of golf carts and golf cart accessories that would be limited to the 2.18 acres site.

The permitted uses include: the retail sales of golf carts and golf cart accessories, retail & accessories, retail & services, miniature golf and associated retail sales and service, softball batting cages and a manager's residence. Uses expressly prohibited include all uses other than those mentioned. The ordinance was modified to allow retail sales of golf carts and accessories but to disallow mini-storage facilities, motor vehicle, RV and boat storage. There will be a few golf carts on display but the inventory of carts will be screened from Rolling Acres traffic.

Member Saunders made a motion to forward Ordinance 2024-02 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

4. Ordinance 2024-03 - An Ordinance Voluntarily Annexing Three Properties Being Approximately 24.02 Acres Owned by Caudill David M Life Estate and David M Caudill; Located on the North Side Of Lake Ella Road Approximately 350 Linear Feet West Of Micro Racetrack Road; Within Lake County, Florida; Providing For Redefinition of the Land Boundaries of the Town of Lady Lake. (Becky Higgins)

Senior Planner Higgins stated that the next three items are for the same property. On February 15, 2024, applications were filed with the town by Craig Brashier with CHW, LLC., on behalf of property owners David M Caudill and David M Caudill Life Estate, to annex three properties located on Lake Ella Road. The application is requesting the annexation of approximately 24.02 acres from unincorporated Lake County into the Lady Lake. The current future land use is Lake County Rural and the current zoning is Lake County Agricultural. Currently on the property is a house and barn and the rest is used as pastureland.

Upon future development, the properties will be served by the town's water, sewer, and reuse facilities. The subject properties are contiguous with the existing municipal boundary.

Member Saunders made a motion to forward Ordinance 2024-03 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes

Member	Vote
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

5. Ordinance 2024-04 - An Ordinance Pertaining to Comprehensive Planning in the Town Of Lady Lake, Florida; Amending The Town Of Lady Lake Ordinance 81-1-(83), Which Established the Town of Lady Lake Comprehensive Plan; Providing for a Small-Scale Future Land Use Map Amendment. (Becky Higgins)

Senior Planner Higgins stated that on February 15, 2024, an application was filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owner David M. Caudill and David M. Caudill Life Estate to amend the Future Land Use designation of 24.02 acres which presently has a designation in accordance with the Lake County Comprehensive Plan. The request is to change the property from Lake County Rural Density to Lady Lake Single Family Medium Density which allows one dwelling per five acres. The subject parcel consists of three lots located on Lake Ella Road. The current future land use is Lake County Rural and the current zoning is Lake County Agricultural. The proposed Future Land Use designation is Lady Lake Single Family Medium Density (SF-MD). Development in the Single Family - Medium Density Residential category is limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted. However, a mixed-use PUD will be allowed.

The project will be required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices. The property does not contain Special Flood Hazard Areas or wetlands. Further, no threatened or endangered species were found on the properties.

The projected demand on water and sewer systems for this project is approximately 36,000 GPD based on the proposed maximum dwelling units. Based upon the proposed uses, there is currently adequate capacity. The town is in the process of expanding the wastewater treatment plant.

The applicant will need to work with the Lake County School Board regarding the increase in the student population.

Members Saunders asked when the wastewater treatment plant will be operational to which Mr. Carroll responded that it will be within the year.

Member Galloway asked if there is also going to be more well capacity. Mr. Carroll responded that the town's current allocation of water is 1.188 million GPD which is adequate. Once we start operating at 90% capacity in 2026, our water allocation will need to be reassessed.

Member Auger asked about school capacity to which Mr. Carroll responded that capacity will be reviewed by the school board. 200 additional seats are being added to Villages Elementary in 2025 but otherwise, there are no plans for additional schools. Fees from developers are being collected to hopefully plan and build new schools.

Romayne Jones - 3520 Griffin Road

Ms. Jones said she has three grandchildren. She understands that when there is a shortage of space in schools for new students, developers must pay a fee. But from the time there is a need, the average time to build a school is 7 years. The amount of development already planned for the area has exceeded school capacity. At some point we need to take a step back. Once something is already planned, the commission cannot say no.

Member Saunders made a motion to forward Ordinance 2024-04 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

6. Ordinance 2024-05 - An Ordinance Amending the Zoning Classification for Certain Properties Being Approximately 296 Acres Owned by David M Caudill Life Estate, David M Caudill, and SK Hammock Oaks, LLC; Located South of County Road 466, North of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property From Lake County Agriculture (A) And Town Of Lady Lake Planned Unit Development (PUD) to Town of Lady Lake Planned Unit Development (PUD). (Becky Higgins)

Senior Planner Higgins stated that on February 15, 2024, applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property owners David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC to amend the zoning classification for 296 acres owned by David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC. The application was filed to rezone the subject property from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). The PUD

designation is consistent with adjacent properties to the north that are presently in the Town of Lady Lake's jurisdiction.

Proposed uses include:

Residential Permitted Uses: Age restricted single-family detached units, townhomes, single-family attached/villas.

Maximum Units: The maximum number of residential units within the development will not exceed 1,320 units consisting of 770 single-family detached units and 550 townhomes/villas.

Non-residential Uses: Non-residential uses may include on-site day care facilities, convenience stores, personal services, and amenity facilities, including mini-warehouse, and outdoor storage for autos, boats, and/or RVs for use of the development residents only.

Member Saunders made a motion to forward Ordinance 2024-05 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

Member	Vote
Saunders	Yes
Galloway	No
Auger	Yes
Furch	Yes

Motion carried 3-1 for approval.

Member Galloway stated that his "no" vote stemmed from a concern about school capacity.

CHAIRPERSON AND MEMBERS REPORT

PUBLIC COMMENT

Shara Abel - 4200 Dove Valley Lane

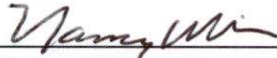
Ms. Abel concurred with a previous comment talking about the lack of space in our schools. She also said another concern is the volume of traffic. With more people moving to the area, our resources are going to be strained.

Jessica Travis – 40517 Grays Airport Road

Ms. Travis said that she moved from a small condo in San Diego to a house on five acres in Lake County. Her daughter has a terminal illness and the time she has spent in the open spaces on their new property has extended her life. Marginal populations cannot speak for themselves and quality of life matters. If the pattern of growth continues, we will be forced out of the area.

ADJOURN

The meeting was adjourned at 6:09 p.m.



Nancy Wilson, Town Clerk



Dorilyn Furch, Chairman