

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

May 9, 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
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

STAFF PRESENT:

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

Attorney Sasha Garcia was also present.

NEW BUSINESS

1. Approval of Minutes

Member Pressley made a motion to approve the April 11, 2022, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. The motion passed by a vote of 5 to 0.

2.Resolution 2022-104 - Variance - Green Key Village LLC — Pursuant to Chapter 5). 5-4).e).4).D)., of the Town of Lady Lake Land Development Regulations which requires the maximum impervious surface ratio of paved areas within the RS-6 Zoning District not to exceed 45 percent of the lot size. The variance request is to allow up to 54 percent of impervious surface ratio for any one lot within the Green Key Village Phases 5 & 6

Subdivisions (Lots 87-179), within an average of 48 percent impervious surface ratio overall, on parcel addressed as 1635 Lake Ella Road, referenced by Alternate Key 3903749, owned by Green Key Village, LLC, within the town limits of the Town of Lady Lake, Florida.

Senior Planner Wendy Then summarized the request that was submitted by Greg Thomas for Phases 5 and 6 of the Green Key Village (GKV) subdivision which are the last two phases of the project. The applicant has requested an increase to 54% impervious coverage though the lot sizes will vary so the average impervious percentage would be 48%. Properties in the area would not suffer any decrease in value because the proposed homes would continue to uphold the architectural design of the existing community. Seventeen acres have been set aside for green space throughout the new phases. The applicant does not feel that the spirit of the code would be compromised because the total impervious coverage of Green Key Village's six phases would be around 43%. Landscaping will be consistent with existing homesites in the community.

Chairman Sigurdson asked if this is the final section of homes being built in the Green Key Village subdivision; Ms. Then answered that it makes up the final two phases of the project.

Member Regan asked why they are requesting an increase in the impervious surface ratio.

Greg Thomas – Builder - 370 Summerland Key Avenue

Mr. Thomas responded to the question posed by Member Regan. He said that his company has contracted to sell the homesites in GKV as they are being developed to a national builder. He and his wife started the project ten years ago and it should have been completed three or more years ago. Financially, they cannot continue to build like they have so they opted to sell the property and the new owners have requested the new homesite size. Their homes will fit on the current homesites but the impervious area requirements are a bit bigger. Some homesites will have impervious ratios under 45%, some are right at 45% and some are up to 54%. These different sizes will prevent a cookie-cutter look which is why this variance is being requested. The new developer is going to keep the architectural elements like what the subdivision has currently. The homes will look very much like the cottages in GKV with the exception of the garage being on the front of the house.

Member Regan commented that Green Key Village is a great community and Mr. Thomas did a good job.

Mr. Thomas is a custom home builder and he cannot build fast enough to outrun his interest expense so that is the reason they are selling. He said he will continue building, they have 86 total lots developed and they will finish with the remaining 25 homes over the next three years.

Jo Anne Roeder – 1097 Sugar Loaf Key Loop

Ms. Roeder said that Mr. Thomas has done a great job in the subdivision, and she loves the Key West concept and all her neighbors. Her concern is that the houses will be smaller and that they are not age restricted. She understands that this has been approved but she would like at least some of the houses to be age restricted which would reduce the total number of people in the area. There was concern about the added traffic with at least 2 cars per household being added. Mr. Thomas's plan is OK, she just wishes that the new builder would keep the area the same as it is now.

Robert Gastauer - 1122 Fiesta Key Circle

Mr. Gastauer said that everybody wants things to stay the same as it was when they moved here but what is going on in the country and with the economy makes that difficult. His concern are the smaller lots and the potential for the quality to not meet that of Mr. Thomas's adding that his quality of building is incomparable. He hopes Mr. Thomas will ensure that the new builder adheres to his high standards. Mr. Gastauer is not 100% happy with phases 5 & 6 being built but he is pleased with his home and community.

Elizabeth Davies - 1132 Fiesta Key Circle

Ms. Davies said she was shocked that 30 extra houses were being built. She realizes it is too late to do anything about it and asked why the community was not given notice. Ms. Then answered that if a development is adhering to code requirements, notice is not given. It is the variance that triggered the public notice.

Pam Tyler – lives outside Lady Lake

Ms. Tyler was concerned about the dirt road where the construction vehicles drive that have made the road impassable; the road is not designed for trucks. This will happen again when building resumes. Ms. Then said she will pass this matter on to the Code Enforcement Officer.

Member Saunders made a motion to forward Resolution 2022-104 to the Town Commission with the recommendation of approval; Member Pressley seconded the motion. The motion passed by a vote of 5 to 0.

Member	Vote
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Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

D. CHAIRPERSON and MEMBERS' REPORT

No reports

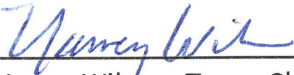
E. PUBLIC COMMENT

No public comments

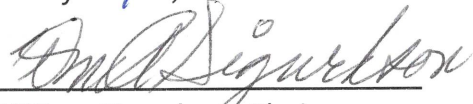
F. ADJOURN

With nothing further to discuss, the meeting adjourned at 5:59 p.m.

Respectfully submitted,



Nancy Wilson, Town Clerk



William Sigurdson, Chairperson