

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

**July 8, 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 | NO      |
| Galloway | YES     |
| Auger    | YES     |
| Furch    | YES     |

**STAFF PRESENT:**

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Jackie Schilling, Staff Assistant; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel was also present.

**NEW BUSINESS**

**A. Approval of Minutes**

Planning and Zoning meeting minutes – May 13, 2024

Member Galloway made a motion to approve the May 13, 2024, Planning and Zoning Board meeting minutes as presented; Member Brinson seconded the motion. Motion carried 5-0.

**B. Ordinance 2024-18 – Rezoning - Amending Entitlements of the Planned Commercial (CP) Memorandum of Agreement For Certain Property Being Approximately 0.51 Acres Owned by Properties of the Yarn Lady, LLC, Located on the South Side of Oak Street, Approximately 375 Feet West of the Intersection of Oaks Street and Teague Trail, Addressed as 304 Oak Street Within the Town Limits of Lady Lake, Florida.**

Senior Planner Becky Higgins stated that the applicant is Janice Slaven from JB Golf Carts and the property is owned by Yarn Lady, LLC. The Future Land Use designation is General

Commercial – Retail Sales and Services, and the zoning designation is Lady Lake Planned Commercial. The property is currently vacant.

On June 19, 2024, JB Golf Carts LLC, applied on behalf of the owner to amend the zoning entitlements for the property. The request is to modify the uses under the Lady Lake Planned Commercial zoning classification to allow for the sale of golf carts. The outside display of carts will be limited to five and the hours of operation will be between 8am – 5pm, Monday – Friday and 9am – 3pm on Saturday. Business related outside storage must be screened by a 6-foot opaque fence and located behind the building.

**Member Galloway made a motion to forward Ordinance 2024-18 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.**

| Member   | Vote |
|----------|------|
| Brinson  | YES  |
| Galloway | YES  |
| Auger    | YES  |
| Furch    | YES  |

**Motion carried 4-0 for approval.**

**Resolution 2024-106 – Variance – Hammock Oaks Commercial Site - Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). c).3). A., of the Land Development Regulations (LDRs) to allow for the removal of two viable historic trees located on 20.43 acres at the southeast corner of the intersection of Cherry Lake Road and Highway 466, owned by SK Hammock Oaks, LLC, within the Town Limits of the Town of Lady Lake, Florida.**

Senior Planner Becky Higgins stated that the applicant is James Harvey, and the owner is SK Hammock Oaks, LLC. The zoning designation is Lady Lake Planned Unit Development. The property is currently vacant.

In November 2023, a site plan application was submitted for a Walmart and fuel station. Presented to the commission in January 2024 an application was submitted requesting permission to remove eight historic trees which the commission voted to deny. On June 20, 2024, a variance application was received by the town requesting the removal of two historic Live Oak trees from the 20.43-acre Hammock Oaks commercial site. The site plan was amended by reducing the size of the store to accommodate the trees.

Growth Management Director Carroll added that if the variance is approved, the applicant will be responsible to mitigate for the trees in the amount of \$20,800.

Member Galloway thanked the developer for working with the town to save the trees.

**Member Brinson made a motion to forward Resolution 2024-106 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.**

| Member   | Vote |
|----------|------|
| Brinson  | YES  |
| Galloway | YES  |
| Auger    | YES  |
| Furch    | YES  |

**Motion carried 4-0 for approval.**

**CHAIRPERSON AND MEMBERS REPORT**

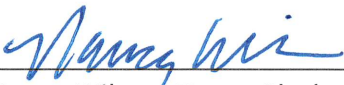
There were no comments.

**PUBLIC COMMENT**

There were no comments.

**ADJOURN**

The meeting was adjourned at 5:42 p.m.

  
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Nancy Wilson, Town Clerk

  
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Dorilyn Furch, Chairperson

