

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

October 14, 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: 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; Jackie Schilling, Administrative Assistant; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel was also present.

NEW BUSINESS

A. Approval of Minutes

Planning and Zoning meeting minutes – September 9, 2024

Member Saunders made a motion to approve the September 9, 2024, Planning and Zoning Board meeting minutes as presented; Member Brinson seconded the motion. Motion carried 5-0.

B. Review of Commission Meeting Protocol and the Sunshine Law – the review was postponed to a later date.

C. Ordinance 2024-23 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 3, “Developmental Procedures and Regulations”; Providing for amendment to add Section 3-2. A, titled “Annexation”. (Thad Carroll)

Growth Management Director Carroll stated that Ordinance 2024-23 is an ordinance of the town that provides a text amendment to the Land Development Regulations in Section 3-2 A “Annexation.”

In 1994, procedures were codified regarding how Comprehensive Plan Amendments and Rezoning applications would be processed. Language stated that applications will not be accepted by the town for the same property which was withdrawn by the applicant after notice of the planning and zoning hearing was given or were denied by the Town Commission at the final hearing, until twelve months have passed from the date the application was withdrawn or denied. This is known as a bar to re-file.

Absent from Chapter 3 in 1994 were procedures regarding how the Town of Lady Lake would process applications for annexation into the Town of Lady Lake. Florida Statutes outline annexation requirements and procedures in general. Any additional criteria that a county or local government would like to impose regarding the annexation process needs to be adopted and codified by the local governing body. Staff would like to amend Chapter 3 for purposes of consistency with other application procedures, including the establishment of the following policies:

- The Prohibition of multiple applications in one, twelve-month period;
- The twelve-month bar to re-file for applications which were withdrawn by the applicant after notice of the planning and zoning hearing was given or which were denied by the Town Commission at the final hearing;
- The policy to request a waiver of the twelve-month bar to re-file and of a prohibition on multiple amendments.

Staff has included language in the amendment that states that applications for annexation shall be accompanied by concurrent Comprehensive Plan Amendment and Rezoning applications for the subject property or properties.

By codifying the language as proposed, the Planning and Zoning Board, the Town Commission, and the public can be assured that the annexation, comprehensive plan, and rezoning applications, and the associated impacts, will be considered concurrently in the public forum. If any of the applications are denied, they are also assured that a twelve-month bar to re-file will be imposed for any of the three application types.

Member Galloway made a motion to forward Ordinance 2024-23 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.

D. Highlands at Hammock Oaks Subdivision Phases 1 & 2 - Preliminary Plat Plan — Proposing a total of 438 units spread amongst two phases, including 198 Single Family Residence Lots, 100 Villa Lots, and 140 Townhomes Lots, on multiple parcels consisting of approximately 92.12 acres, zoned Planned Unit Development (PUD), owned Lugano Development, LLC, Burgland Land Holdings, LLC, and Devin & Angela Long, located east of Rolling Acres Road, south of Sunshower Lane and north of Abele Road, within the Town Limits of the Town of Lady Lake, Florida. (Becky Higgins)

Senior Planner Higgins stated that they will be discussing the Highlands at Hammock Oaks which is a subdivision that has come before the board several times. The applicant is Robert Walpole with CHW Professional Consultants. The owners are Lugano Development, Burgland Land Holdings and Devin & Angela Long.

The Future Land Use is Single Family - Medium Density allowing up to four dwelling units per acre, zoned PUD and is vacant property. They are proposing a total of 438 units in two phases: 198 single family residences, 100 villas and 140 townhomes on 92.12 acres. Phase 1 has a total of 254 lots, that are 40 or 50 feet wide. Phase 2 has 184 lots that are also 40 or 50 feet wide.

All the proper reviews and approvals were obtained. The Lake County School Board is working with the applicant on a draft mitigation proportionate share agreement.

Preliminary Plat Plan Approval does not permit the construction of any improvements.

A Water, Sewer, and Reuse Agreement will have to be created between the Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Highlands at Hammock Oaks Subdivision Phases 1 and 2.

Member Brinson made a motion to forward Highlands at Hammock Oaks Subdivision Phases 1 & 2 – Preliminary 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.

E. Reserves at Hammock Oaks Subdivision Phase 1A — Final Plat Plan — Proposing 159 Single Family Lots on 68.491 Acres Zoned PUD within the Reserves at Hammock Oaks Subdivision, located South of Sunshower Lane, North of Lake Ella Road, West of Rolling Acres Road, 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 there are three phases for plat approval: preliminary plat, improvement plat which allows construction and the final plat which allows the developer to begin developing and selling lots.

The applicant for this development is Aaron Hickman from CWH, Inc. on behalf of SK Hammock Oaks, LLC. The Future Land Use is Single Family - Medium Density allowing up to four dwelling units per acre. The Reserves at Hammock Oaks is comprised of nine phases with Phase 1A consisting of 159 market rate single family lots on 68.491 acres. The property is currently under construction and is zoned PUD.

All the proper reviews and approvals were obtained.

Member Saunders made a motion to forward the Reserves at 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.

F. Reserves at Hammock Oaks Subdivision Phase 1B — Final Plat Plan — Proposing 80 Townhome Lots on 10.565 Acres Zoned PUD within the Reserves at Hammock Oaks Subdivision, located South of Sunshower Lane, North of Lake Ella Road, West of Rolling Acres Road, 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 applicant for this development is Aaron Hickman from CWH, Inc. on behalf of SK Hammock Oaks, LLC. Phase 1B consists of 80 market rate townhome lots on 10.656 acres.

All the proper reviews and approvals were obtained.

An update on Hammock Oaks progress shows there are improvement plats for 77.58% of the project and final plats for 42.91% of the project. For the Reserves at Hammock Oaks there are improvement plats for 40.95% and final plats for 25%. They are making progress.

Member Auger said his concern is that we live in an area that is populated by a lot of seniors. In Water Oak, there are senior couples that move in and when one of them dies, the other must live on a single social security check. He said he hopes and prays that increased development will not put a burden on those who cannot afford it.

Growth Management Director Carroll responded that impact fees are collected from developers to offset some of the burden on taxpayers. The millage rate was increased this year for the first time in six years, but we still have the second lowest millage rate in Lake County. The staff and commission will carefully monitor development.

Member Brinson made a motion to forward the Reserves at 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.

CHAIRPERSON AND MEMBERS REPORT

There were no comments.

PUBLIC COMMENT

There were no comments.

ADJOURN

The meeting was adjourned at 5:53 p.m.



Nancy Wilson, Town Clerk



Dorilyn Furch, Chairperson