

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

FEBRUARY 12, 2018

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

Chairperson Gauder

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Regis LeClerc, Member; Carole Rohan, Member; Robert Conlin, Member; William Sigurdson, Vice Chairperson and John Gauder, Chairperson

PRESENT

Paul Hannan, Commissioner; Kris Kollgaard, Town Manager; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Carol Osborne, Staff Assistant and Sasha Garcia, Attorney, BRS Legal

D. PUBLIC COMMENT

Chairperson Gauder asked if anyone in the audience wished to speak. There were no comments.

E. NEW BUSINESS

1. Approval of Minutes

Member Sigurdson made a motion to approve the January 8, 2018 Planning and Zoning Board Meeting Minutes. Member Rohan seconded the motion. All were in favor.

2. Ordinance 2018-06 — Annexation — Lighthouse Storage, LLC — Annexing 26.1 +/- Acres — Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25, Lake County, Florida

Ms. Then presented a summary of the Agenda Item.

Ms. Then stated that the annexation application was received on Thursday, December 21, 2017, and has been determined to be complete, satisfying the necessary criteria for annexation under statutory requirements.

Ms. Then stated the applicant was present if there are any questions.

Member Sigurdson clarified the vertical line on the map represents the division of the parcels.

Ms. Then replied that Member Sigurdson is correct.

John Cutter, 1341 E. Schwartz Blvd., Lady Lake, stated that he is concerned with how the residents will be protected insofar as the right-of-way and the type of vegetation or fencing that will be around the perimeter of this area. He stated that he has no issue with the project.

Greg Beliveau with LPG Urban & Regional Planners, Inc. stated that he will address Mr. Cutter's concerns when the rezoning ordinance for this project comes before the Board this evening.

Chairperson Gauder asked if there were any questions or comments. Hearing none, he asked for a motion.

Member LeClerc made a motion to recommend approval of Ordinance 2018-06 to the Commission. Member Rohan seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

3. Ordinance 2018-07 – Large Scale Comprehensive Plan Future Land Use Map Amendment – Lighthouse Storage, LLC – Requesting a Change from Lake County Urban Medium Density to Lady Lake Commercial Wholesale (CW) for 26.1+/- Acres – Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25, Lake County, Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant was present if there are any questions.

Chairperson Gauder asked if there were any questions or comments. Hearing none, he asked for a motion.

Member Rohan made a motion to recommend approval of Ordinance 2018-07 to the Commission. Member Conlin seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

4. Ordinance 2018-08 - Rezoning – Lighthouse Storage, LLC – Rezoning from Lake County Agriculture (AG) and Lake County Community Facilities District (CFD) to Lady Lake Commercial Planned Unit Development (PUD) for Two Lots Located Along County Road 25, Just South of the Lakes of Lady Lake Subdivision, Addressed as 41101 and 41109 County Road 25, Lake County, Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any questions or comments.

Greg Beliveau with LPG Urban & Regional Planners, Inc. presented an illustrated layout of the proposed project stating the landscape plan includes canopy trees, understory trees and a hedge along the entire perimeter and within the 20-foot buffer. Healthy vegetation will remain and will be improved with additional vegetation where needed. He emphasized that they are committed to a Type B landscaping buffer. He reported that the MOA stipulates the buffer on the south side of the property will be improved with one of two options: a masonry wall or a vinyl fence. In addition, Mr. Beliveau stated there is a significant distance between the perimeter of this site and the adjacent properties and if natural vegetation is not currently in place, it will be planted. He noted there are several large trees on the property that will remain, a retention pond, as well as the cell tower.

Mr. Beliveau stated the traffic flow to their site will occur during non-peak hours. This project is destination oriented, a quiet and low-intense use. He stated this storage facility is a user-friendly operation that will provide services on site for members that similar storage facilities do not offer such as a dumping station and a pressure washing area. He stated those accessory uses are located away from the residential area and near County Road 25 because they are like uses of the adjacent commercial properties along County Road 25.

Mr. Beliveau stated that at the MOA workshop with the Town Commission, he requested that they continue to operate with the existing wells and septic tank until water and sewer lines are available. He stated that he was advised recently by the Town’s Public Works Department that water and sewer lines are not available at this time. Because there will be just two bathrooms on

this property, Mr. Beliveau stated it is not cost effective to extend water and sewer lines to the property. He stated because they will pay the impact fees up front, they will request the condition to connect to the Town's utilities be stricken from the MOA.

Member LeClerc asked if their project will result in an increase in semi-truck traffic on County Road 25.

Mr. Beliveau stated this is a storage facility for boats and recreational vehicles. A detailed traffic analysis will be presented during the site plan review and will address several issues, such as the type and specs of the drive apron. Because it is a county road, the project must adhere to Lake County standards as well.

John Cutter stated the ten to 40 feet of property between this property and the residential area has always been maintained and asked who will continue maintain it.

Mr. Beliveau replied that he does not know who maintained that area as it is not a part of their property. He stated that SECO has an easement on the south side as part of their power line system and it does not provide access for them. He advised that area is not their responsibility to maintain and that all of their access is internal.

Alan Cheek, property owner, stated the small road leads to the mobile home on the southwest corner of the property and has been there for a very long time. The entire parcel was completely fenced for livestock. He stated there will be a caretaker onsite who will maintain the property.

Roxanne Chrisman, 563 Dowling Circle, asked if the grass will be maintained, how the rezoning will affect a future buyer if the property is sold, and if there will be an area for the RV's to dump sewage.

Mr. Beliveau replied there will be onsite lawn maintenance as well as onsite security 24/7 to ensure the members' property is protected. There will also be "dark sky" lighting on the property for the comfort of the residential area. He advised that the dump station will be maintained by a third party.

Mr. Beliveau stated if the property is sold, the new owners must abide by the MOA, which is monitored by staff. If any of the stipulations in the MOA are to be changed, they must be approved by the Town Commission at a public hearing.

Ms. Chrisman asked if they can visit other facilities completed by this developer.

Mr. Beliveau stated Mr. Cheek has completed other projects, one of which is where he lives on Camp Avenue in Mt. Dora.

Mr. Cheek stated that he is a state certified general contractor and developer and has been in business for 45 years. He reported that he has built approximately 600 homes and many developments. He advised that he currently has two storage facilities in the development

process, a few subdivisions, along with the doctors' facility on CR 466. He invited those in attendance to visit any of them. He emphasized that this project will offer services unlike any other RV storage facility in the state. He stated that he builds projects as though he will live there or place his RV there, and will not build anything he is not proud of.

Richard Raus, 1408 Meadow View Way, Lady Lake, stated that Dowling Circle is on the north side of this project. He advised that the Lakes of Lady Lake subdivision maintains the buffer between Dowling Circle and the north side of the project. He stated that that much of the vegetation by the project site is scrub. He asked how the new vegetation will be irrigated if they cannot connect to Town utilities. He stated the residents would prefer a fence on the north side of this project. Also, there are currently turn lanes into the Lakes of Lady Lake on County Road 25 and the speed limit is 55 mph. He stated it is very difficult to enter and exit the subdivision and asked if this project will also have turn lanes.

Mr. Beliveau stated the design of this project is sensitive to the residential area, and the north side of the project is the least intensive part of the development. He advised that once the landscape buffer in that area is planted, it will need to mature. He stated that he is amenable to meeting with the Lakes of Lady Lake residents and work with them to see what can be worked out rather than make this area look like a prison all the way around it.

Mr. Beliveau addressed the issue of irrigation by stating that the wells on the property will provide irrigation for the vegetation. He advised they are required to maintain healthy vegetation.

Mr. Carroll stated the turn lanes/deceleration lanes will be addressed at the time of the site plan review. He advised that Lake County will provide feedback regarding turn movements and what is required in that area.

Sheila Kelly, E. Schwartz Blvd., stated that she is concerned with safety and asked the type of security for the members. She also asked if members will have an ID pass.

Mr. Beliveau stated there will be 24/7 onsite security with cameras, and that this is a members-only facility with controlled access.

Member Sigurdson made a motion to recommend approval of Ordinance 2018-08 to the Commission. Member Conlin seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes

Member	Vote
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

5. Ordinance 2018-10 – Annexation – Teresa Ann DeMoss – Annexing One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County, Florida

Ms. Then presented a summary of the Agenda Item.

She stated the applicant’s primary reason for the annexation is to be able to construct a single family residence on the property and to be able to meet all of the Town’s zoning and environmental setbacks. Currently, there is a manufactured home on the property that has been in existence since 1977

Ms. Then stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any questions or comments.

Member Conlin made a motion to recommend approval of Ordinance 2018-10 to the Commission. Member Rohan seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	No
Sigurdson	No
Conlin	Yes
Gauder	Yes

6. Ordinance 2018-11- Small Scale Future Land Use Comprehensive Plan Amendment – Teresa Ann DeMoss – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Rohan made a motion to recommend approval of Ordinance 2018-11 to the Commission, as presented. Member Conlin seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

7. Ordinance 2018-12 – Rezoning – Teresa Ann DeMoss – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for One Lot (0.16+/- Acres) Addressed as 916 Aloha Way Within Orange Blossom Gardens Unit 2, Lake County, Florida (Wendy Then) Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Rohan made a motion to recommend approval of Ordinance 2018-12 to the Commission, as presented. Member Sigurdson seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

8. Ordinance 2018-13 – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member LeClerc made a motion to recommend approval of Ordinance 2018-13 to the Commission, as presented. Member Sigurdson seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

9. Ordinance 2018-14 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Requesting a Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member LeClerc made a motion to recommend approval of Ordinance 2018-14 to the Commission, as presented. Member Rohan seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes

Member	Vote
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

10. Ordinance 2018-15 – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five Lots (0.70+/- Acres) Located Within Orange Blossom Gardens Units 1, 2, 3.1B, and 4, Lake County, Florida

Ms. Then presented a summary of the Agenda Item. She stated the applicant is present if there are any questions.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Rohan made a motion to recommend approval of Ordinance 2018-15 to the Commission, as presented. Member Sigurdson seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	Yes
Gauder	Yes

11. Ordinance 2018-16 – An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending the Town of Lady Lake Land Development Regulations Chapter 12, Article II, Section 12-52, Entitled “Setbacks”; Amending the Required Setbacks for Habitable Structures from the Ordinary High Water Line (OHWL)

Mr. Carroll presented a summary of the Agenda Item.

Chairperson Gauder asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Conlin made a motion to recommend denial of Ordinance 2018-16 to the Commission, as presented. The motion failed for lack of a second.

Member Rohan made a motion to recommend approval of Ordinance 2018-16 to the Commission, as presented. Member Sigurdson seconded the motion.

The motion passed by the following roll call vote:

Member	Vote
LeClerc	Yes
Rohan	Yes
Sigurdson	Yes
Conlin	No
Gauder	Yes

F. CHAIRPERSON and MEMBERS' REPORT

Member Sigurdson stated he found the side-by-side comparison of zoning in Ordinance 2018-07 very helpful.

Chairperson Gauder thanked Ms. Then and Mr. Carroll for their fantastic presentations this evening.

G. ADJOURN

With nothing further to discuss, the meeting adjourned at 6:55 p.m.

Town of Lady Lake, Florida

s/ Jim Richards, Mayor

Attested

s/ Kris Kollgaard, Town Clerk

Approved as to form

s/ Derek Schroth, Town Attorney

Note: The original signed documents are on file at the Town Clerk's office. Copies are available upon request.