

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

**November 13, 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**

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

**ABSENT**

Regis LeClerc, Member

**STAFF PRESENT**

Wendy Then, Senior Planner; Thad Carroll, Growth Management Director; Becky Schneider, Development Coordinator; Kris Kollgaard, Town Manager; and Nancy Slaton, Deputy Town Clerk

**OTHERS PRESENT**

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 Rohan made a motion to approve the October 8, 2018 Planning and Zoning Board meeting minutes as presented. Member Sigurdson seconded the motion, and the motion passed by an all in favor vote of 4-0.

**2. Ordinance 2018-47 — An Ordinance of the Town of Lady Lake, Lake County, Florida, Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Wendy Then)**

Ms. Then presented the background summary for this agenda item (on file in the Clerk's office), and reviewed the changes to the Capital Improvement Plan.

Chairperson Gauder asked if there were any questions or comments.

Member Sigurdson asked for clarification on the alignment of Lake Ella Road and US Hwy 27/441

Ms. Then replied that Lake Ella Road will be aligned with Eagles Nest Road at the intersection of US Hwy 27/441 in the year 2021.

Mr. Albert Estremera stated Eagles Nest Road is approximately 50 feet further south than Lake Ella Road. He asked if Lake Ella Road and Eagles Nest Road will be directly across from each other.

Growth Management Director Thad Carroll replied that it will become a four-way intersection, with perhaps a cul-de-sac where the existing cut is in order to straighten it out.

**Member Rohan made a motion to forward Ordinance 2018-47 to the Town Commission with the recommendation of approval. Member Sigurdson seconded the motion. The motion passed by the following roll call vote:**

Member	Vote
Rohan	YES
Sigurdson	YES
Conlin	YES
Gauder	YES

**3. Resolution 2018-112 — EROjas Investment Properties, LLC — Variance Pursuant to Chapter 15, Article II, Section 15-52.) a).2).C). — Requesting a Driveway Distance Setback of 38 Feet and Two Inches from the Intersection of South Highway 27/441 and Orange Street for the Casa Montessori Phase II Site Located at 309 Orange Street (Identified by Alternate Key 2669241) (Wendy Then)**

Ms. Then presented the background summary for this agenda item (on file in the Clerk's office). She stated Mr. Estremera is present to answer any questions

Chairperson Gauder asked if there were any questions or comments.

Member Sigurdson asked if the widening of US 27/441 will affect the driveway for this site. He confirmed that a new building is being built for the school and that the fenced area near Orange Street was a retention area.

Ms. Then replied that these plans have been reviewed by the Florida Department of Transportation (FDOT), and they have provided a drainage permit to the applicant. Any changes will also be reviewed by the FDOT prior to this going before the Town Commission. She stated the new building will be toward the back of the property, west of the middle parking lot. Ms. Then stated the retention pond will be expanded per St. Johns Water Management District's guidelines.

Member Conlin asked if this new driveway will be one-way. He also asked what will happen between the driveway and US Hwy 27/441.

Ms. Then replied the new proposed driveway will be an exit only; the existing driveway will continue to be the entrance. She stated there will be a ten-foot landscaping buffer abutting the right of way which has been acquired from FDOT, as well as a free-standing sign for the facility.

Member Conlin asked if the retention pond could be moved; then the driveway could be moved more to the east so it would be further away from the intersection.

Ms. Then replied that moving the retention pond would require substantial drainage engineering for the site, as opposed to allowing the driveway variance request.

Mr. Carroll stated that moving the new driveway was proposed as a result of the site plan review. He stated the purpose of having two driveways, an entrance and an exit, was to provide for circulation for drop-off and pick-up. He stated this solution was created at the Commission's request as an alternative.

**Member Sigurdson made a motion to forward Resolution 2018-112 to the Town Commission with the recommendation of approval. Member Rohan seconded the motion. The motion passed by the following roll call vote:**

Member	Vote
Rohan	YES
Sigurdson	YES
Conlin	NO
Gauder	YES

#### **F. CHAIRPERSON and MEMBERS' REPORT**

Chairperson Gauder asked if there were any questions or comments. There were no comments or questions.

#### **G. ADJOURN**

With nothing further to discuss, the meeting adjourned at 5:58 p.m.

Respectfully submitted,

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Nancy Slaton, Deputy Town Clerk

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John Gauder, Chairperson