

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

3                   **December 10, 2018**

4   The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at  
5   409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

6   **A. CALL TO ORDER**

7   Vice Chairperson Sigurdson

8   **B. PLEDGE OF ALLEGIANCE**

9   **C. ROLL CALL:**

10   Carole Rohan, Member; William Sigurdson, Vice Chairperson; Robert Conlin, Member;

11   **ABSENT:**

12   Regis LeClerc, Member; John Gauder, Chairperson

13   **STAFF PRESENT:**

14   Wendy Then, Senior Planner; Thad Carroll, Growth Management Director; Kris Kollgaard, Town  
15   Manager; and Carol Osborne, Staff Assistant to the Town Clerk

16   **OTHERS PRESENT:**

17   Sasha Garcia, Attorney, BRS Legal

18   **D. PUBLIC COMMENT**

19   Vice Chairperson Sigurdson asked if anyone in the audience wished to speak. There were no  
20   comments.

21   **E. NEW BUSINESS**

22   **1. Approval of Minutes**

23   Member Conlin made a motion to approve the November 13, 2018 Planning and Zoning  
24   Board meeting minutes as presented. Member Rohan seconded the motion, and the motion  
25   passed by an all in favor vote of 3-0.

26   **2. Ordinance 2018-49 — Annexing Approximately 8.94 Acres of Land Owned by First Baptist**  
27   **Church of Lady Lake, Inc., Addressed as 1241 West Lakeview Street, reference by Alternate**  
28   **Key 1454701, Lots 13 and 14 of the Lee & Stevens Add Subdivision, within Lake County,**  
29   **Florida (Wendy Then)**

1 Ms. Then presented the background summary for this agenda item (on file in the Clerk's office),  
2 including maps, pictures of the postings and the subject property in its current condition, and  
3 the chronology of the annexation application.

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

5 Vice Chairperson Sigurdson asked for clarification regarding the right-of-way between the  
6 existing property and the property to be annexed.

7 Ms. Then replied that this is an unimproved right-of-way. She stated that it is maintained by  
8 the Town and by the county because not all of the properties along that section of W. Lady  
9 Lake Blvd. are within the Town of Lady Lake jurisdiction. She presented the Board with a  
10 current survey.

11 Vice Chairperson Sigurdson asked if there were any further questions or comments.

12 Reggy Tietjen of 1440 W. Lakeview Avenue in Lady Lake commented that his property is across  
13 the road from the church property. He stated that he is concerned there may be increased  
14 traffic as the church development progresses and this road is not maintained by the county.

15 Vice Chairperson Sigurdson asked if staff will be discussing the future of this road with the  
16 county.

17 Ms. Then stated the applicant has submitted a Statement of Purpose outlining their future  
18 plans for the property. She stated the applicant wants the property under the Town's  
19 jurisdiction at this point.

20 Paul Spoltore of the First Baptist Church of Lady Lake stated that church staff and parishioners  
21 do not use that road. He stated a fence has been erected on the Lady Lake portion of the front  
22 five acres of the property to prevent usage of that road as a through-way. He stated all access  
23 to the property will be through the main entrance to the church which is in the front five acres.

24 Vice Chairperson Sigurdson asked if this section of the road would be closed to the public.

25 Ms. Then stated this is a public right-of-way and the Town does not have the authority to close  
26 it. She stated the Town would not recommend that road be used unless it is improved. If the  
27 church submits development plans in the future, road improvements will be discussed at that  
28 time.

29 Paul Harsh, Senior Pastor of First Baptist Church of Lady Lake, stated church staff has installed  
30 a buffer the south side of the ten-acre parcel to prevent access and has intentionally not  
31 maintained the driveway off of Lakeview Street to deter access to the property.

32 Vice Chairperson Sigurdson asked if there were any further questions or comments. Hearing  
33 none, he asked for a motion.

1 **Member Rohan made a motion to forward Ordinance 2018-49 to the Town Commission with**  
2 **the recommendation of approval. Member Conlin seconded the motion. The motion passed**  
3 **by the following roll call vote:**

Member	Vote
Rohan	YES
Conlin	YES
Sigurdson	Yes

4 **3. Ordinance 2018-50 — Amending the Lady Lake Small Scale Future Land Use Map of**  
5 **Approximately 8.94 Acres of Land Owned by First Baptist Church of Lady Lake, Inc., From**  
6 **Lake County Urban Low Density to Lady Lake Religious Facilities, reference by Alternate Key**  
7 **1454701, Lots 13 and 14 of the Lee & Stevens Add Subdivision, within Lake County, Florida**  
8 **(Wendy Then)**

9 Ms. Then presented the background summary for this agenda item (on file in the Clerk’s office).

10 Vice Chairperson Sigurdson asked what utilities the church has currently.

11 Dr. Paul Harsh replied that the church is connected to the Town’s water system, but not to  
12 Town sewer system as the church has a septic system.

13 Vice Chairperson Sigurdson asked what the church intends to do with the existing buildings on  
14 the property proposed to be annexed into the Town.

15 Dr. Harsh replied the single family house is used occasionally for visiting speakers and singers.  
16 The larger building is used for the racecar ministry, and the pavilion is used for church  
17 functions.

18 Vice Chairperson Sigurdson asked if there were any further questions or comments. Hearing  
19 none, he asked for a motion.

20 **Member Conlin made a motion to forward Ordinance 2018-50 to the Town Commission with**  
21 **the recommendation of approval. Member Rohan seconded the motion. The motion passed**  
22 **by the following roll call vote:**

Member	Vote
Rohan	YES
Conlin	YES

Member	Vote
Sigurdson	YES

1 **4. Ordinance 2018-51 – Rezoning from Lake County Agriculture to Lady Lake Public Facilities**  
2 **District for Property Being Approximately 8.94 Acres of Land Owned by First Baptist Church**  
3 **of Lady Lake, referenced by Alternate Key 1454714, Lots 13 and 14 of the Lee & Stevens Add**  
4 **Subdivision, within Lake County, Florida (Wendy Then)**

5 Ms. Then presented the background summary for this agenda item (on file in the Clerk’s office).

6 Vice Chairperson Sigurdson asked if there were any questions or comments. Hearing none, he  
7 asked for a motion.

8 **Member Rohan made a motion to forward Ordinance 2018-51 to the Town Commission with**  
9 **the recommendation of approval. Member Conlin seconded the motion. The motion passed**  
10 **by the following roll call vote:**

Member	Vote
Rohan	YES
Conlin	YES
Sigurdson	YES

11 **5. Green Key Village Subdivision – Phase 5 Preliminary Plat Plan Proposing 16 Single Family**  
12 **Residence Lots on a 5.96 Acre Parcel Zoned RS-6, within the Green Key Village Development,**  
13 **located on the North Side of Lake Ella Road Approximately ½ Mile East of Rolling Acres**  
14 **Road, addressed as 1635 Lake Ella Road, Referenced by Alternate Key 3903749 (Wendy**  
15 **Then)**

16 Ms. Then presented the background summary for this agenda item (on file in the Clerk’s office).  
17 She stated the applicant is present if there are any questions.

18 Vice Chairperson Sigurdson verified the lot sizes are more square than rectangular in shape.

19 Ms. Then replied affirmatively.

20 Vice Chairperson Sigurdson asked if there were any questions or comments. Hearing none, he  
21 asked for a motion.

22 Member Conlin made a motion to forward the Phase 5 Preliminary Plat Plan for Green Key  
23 Village Subdivision to the Town Commission with the recommendation of approval. Member  
24 Rohan seconded the motion. The motion passed by the following roll call vote:

<b>Member</b>	<b>Vote</b>
Rohan	YES
Sigurdson	YES
Conlin	YES

1 **6. CHAIRPERSON and MEMBERS' REPORT**

2 Vice Chairperson Sigurdson asked if there were any questions or comments. There were no  
3 comments or questions.

4 **7. ADJOURN**

5 With nothing further to discuss, the meeting adjourned at 6:13 p.m.

6 Respectfully submitted,

7 \_\_\_\_\_

8 Carol Osborne, Staff Assistant to the Town Clerk

9 \_\_\_\_\_

10 John Gauder, Chairperson