

**PLANNING AND ZONING BOARD MEETING MINUTES  
TOWN OF LADY LAKE, FLORIDA  
February 11, 2019**

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**

Vice Chairperson Sigurdson

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL:**

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

**ABSENT:**

Member Regis LeClerc

A moment of recognition of the life of John Gauder and his service to the Town of Lady Lake.

Vice Chairperson Sigurdson read a prepared tribute regarding John Gauder's many years in public service. He stated that Mr. Gauder was a Navy veteran and an employee with the U.S. Postal Service for 31 years. Mr. Gauder was Mayor of Russell Point, Ohio, for 12 years prior to he and his wife moving to The Villages. He stated that Mr. Gauder became a member of the Town of Lady Lake Planning and Zoning Board in 2007, serving as Chairperson beginning in 2009. Mr. Sigurdson stated that Mr. Gauder was very dedicated to this Board. He stated in the many years that he has been the Vice-Chairperson of this Board, there were only a few meetings that he had to step in as Acting Chairperson in Mr. Gauder's absence.

A moment of silence was observed in honor of John Gauder, Chairperson of the Planning and Zoning Board.

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Sasha Garcia, Attorney, BRS Legal; Commissioner Ruth Kussard; Mrs. John Gauder; Frank Cawthan, Lake Ella Estates, LLC

#### **D. PUBLIC COMMENT**

Vice Chairperson Sigurdson 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 December 10, 2018 Planning and Zoning Board meeting minutes as presented. Member Conlin seconded the motion, and the motion passed by an all-in-favor vote of 3-0.

##### **2. Lake Ella Estates Subdivision Preliminary Plat Plan, Lake Ella LLC — Proposing 230 Single Family Residential Lots on a 67.47-Acre Vacant Parcel Zoned RS-6, Located on the North Side of Lake Ella Road Approximately Three Quarters of a Mile East of Rolling Acres Road and Approximately One Mile West of South Highway 27/441, Identified by Alternate Keys 1283159 and 3462858 (Wendy Then)**

Ms. Then presented the background summary for this agenda item (on file in the Clerk's office). She distributed a letter from Helen LaValley, of the Growth Planning Department with Lake County Schools, along with a Five-Year Transportation Improvement Plan from the Lake County Department of Public Works.

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

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

Member Conlin stated his concerns regarding the impact of the 400 students to the school system and the expense of busing.

Ms. Then clarified when the County reviewed the application, the officials took into consideration that not every household will have children. She stated they estimated approximately 75 students within the 230 units.

Growth Management Director Thad Carroll stated there is a breakdown by schools within the letter Ms. Then distributed from Lake County Schools. He stated this is consistent with what the generation rates are throughout the county.

Vice Chairperson and Member Sigurdson complimented the engineer on the location of the ponds and the accesses of the roadways to feed into those ponds. He asked if the double line in the middle of the property indicates a walkway and if sidewalks are planned for the development.

Frank Cawthan, one of the property owners with Lake Ella, LLC, expressed his sympathy to the board regarding the passing of John Gauder. He thanked the Board for their service. He stated that he, too, is a member of a municipal board and understands it requires dedication.

Mr. Cawthan stated there is a dedicated walkway that links parks system to alleviate people from cutting through residents' yards. He stated the entire community will have sidewalks. He stated a portion of the subdivision fronts the Lake County Gardenia Trail. Mr. Cawthan stated the vision for the County for the municipal planning board is to have an active cross-county trail system; the property has been designed and dedicated right-of-way into that to promote interconnectivity and recreation. He stated that once Eagle Road connects to Hwy 441 ,it will enable the residents of the development to enter and exit through a signalized intersection.

Mr. Cawthan praised Ms. Then and Mr. Carroll for their excellent work. He stated that they are very thorough at their jobs, very responsive and fantastic to work with.

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

Member Rohan made a motion to forward the Lake Ella Estates Subdivision Preliminary Plat Plan to the Town Commission with the recommendation of approval. Member Conlin seconded the motion. The motion passed by the following roll call vote:

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

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

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

Vice Chairperson asked when the Commission will appoint a new member to the Planning and Zoning Board.

Mr. Carroll stated the Commission will appoint a new member at the February 20, 2019 Commission meeting.

#### **G. ADJOURN**

With nothing further to discuss, the meeting adjourned at 5:52 p.m.

Respectfully submitted,

s/ Carol Osborne, Staff Assistant to the Town Clerk

s/ William Sigurdson, Vice Chairperson

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