

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

3 **March 11, 2019**

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 Member Regis LeClerc; Vice Chairperson William Sigurdson; Member Nora Choquette; Member
11 Robert Conlin

12 **ABSENT:** Member Carole Rohan

13 **STAFF PRESENT:**

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

17 **OTHERS PRESENT:**

18 Sasha Garcia, Attorney, BRS Legal; Commissioner Ruth Kussard; Commissioner Paul Hannan.

19 **D. PUBLIC COMMENT**

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

22 **E. NEW BUSINESS**

23 **1. Selection of Chairperson and Vice Chairperson**

24 Member LeClerc nominated Member Sigurdson as Chairperson. Member Conlin seconded the
25 motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES

Choquette	YES
Sigurdson	YES

1 Member Choquette nominated Member LeClerc as Vice-Chairperson. Member Conlin seconded
2 the motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

3 **2. Approval of Minutes**

4 **Member LeClerc made a motion to approve the February 11, 2019 Planning and Zoning**
5 **Board meeting minutes as presented. Member Conlin seconded the motion, and the motion**
6 **passed by an all-in-favor vote of 4—0.**

7 **3. Ordinance 2019-01 — Ricardo J. Palacios and Francis M. Burgado Santiago — Small Scale**
8 **Future Land Use Map Amendment Request — Change from Lady Lake Commercial General-**
9 **Retail Sales and Services (RET) to Lady Lake Manufactured Home-High Density (MH-HD) for**
10 **Approximately .46 Acres Along Skyline Drive, Referenced by Alternate Key 3793915, Lots 23**
11 **and 24 of Block B of the Skyline Hills Subdivision, Within the Town Limits of Lady Lake,**
12 **Florida (Wendy Then)**

13 Senior Planner Wendy Then presented the background summary for this agenda item (on file
14 in the Clerk’s Office), including maps and photographs of the subject property. She stated the
15 applicants are present.

16 Chairperson and Member Sigurdson asked if there were any questions or comments.

17 Member Conlin confirmed with Ms. Then that the installation of the pump will be at the
18 expense of the property owner.

19 Ms. Then replied affirmatively. She stated the extension of water or sewer lines are at the
20 expense of the developer or the property owner with any type of new property development.

21 Chairperson/Member Sigurdson asked if there were any further questions or comments.

22 Hearing none, he asked for a motion.

1 Member Choquette made a motion to forward Ordinance 2019-01 to the Town Commission
2 with the recommendation of approval. Member Conlin seconded the motion. The motion
3 passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

4 **4. Ordinance 2019-02 — Ricardo J. Palacios and Francis M. Burgado Santiago — Rezoning**
5 **Request to Change from Lady Lake Heavy Commercial (HC) to Lady Lake Manufactured**
6 **Homes High Density (MH-9) for Approximately .46 Acres along Skyline Drive, Referenced by**
7 **Alternate Key 3793915, Lots 23 and 24 of Block B of the skyline Hills Subdivision, Within the**
8 **Town of Limits of Lady Lake, Florida (Wendy Then)**

9 Senior Planner Wendy Then presented the background summary for this agenda item (on file
10 in the Clerk’s Office). She stated the applicants are present.

11 Chairperson and Member Sigurdson asked if there were any questions or comments.

12 Member Choquette stated this is consistent with the surrounding area. She thanked Mr.
13 Palacios for his military service.

14 Chairperson and Member Sigurdson asked if there were any further questions or comments.
15 Hearing none, he asked for a motion.

16 Member LeClerc made a motion to forward Ordinance 2019-02 to the Town Commission with
17 the recommendation of approval. Member Conlin seconded the motion. The motion passed by
18 the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

1 **5. Resolution 2019-101 — Kuntze and Harnarine Poorun — Variance Request to Chapter 014,**
2 **Section 14-9.) b).2). B. — Requesting the Spacing Distance between Fire Hydrants be set at**
3 **365 Feet as Opposed to the Required 800 Feet Spacing from the Closest Fire Hydrant to**
4 **Facilitate Improvements on Property Addressed as 127 East Lemon Street, Identified by**
5 **Alternate Key 3910612, Within the Town of Limits of Lady Lake, Florida (Wendy Then)**

6 Senior Planner Wendy Then presented the background summary for this agenda item (on file
7 in the Clerk’s Office), including maps and photographs of the subject property. She stated the
8 applicants are present.

9 Chairperson and Member Sigurdson asked if this would set a precedent that could cause issues
10 in the future.

11 Ms. Then stated that she is not aware of any application that the Town has received for a
12 variance for the separation requirement of a fire hydrant. She explained that the applicants
13 have three lots as part of a minor subdivision, and these regulations apply to this classification.
14 This would not have been warranted if they had not created the minor subdivision.

15 Mr. Carroll stated it should not set a precedent as it is an older subdivision. He stated, per the
16 Town code, the hydrant spacing of 800 feet is to ensure there is adequate coverage. He
17 explained a developer has more money to absorb such costs with a new subdivision due to the
18 amount of homes in the development. He stated because this applicant has one residence,
19 they are providing the distance that they need to get the hydrant coverage. He stated that if
20 there is a vacant lot being developed further down the street in the future, the hydrant can be
21 unseated and that applicant can have the lines extended the additional feet to meet the 800-
22 feet spacing requirement.

23 Chairperson and Member Sigurdson asked if there were any further questions or comments.
24 Hearing none, he asked for a motion.

25 Member Conlin made a motion to forward Resolution 2019-101 to the Town Commission with
26 the recommendation of approval. Member Choquette seconded the motion. The motion
27 passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES

Member	Vote
Sigurdson	YES

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

2 Chairperson and Member Sigurdson introduced and welcomed the new board member, Nora
3 Choquette.

4 Ms. Choquette stated that she has grown up in this area. She stated that she is an educator and
5 that she is a member of the Town's Parks, Recreation and Tree Advisory Committee and the
6 Economic Development Advisory Board. She stated that she is excited to be a member of the
7 Planning and Zoning Board.

8 **G. ADJOURN**

9 With nothing further to discuss, the meeting adjourned at 6:03 p.m.

10 Respectfully submitted,

11 _____
12 Carol Osborne, Staff Assistant to the Town Clerk

13 _____
14 William Sigurdson, Chairperson