

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

3 **September 9, 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 Chairperson Sigurdson

8 **B. PLEDGE OF ALLEGIANCE**

9 **C. ROLL CALL:**

10 Member Carole Rohan; Vice Chairperson/Member Regis LeClerc, Chairperson/Member William
11 Sigurdson, and Member Robert Conlin

12 Member Absent: Member Nora Choquette

13 **STAFF PRESENT:**

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

16 **OTHERS PRESENT:**

17 Sasha Garcia, Attorney, BRS Legal

18 **D. PUBLIC COMMENT**

19 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 August 12, 2019 Planning and Zoning Board
24 meeting minutes as presented. Member Rohan seconded the motion, and the motion
25 passed by an all-in-favor vote of 4 to 0.

26 **2. Ordinance 2019-16 — Providing for a Text Amendment to the Town of Lady Lake Land**
27 **Development Regulations Chapter 5, Section 5-4, “Zoning District Uses”; Amending the**
28 **Minimum Setback Requirements and Providing an Exemption for Accessory Structures**
29 **Incidental to Agricultural Activities (Wendy Then)**

1 Senior Planner Wendy Then presented the background summary for this agenda item (on file
2 in the Clerk’s Office).

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

5 **Member Rohan made a motion to forward Ordinance 2019-16 to the Town Commission with**
6 **the recommendation of approval. Member Conlin seconded the motion. The motion passed**
7 **by the following roll call vote:**

Member	Vote
LeClerc	YES
Rohan	YES
Conlin	YES
Sigurdson	YES

8 **3. Resolution 2019-113 — Villages RV Storage — Discount Mini Storage of Lady Lake, LLC — A**
9 **Variance Request to Authorize the Removal of a 36-Inch Historic Live Oak Tree to**
10 **Accommodate the Construction of a Proposed RV Storage Facility at 650 South Highway**
11 **27/441, Alternate Key 1015049 (Wendy Then)**

12 Senior Planner Wendy Then presented the background summary for this agenda item (on file
13 in the Clerk’s Office). She stated the applicant is present.

14 Member Conlin asked why the tree in the corner of the lot has to be removed.

15 Edward McDonald with Thomas Engineering, 1502 W. Fletcher Ave., Tampa, FL, representing
16 the applicant, stated the proposed development has the same owner as the property directly
17 south. He stated that there will be a cross-access between the two properties and, because of
18 the grade differential between the two sites along with construction of the site, the tree cannot
19 be saved in that location. He advised that if the roots within five feet of a tree are
20 compromised, the tree will eventually perish. He stated any construction needs to stay outside
21 of the drip line, which is the canopy of the tree. This cannot be done in this location due to the
22 tree’s location near the cross-access and the curb.

23 Member Conlin asked how far the tree is from the property line.

24 Mr. McDonald replied that the tree is approximately 25 to 30 feet from the property line.

25 However, the center of the tree is approximately three feet from the curb line and the roots will
26 be destroyed during the construction of the cross-access.

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

3 **Member LeClerc made a motion to forward Resolution 2019-113 to the Town Commission**
4 **with the recommendation of approval. Member Rohan seconded the motion. The motion**
5 **passed by the following roll call vote:**

Member	Vote
LeClerc	YES
Rohan	YES
Conlin	YES
Sigurdson	YES

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

7 Chairperson/Member Sigurdson stated that he would have found it helpful to see the site plan
8 showing the location of the trees in regard to the actual site included with Resolution 2019-
9 113.

10 Ms. Then agreed with Chairperson Sigurdson; she thanked him and stated she will do this in
11 the future.

12 **G. ADJOURN**

13 With nothing further to discuss, the meeting adjourned at 5:48 p.m.

14 Respectfully submitted,

15 _____
16 Carol Osborne, Staff Assistant to Town Clerk

17 _____
18 William Sigurdson, Chairperson