

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

**June 14, 2021**

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 Sigurdson

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL:**

Member Debra Pressley; Member Tim Saunders; Member Robert Nyce; Member Nora Choquette; Chairperson/Member William Sigurdson

**STAFF PRESENT:**

Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Bill Lawrence, Town Manager; Becky Higgins, Development Coordinator; and Carol Osborne, Staff Assistant to the Town Clerk

**OTHERS PRESENT:**

James Rietz, Commissioner Ward 5; and Sasha Garcia, Attorney, Bowen Schroth

**D. PUBLIC COMMENT**

Chairperson Sigurdson asked if there were any comments from anyone in the audience. There were no comments.

**E. NEW BUSINESS**

**1. Approval of Minutes**

Member Nyce made a motion to approve the May 10, 2021, Planning and Zoning Board meeting minutes as presented. Member Choquette seconded the motion, and the motion passed by an all in favor vote of 5 to 0.

**2. Ordinance 2021-09 — Large Scale Comprehensive Plan Amendment — Linden Street Development, LLC — Change from Manufactured Homes High Density (MH-HD) to Commercial General – Retail Sales and Services (RET) for Property Owned by J.T. Beahan IV; Referenced by Alternate Key 1771421 and Being Approximately 22.29 Acres; within Lake County, Florida (Wendy Then)**

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant is present if there are any questions.

Chairperson/Member Sigurdson read for the record under Statement of Need, "...The applicant believes it's consistent with the surrounding area and the Town will benefit from keeping the natural tree buffer along Hwy 27/441 undisturbed..." He stated that he will reference this during discussion of Ordinance 2021-10.

Chairperson/Member Sigurdson asked if there is any water at this time in the very southeast corner of the property.

Ms. Then replied that this is a wetland area.

Scott Miller, Linden Street Development, LLC, stated that he has been on site several times and has not observed standing water. He advised that the developer's practice is to not disturb wetlands.

Chairperson Sigurdson asked if there were any further questions or comments from the Board.

Member Choquette asked Ms. Then if the gopher tortoises will be relocated.

Ms. Then advised that once the site plan is approved, the applicant will obtain a permit from the Florida Fish and Wildlife Commission to relocate the gopher tortoises to their forever site.

Member Choquette asked if the apartments will be rented or purchased.

Mr. Miller stated this project is designed to be a rental community.

Member Choquette stated that there are several upcoming apartment complexes that will be constructed in Lady Lake. She acknowledged this a positive economic impact for the Town, yet it does not create an opportunity for people to be long-term residents of Lady Lake. She stated that she would like to see more effort into offering a product for people to be long-term residents of Lady Lake.

Mr. Miller stated that they have developed townhome and condominium complexes around the state. He stated that the market research demonstrated this area was better suited for rental units.

Member Nyce stated that at previous meetings he has expressed his concerns regarding the Town's water and sewer reserves. He stated that he contacted Mr. Carroll via email regarding these issues, and distributed copies of the email to the Board members. Mr. Nyce stated that Public Works Director C.T. Eagle contacted him and discussed with him at length how the Town's future projections are always being reviewed. He stated that Mr. Eagle noted that the Town raised impact fees in 2020. Mr. Nyce stated that it is good news to learn that the Town is being proactive by improving and expanding water and sewer capacities.

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

**Member Nyce made a motion to forward Ordinance 2021-09 to the Town Commission with the recommendation of approval. Member Choquette seconded the motion. The motion passed by the following roll call vote:**

<b>Member</b>	<b>Vote</b>
Pressley	YES
Saunders	YES
Nyce	YES
Choquette	YES
Sigurdson	YES

**3. Ordinance 2021-10 – Rezoning – Linden Street Development, LLC – Redesignating Zoning Classification from Manufactured Homes High Density (MH-9) and Heavy Commercial (HC) to Planned commercial (CP) for Property Owned by J.T. Beahan IV; Referenced by Alternate Key Number 1771421 and Being Approximately 27.82 Acres within Lake County, Florida (Wendy Then)**

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

Member Nyce stated that the conceptual map Ms. Then is referring to in her presentation is different from the map included in the backup documents in the meeting packet.

Mr. Miller stated that the map showing 252 unit is the most current and that the footprints on both maps are the same.

Chairperson Sigurdson stated there is a difference in the ingress to the property between both maps.

Mr. Miller stated that the engineer erroneously submitted a plan with 216 units, omitting an entire building. He admitted that this was overlooked. He verified that the project is for 252 units, noting some of the garage space has been removed.

Mr. Carroll verified with Mr. Miller for the record that the Board is voting on a plan with 252 units, although the plan layout may change once survey and field observations are complete.

Member Nyce asked if there will be a children’s playground area.

Mr. Miller confirmed that this is a conceptual plan and revisions will be made. He stated the market standard is to include a dog park, a child's park, a pool, and a clubhouse. He stated that the plan will include the existing large trees rather than mitigating them as the developer tries to retain as much natural beauty as possible.

Member Nyce asked if the site will have open storage units.

Mr. Miller clarified that all garage storage is indoor and outdoor storage is not permitted.

Member Nyce stated that this project was submitted to Town staff in May and presented to this Board approximately one month later. He asked if this is sufficient time for staff to process it.

Mr. Carroll stated that staff has had meetings and conversations with the applicant prior to the application being submitted. He stated that at the time the application is submitted, staff is familiar with what the developer will be presenting. He stated that notifying neighboring property owners and advertising this meeting two weeks prior is a sufficient timeframe.

Mr. Carroll stated he feels that if items are advertised too early, people forget. He added that items will be presented to the commission at two public hearings and the Commission can consider all comments from the public up until the item is approved.

Ms. Then advised that when the notice of the meeting is posted on the property, it remains until the ordinance is adopted by the Commission.

Chairperson/Member Sigurdson stated that during the presentation of the previous ordinance, he was pleased to see on the map that the trees along the perimeter of the property will remain, and that the developer is utilizing what nature is providing. He stated that the map for this ordinance does not show as many trees.

Mr. Miller advised that he is committed to preserving the trees around the perimeter of the property. He stated that some trees will be removed.

Chairperson/Member Sigurdson asked how the pond area will be utilized.

Mr. Miller stated the size of the pond will be reduced and the area will be landscaped.

Chairperson/Member Sigurdson asked if there were any further questions or comments from the Board or the public.

Member Choquette reiterated that she would prefer to see apartments that are ownership based and not rental based.

Chairperson/Member Sigurdson asked if there were any further questions or comments from the Board or the public. Hearing none, he asked for a motion.

**Member Choquette made a motion to forward Ordinance 2021-10 to the Town Commission with the recommendation of approval. Member Nyce seconded the motion. The motion passed by the following roll call vote:**

<b>Member</b>	<b>Vote</b>
Pressley	YES
Saunders	YES
Nyce	YES
Choquette	YES
Sigurdson	YES

**F. CHAIRPERSON and MEMBERS' REPORT**

**G. ADJOURN**

With nothing further to discuss, the meeting adjourned at 6:10 p.m.

Respectfully submitted,

s/ Carol Osborne, Staff Assistant to Town Clerk

s/ William Sigurdson, Chairperson