

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

3 **October 11, 2021**

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 Nora Choquette; Member Tim Saunders; Member Edward Regan; Chairman William
11 Sigurdson

12 Member Debra Pressley was absent.

13 **STAFF PRESENT:**

14 Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; and Nancy Wilson,
15 Deputy Town Clerk

16 **OTHERS PRESENT:**

17 Sasha Garcia, Attorney, Bowen Schroth

18 **D. PUBLIC COMMENT**

19 Chairperson Sigurdson asked if there were any comments from anyone in the audience. There
20 were none.

21 **E. NEW BUSINESS**

22 **1. Approval of Minutes**

23 **Member Choquette made a motion to approve the September 13, 2021, Planning and Zoning**
24 **Board meeting minutes with a change on page 3, line 8 where “Chairman Saunders” should**
25 **be changed to “Member Saunders”. Member Saunders seconded the motion; motion carried**
26 **by a vote of 4 to 0.**

27 **2. Ordinance 2021-21 – Recission of Development Order for the Tri-County Villages Lake**
28 **Development**

29 Senior Planner Wendy Then presented the background summary for this agenda item (on file in

1 the Clerk's Office.)

2 Recission of the Tri-County Villages Lake Development of Regional Impact (DRI) Development
3 Order was requested on September 2, 2021. Since January 1988, there have been numerous
4 amendments made to the Development Order. The original DO authorized 1,375 single-family
5 residential units; 225 multi-family units and 500,000 square feet of commercial space on 595.17
6 acres.

7 After many years and several adopted ordinances, the current DO approves 2,108 residential
8 units; 1,121,450 square feet of non-residential; 94 beds for an assisted living facility; 304 hotel
9 rooms; and 8 theatre screens.

10 Pursuant to Florida Statutes, "if requested by the developer or landowner, the development of
11 regional impact development order shall be rescinded by the local government having
12 jurisdiction upon a showing that all required mitigation related to the amount of development
13 that existed on the date of rescission has been completed or will be completed under an
14 existing permit or equivalent authorization issued by a governmental agency, provided such
15 permit or authorization is subject to enforcement through administrative or judicial remedies."

16 No zoning or land use changes have been requested.

17 All required mitigation has been completed for the developed portion of the DRI by the
18 applicant.

19 Growth Management Director Carroll stated that if the DRI DO is rescinded, the CP (Planned
20 Commercial) zoning and MOA will govern and control the property. He added that there are
21 also properties within the legal description that are zoned PUD (Planned Unit Development)
22 and MX-8 (Mixed Residential Medium Density). Thus, there are three types of zoning that the
23 properties will revert to upon rescission.

24 Member Regan asked if what is being requested is a sliver of mixed-use property surrounded by
25 commercial.

26 Senior Planner Then responded that the request to rescind the DRI is to memorialize that they
27 have complied with state requirements and performed all required mitigation. The property
28 will revert to zoning and future land use; whatever uses are permitted under the memorandum
29 of agreement will be allowed.

30 Mr. Carroll clarified that essentially what is happening is there is a DRI DO that has certain
31 limitations and entitlements that are spelled out. So, if this is rescinded, future applications
32 will be reviewed to determine if they are consistent with zoning and future land use; it won't be
33 necessary to look at the DO.

1 Paul Hannan - 1227 E. Schwartz Blvd.

2 Mr. Hannan stated that he is one of three commissioners who lives in The Villages and there are
3 2,400 constituents in his ward who have kept him on the Commission since 2004. Those of us
4 who have lived here a long time remember The Villages like it was which is nothing like it is
5 today. We were attracted by certain amenities including Katie Bells. People were attracted to
6 the area because of all the amenities but now, the developers do not care about the promises
7 made; they only care about money. He added that the Town has the discretion to approve or
8 deny a request to change a development plan that has been in place for over 30 years.

9 Jim Cipollone - 2162 Madero Drive

10 Mr. Cipollone stated that a DRI is an improvement of facilities that are already there. Those
11 who own businesses in Spanish Springs and Lake Sumter Landing were not considered in this
12 matter. They want people to come to Spanish Springs by having activities and venues that
13 attract them. The business owners think apartment dwellers would detract from The Villages'
14 businesses and would like something like Katie Bells to go in there. There are plenty of other
15 places to build apartments. People bought in the area because of the available entertainment.
16 The interests of the residents in The Villages should be considered.

17 Chairman Sigurdson asked if Ordinance 2021-21 does not get passed, does everything stay the
18 same?

19 Board Attorney Garcia Sasha responded that the statute indicates that the Board should
20 approve the ordinance if mitigation has occurred. Mitigation has occurred and the developer
21 has complied with all requirements. The statute reads "shall"; "shall" is mandatory language.
22 The Planning & Zoning Board is an advisory board so this will go before the Commission for
23 two readings, and they will make the final decision. Ordinance 2021-21 is strictly for the
24 recission of the DRI and not about future plans for the property.

25 Jo Thacker – attorney for the applicant

26 Ms. Thacker emphasized that the request is only for the recission of the DO. She stated that
27 they are not there to talk about apartments or Spanish Springs. Pursuant to the statute, they
28 have made the request to rescind the DRI and have submitted all the information that shows
29 that they have met and satisfied the mitigation which is the requirement under the statute.

30 Member Choquette said she is not a proponent of apartments in Lady Lake but she believes
31 that they have to follow the language that has been set forth and the Board must honor their
32 obligation.

33 **Member Choquette made a motion to forward Ordinance 2021-21 to the Town Commission**
34 **with the recommendation of approval; Member Saunders seconded the motion.**

Member	Vote
Choquette	Yes
Saunders	Yes
Regan	Yes
Sigurdson	Yes

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

2 **G. ADJOURN**

3 With nothing further to discuss, the meeting adjourned at 5:53 p.m.

4 Respectfully submitted,

5 _____
6 Nancy Wilson, Deputy Town Clerk

7 _____
8 William Sigurdson, Chairperson