

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

3   **April 11, 2022**

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    Chairman Sigurdson

8    **B. PLEDGE OF ALLEGIANCE**

9    **C. ROLL CALL:**

Member	Vote
Choquette	Yes
Saunders	Yes
Pressley	Yes
Regan	Yes
Sigurdson	Yes

10 **STAFF PRESENT:**

11 Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Becky Higgins,  
12 Development Coordinator; and Nancy Wilson, Town Clerk  
13 Attorney Derek Schroth was also present.

14 **NEW BUSINESS**

15 **1. Approval of Minutes**

16 Member Saunders made a motion to approve the March 14, 2022, Planning and Zoning  
17 Board meeting minutes as presented; Member Choquette seconded the motion. The motion  
18 passed by a vote of 5 to 0.

19 **2.Resolution 2022-103 - Variance - Cynthia L. Hines-White – Pursuant to Chapter 5). 5-4).  
20 F).4).C).1).A)., of the Town of Lady Lake Land Development Regulations which requires the  
21 Front Yard Setback Within the MX-5 Zoning District to be 25 Feet. The Variance Request is to  
22 Allow the Front Yard Setback to be 18.7 Feet, For Property Located at 223 Gibson Street,  
23 Referenced by Alternate Key 1750776; within Lake County, Florida. (Wendy Then)**

24 Senior Planner Wendy Then said this is a continuation of the Planning & Zoning Board meeting  
25 held on March 14, 2022, where Resolution 2022-103 was considered. Those minutes are filed in  
26 the Town Clerk's office and are available upon request. The resolution was being reconsidered  
27 because there were only four Board members present on that evening and there was a tie vote.

28 Ms. Then summarized the request by stating that the Town's Land Development Regulations  
29 requires a 25-foot front yard setback within the district where the property is located. The  
30 Town's codes were violated when the White's erected a carport that had a front yard setback  
31 of only 18.7 feet. Ms. White's husband has since passed away and she is requesting a variance  
32 so she can keep the covered storage area provided by the carport and which also provides a  
33 shaded area where her grandchildren play. Ms. White has not received any complaints from her  
34 surrounding neighbors, and the carport is not interfering with anybody or anything. She said  
35 she is sorry and added that she did not know she was doing anything wrong.

36 Member Choquette wanted to know if the only violation is with the setback of the carport. Ms.  
37 Then answered that the setback is the only issue.

38 Member Saunders asked if Gibson Street is just one block long.

39 Cynthia White - 223 Booker Street

40 Ms. White responded that there are only four houses on her road.

41 Chairman Sigurdson asked about traffic on Gibson Street and Ms. White responded that there  
42 is not any traffic except from people who need directions or need to turnaround.

43 Member Saunders asked if any letters had been submitted in opposition to the garage and Ms.  
44 Then answered that only six letters had been submitted and they were all in favor of Ms. White  
45 keeping her garage.

46 Member Regan said there is something in the back of the carport that looks like an appliance  
47 and asked why it is there. Ms. White responded that the appliances are freezers where she  
48 stores food so she can feed homeless people on Sundays. She also gives out clothing, bags of  
49 food and helps people find shelter.

50 Chairman Sigurdson asked if her husband's church is still operating. Ms. White answered in the  
51 affirmative saying that it is an outreach ministry.

52 Member Regan asked about the two signs in the yard. Ms. White answered that her husband  
53 put them in the yard when Covid-19 first afflicted the Town and they have remained. Member  
54 Regan then clarified that the carport is used to store items brought to Ms. White's home to  
55 distribute to those in need and for outside protection where her grandchildren can play, and  
56 where people can gather.

57 Member Choquette said that it is an unfortunate situation, but Ms. White adds a lot to the  
58 community, and we appreciate her and are grateful for her contributions to those in need.

59 **Member Choquette made a motion to forward Resolution 2022-103 to the Town Commission**  
60 **with the recommendation of approval; Member Saunders seconded the motion. The motion**  
61 **passed by a vote of 4 to 1 with Member Pressley casting the dissenting vote.**

62

Member	Vote
Choquette	Yes
Saunders	Yes
Pressley	No
Regan	Yes
Sigurdson	Yes

63 **D. CHAIRPERSON and MEMBERS' REPORT**

64 This was Nora Choquette's last meeting as a member of the Board and her fellow members  
65 thanked her for the time she spent on the Board and how her input was much appreciated.

66 **E. PUBLIC COMMENT**

67 No public comments

68 **F. ADJOURN**

69 With nothing further to discuss, the meeting adjourned at 5:46 p.m.

70 Respectfully submitted,

71 \_\_\_\_\_  
72 Nancy Wilson, Town Clerk

73 \_\_\_\_\_  
74 William Sigurdson, Chairperson