

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

3 **May 9, 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
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

10 **STAFF PRESENT:**

11 Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; and Nancy Wilson,
12 Town Clerk

13 Attorney Sasha Garcia was also present.

14 **NEW BUSINESS**

15 **1. Approval of Minutes**

16 Member Pressley made a motion to approve the April 11, 2022, Planning and Zoning Board
17 meeting minutes as presented; Member Saunders seconded the motion. The motion passed
18 by a vote of 5 to 0.

19 **2. Resolution 2022-104 - Variance - Green Key Village LLC — Pursuant to Chapter 5). 5-**
20 **4).e).4).D)., of the Town of Lady Lake Land Development Regulations which requires the**
21 **maximum impervious surface ratio of paved areas within the RS-6 Zoning District not to**
22 **exceed 45 percent of the lot size. The variance request is to allow up to 54 percent of**
23 **impervious surface ratio for any one lot within the Green Key Village Phases 5 & 6**

24 **Subdivisions (Lots 87-179), within an average of 48 percent impervious surface ratio overall,**
25 **on parcel addressed as 1635 Lake Ella Road, referenced by Alternate Key 3903749, owned by**
26 **Green Key Village, LLC, within the town limits of the Town of Lady Lake, Florida.**

27 Senior Planner Wendy Then summarized the request that was submitted by Greg Thomas for
28 Phases 5 and 6 of the Green Key Village (GKV) subdivision which are the last two phases of the
29 project. The applicant has requested an increase to 54% impervious coverage though the lot
30 sizes will vary so the average impervious percentage would be 48%. Properties in the area
31 would not suffer any decrease in value because the proposed homes would continue to uphold
32 the architectural design of the existing community. Seventeen acres have been set aside for
33 green space throughout the new phases. The applicant does not feel that the spirit of the code
34 would be compromised because the total impervious coverage of Green Key Village's six
35 phases would be around 43%. Landscaping will be consistent with existing homesites in the
36 community.

37 Chairman Sigurdson asked if this is the final section of homes being built in the Green Key
38 Village subdivision; Ms. Then answered that it makes up the final two phases of the project.

39 Member Regan asked why they are requesting an increase in the impervious surface ratio.

40 Greg Thomas – Builder - 370 Summerland Key Avenue

41 Mr. Thomas responded to the question posed by Member Regan. He said that his company has
42 contracted to sell the homesites in GKV as they are being developed to a national builder. He
43 and his wife started the project ten years ago and it should have been completed three or more
44 years ago. Financially, they cannot continue to build like they have so they opted to sell the
45 property and the new owners have requested the new homesite size. Their homes will fit on
46 the current homesites, but the impervious area requirements are a bit bigger. Some homesites
47 will have impervious ratios under 45%, some are right at 45% and some are up to 54%. These
48 different sizes will prevent a cookie-cutter look which is why this variance is being requested.
49 The new developer is going to keep the architectural elements like what the subdivision has
50 currently. The homes will look very much like the cottages in GKV with the exception of the
51 garage being on the front of the house.

52 Member Regan commented that Green Key Village is a great community and Mr. Thomas did a
53 good job.

54 Mr. Thomas is a custom home builder, and he cannot build fast enough to outrun his interest
55 expense so that is the reason they are selling. He said he will continue building, they have 86
56 total lots developed and they will finish with the remaining 25 homes over the next three years.

57 Jo Anne Roeder – 1097 Sugar Loaf Key Loop

58 Ms. Roeder said that Mr. Thomas has done a great job in the subdivision, and she loves the Key
59 West concept and all her neighbors. Her concern is that the houses will be smaller and that
60 they are not age restricted. She understands that this has been approved but she would like at
61 least some of the houses to be age restricted which would reduce the total number of people
62 in the area. There was concern about the added traffic with at least two cars per household
63 being added. Mr. Thomas' plan is OK, she just wishes that the new builder would keep the area
64 the same as it is now.

65 Robert Gastauer - 1122 Fiesta Key Circle

66 Mr. Gastauer said that everybody wants things to stay the same as it was when they moved
67 here but what is going on in the country and with the economy makes that difficult. His
68 concern are the smaller lots and the potential for the quality to not meet that of Mr. Thomas',
69 adding that his quality of building is incomparable. He hopes Mr. Thomas will ensure that the
70 new builder adheres to his high standards. Mr. Gastauer is not 100% happy with phases 5 and 6
71 being built but he is pleased with his home and community.

72 Elizabeth Davies - 1132 Fiesta Key Circle

73 Ms. Davies said she was shocked that 30 extra houses were being built. She realizes it is too late
74 to do anything about it and asked why the community was not given notice. Ms. Then
75 answered that if a development is adhering to code requirements, notice is not given. It is the
76 variance that triggered the public notice.

77 Pam Tyler – lives outside Lady Lake

78 Ms. Tyler was concerned about the dirt road where the construction vehicles drive that have
79 made the road impassable; the road is not designed for trucks. This will happen again when
80 building resumes. Ms. Then said she will pass this matter on to the Code Enforcement Officer.

81 **Member Saunders made a motion to forward Resolution 2022-104 to the Town Commission**
82 **with the recommendation of approval; Member Pressley seconded the motion. The motion**
83 **passed by a vote of 5 to 0.**

Member	Vote
Furch	Yes
Saunders	Yes
Regan	Yes
Pressley	Yes
Sigurdson	Yes

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

85 No reports

86 **E. PUBLIC COMMENT**

87 No public comments

88 **F. ADJOURN**

89 With nothing further to discuss, the meeting adjourned at 5:59 p.m.

90 Respectfully submitted,

91 _____
92 Nancy Wilson, Town Clerk

93 _____
94 William Sigurdson, Chairperson