

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

3 **July 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	Present
Furch	Yes
Saunders	No
Pressley	Yes
Regan	No
Sigurdson	Yes

10 **STAFF PRESENT:**

11 Wendy Then, Senior Planner; Thad Carroll, Growth Management Director; Becky Higgins,
12 Development Coordinator; William Lawrence, Town Manager and Nancy Wilson, Town Clerk
13 Attorney Sasha Garcia was also present

14 **D. NEW BUSINESS**

15 **1. Approval of Minutes**

16 Member Pressley made a motion to approve the June 13, 2022, Planning and Zoning Board
17 meeting minutes as presented; Member Furch seconded the motion. The motion passed by a
18 vote of 3 to 0.

19 **2. Resolution 2022-107 — Variance — Plaza Professional Center — A Resolution of the Town**
20 **Commission of the Town of Lady Lake, Florida, Granting a Variance to Authorize the**
21 **Removal of one Live Oak Historic Tree in Accordance with the Provisions of Chapter 10,**
22 **Section 10-5. c). 3). A)., of the Town of Lady Lake Land Development Regulations, on**
23 **Property Owned by GTMJ Investment Group, LLC, Located Within the Common Areas of 304-**

1 **314 Lagrande Blvd. (Alternate Key 3808678), Within the Town Limits of the Town of Lady**
2 **Lake, Florida. (Wendy Then)**

3 Senior Planner Then reported that the variance request is to allow the removal of one historic
4 oak tree in the parking area of 304-314 La Grande Blvd. within the common areas of Plaza
5 Professional Center. Though the tree is healthy, the roots have pushed up the sidewalk. The
6 concrete has been shaved but that is just a short-term solution since the tree will continue to
7 undermine the concrete in the area. Because of the location of the tree in the middle of the
8 parking lot, the solution of increasing the planter size is not possible because traffic circulation
9 would be further hindered. Many large shade trees are being preserved creating a large
10 canopy; there is a lot of other plant material on the site that will also be preserved.

11 Chairman Sigurdson stated that it is a shame how many trees are being cut down in Lady Lake.
12 However, he did go by the property and entering the parking lot from the north he
13 encountered the tree in the middle of the road. He said that makes this situation different and
14 it is understandable that they are requesting that the tree be removed.

15 **Member Furch made a motion to forward Ordinance 2022-107 to the Town Commission with**
16 **the recommendation of approval; Member Pressley seconded the motion. The motion**
17 **passed by the following roll call vote:**

Member	Vote
Furch	Yes
Pressley	Yes
Sigurdson	Yes

18 **3.Resolution 2022-108 – Variance – Jones – Accessory Structure Increase - A Resolution**
19 **Granting a Variance from the Provisions of Chapter 5). 5-4). E). 1). C)., of the Town of Lady**
20 **Lake Land Development Regulations Which Requires the Maximum Customary Accessory**
21 **Structure Square Footage Within the RS-6 Zoning District not to Exceed 25 percent of the**
22 **Principal Structure. The Variance Request is to Allow Approximately 960 Square Feet of**
23 **Customary Accessory Structure for the Construction of a 30-Foot by 21-Foot Garage and**
24 **Carport Combo to be Erected at 110 Lakeview Avenue, Referenced by Alternate Key**
25 **1260558, Owned by Lori A. Jones, Within the Town Limits of Lady Lake, Florida. (Wendy**
26 **Then)**

27 Senior Planner Then summarized the request. The variance is being requested to address the
28 accessory structure size as it relates to the size of the principal property. The owners are
29 requesting a structure measuring 30 feet by 32 feet (960 square feet) be allowed which is 45
30 percent of the principal structure, 20 percent more than is allowed in the Town's Land

1 Development Regulations. The accessory structure would consist of a garage and a carport
2 lean-to.

3 The current garage and shed are in poor condition and given the garage's location, access is
4 not allowed where a single car garage door once existed. A new garage would prevent them
5 from having to access the house or garage in inclement weather, would be more aesthetically
6 pleasing and would offer them greater security for their vehicles and personal belongings. The
7 proposal is to replace the garage and shed with a more attractive, up-to-Code building that will
8 meet all other requirements of impervious surface area and setbacks while also meeting the
9 current Florida Building Code. This will not affect property values in the area.

10 Chairman Sigurdson asked if the garage doors are going to still face the front of the property.

11 Charles Jones - 110 Lakeview Avenue

12 Mr. Jones said the plan is to replace the garage with a similar structure but placed farther back
13 on the property; the opening to the garage door will still face the front of the property. With the
14 new 2 car garage and carport the sliding glass doors currently in place will be replaced with a
15 garage door.

16 In response to another question asked by Chairman Sigurdson, Mr. Jones said that the
17 concrete currently in place will not be increased or decreased in size.

18 **Member Pressley made a motion to forward Resolution 2022-107 to the Town Commission**
19 **with the recommendation of approval; Member Furch seconded the motion. The motion**
20 **passed by the following roll call vote:**

Member	Vote
Furch	Yes
Pressley	Yes
Sigurdson	Yes

21 **E. CHAIRPERSON and MEMBERS' REPORT**

22 No reports

23 **F. PUBLIC COMMENT**

24 No public comments

25

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27

1 **G. ADJOURN**

2 With nothing further to discuss, the meeting adjourned at 5:52 p.m.

3 Respectfully submitted,

4 _____
5 Nancy Wilson, Town Clerk

6 _____
7 William Sigurdson, Chairperson