

REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, December 14, 2015
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – November 9, 2015 Meeting
2. **Resolution No. 2015-113 – Variance Request** – SRK Lady Lake 43 Associates, LLC for the Verizon Store – Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the Northwest Elevation of an Outparcel Building – Located within the Lady Lake Crossing Plaza at 472 North Highway 27/441 (which does not have a public entrance) (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

NOTE: THIS BOARD IS ADVISORY; ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

1 *Upon a motion by Member Sigurdson and a second by Member McKenzie, the minutes of the*
2 *Planning and Zoning Board Meeting of September 14, 2015 were approved as presented by a vote*
3 *of 4-0.*

4
5 **2. Ordinance No. 2015-15 – Annexation – The Villages of Lake-Sumter, Inc. – Annexing**
6 **Three Lots of Approximately 0.43 +/- Acres – Located within Orange Blossom Gardens Units**
7 **2 and 3.1B within Lake County, Florida (Wendy Then)**

8
9 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
10 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-
11 Sumter, Inc., has filed applications to annex properties consisting of three lots located north of
12 Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden
13 Subdivisions Units 2 and 3.1B. The annexation application involves 0.43 +/- acres of property from
14 unincorporated Lake County into the Town of Lady Lake.

15
16 Ms. Then stated the three lots are spread out along different roads and include the following
17 addresses:

- 18
19 • 1410 Lester Dr. Lady Lake FL 32159
20 • 912 Cindy Dr. Lady Lake FL 32159
21 • 842 Silver Oak Ave Lady Lake FL 32159

22
23 She stated that staff recommends approval of Ordinance No. 2015-15. A map showing the location
24 of these properties in Orange Blossom Gardens was shown.

25
26 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
27 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
28 included with the submitted application. All lots will be served by the Village Center Community
29 Development District Central Water and Sewer System, as well as the District's Fire Department.

30
31 Ms. Then reported that in accordance with the provisions of Florida Statute 171.205 and the
32 Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida
33 and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-
34 contiguous to the existing municipal boundary. The proposed properties under this application exist
35 as both contiguous and non-contiguous lots. An aerial view of the area was shown with the subject
36 properties highlighted.

37
38 The annexation application was received on Tuesday, September 15, 2015, and has been reviewed
39 and determined to be complete satisfying the necessary criteria as required for annexation under
40 statutory requirements. The application was found to meet the requirements of the Land
41 Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is ready for
42 transmittal to the Town Commission.

43
44 Ms. Then reported that newspaper advertisements were done as required, and notices to inform the
45 surrounding property owners (52) within 150 feet of the properties proposed by annexation request
46 were sent on Thursday, October 22, 2015, and the properties were also posted this same date.
47 Photos of the postings were shown. She stated that three general phone inquiries have been
48 received, although there have been no objections received.

1 Ms. Then stated the application was received on September 15, 2015. The Technical Review
2 Committee (TRC) members individually reviewed application for Ordinance No. 2015-15, provided
3 comments on October 27, 2015, and determined the application to be complete and ready for
4 transmittal to the Planning and Zoning Board. She stated that the Town Commission is scheduled
5 to consider Ordinance No. 2015-15 for first reading on Monday, November 16, 2015 at 6:00 p.m.,
6 and for second/final reading on Monday, December 7, 2015 at 6:00 p.m. Ms. Then stated that
7 Martin Dzuro is present if there are any questions.

8
9 Member Chiasson asked if these three lots are currently within the Town boundaries of Lady Lake.

10
11 Ms. Then replied that there are some lots that are not within Lady Lake jurisdiction, called enclaves,
12 and they are within Lake County jurisdiction. She stated that the applicant is seeking a voluntary
13 annexation of these lots so they can come to the Town of Lady Lake for permits.

14
15 Member Chiasson asked if some property owners in this area were given a choice in the past of
16 staying with the County and not joining the Town of Lady Lake, and therefore not paying Lady
17 Lake taxes.

18
19 Ms. Then replied that he was correct in that summary, and confirmed that the Villages of Lake-
20 Sumter has bought these properties from the previous property owners and they want to annex into
21 the Town.

22
23 Member Chiasson commented that this is good for Lady Lake as the Town will get more tax
24 revenue and they will be under Lady Lake's zoning requirements, etc.

25
26 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
27 none, asked for a motion.

28
29 *Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and*
30 *Zoning Board recommended approval and transmittal of Ordinance No. 2015-15 to the Town*
31 *Commission for consideration by the following roll call vote:*

32
33 *CHIASSON YES*
34 *MCKENZIE YES*
35 *SIGURDSON YES*
36 *GAUDER YES*
37

38 **3. Ordinance No. 2015-16 – Small Scale Future Land Use Comprehensive Plan**
39 **Amendment – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use**
40 **Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake**
41 **Manufactured Home High Density for Three Lots of Approximately 0.43 +/- Acres – Located**
42 **within Orange Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Wendy**
43 **Then)**
44

45 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
46 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-
47 Sumter, Inc., has filed applications to amend the future land use comprehensive plan from Lake
48 County Medium Urban Density to Lady Lake Manufactured Home High Density for three lots
49 located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom

1 Garden Subdivisions Units 2 and 3.1B. The application involves 0.43 +/- acres of property from
2 unincorporated Lake County into the Town of Lady Lake. Ms. Then explained that this application
3 and the subsequent rezoning application must go concurrent with the annexation application
4 previously discussed. She stated staff recommends approval of this ordinance. A map showing the
5 future land use of the property and surrounding properties was shown.

6
7 The Small Scale Future Land Use Map Amendment application was received on Tuesday,
8 September 15, 2015, and has been reviewed and determined to be complete satisfying the necessary
9 criteria as required to meet the requirements of the Land Development Regulations (LDRs), as well
10 as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

11
12 Ms. Then reviewed the applicant's justification statement as shown below:

APPLICANT'S JUSTIFICATION:

80% of the Homes in the Historic section of The Villages east of U.S. Hwy 441/27 known as Orange Blossom Gardens are in the Town of Lady Lake. The remainder of the Homes lie within a small County Enclave.

As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this Historic section has, or intends to enter into Agreements with existing Homeowners, to replace the existing mobile homes with conventionally constructed homes.

In order to insure that the new homes in the County Enclave (1) are complimentary to the new homes in Lady Lake; (2) the local governments are able to make the most efficient use of their powers and services; (3) there are more favorable economic conditions; and (4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the County Enclave should be annexed into Lady Lake. Annexing these properties is compliant with the Goals, Policies and Objectives of the Comprehensive Plans of Lady Lake and Lake County, and the Interlocal Agreement between Lake County and Lady Lake effective June 24, 2015.

13
14 Ms. Then reviewed the Concurrency Determination Statement: The Villages has removed existing
15 manufactured homes on two of the lots (912 Cindy Drive and 842 Silver Oak Avenue) in a historic
16 section of The Villages known as Orange Blossom Gardens to construct a similar size conventional
17 built home on each lot (the home at 1410 Lester has yet to be removed). There will be no increase
18 in utility services, traffic, population, or recreation use.

19
20 Ms. Then reviewed the impact on Town services as follows:

21 Potable Water -

22 ♦ No impact, lots are served by the Village Center Community Development District Central
23 Water System.
24

25
26 Sewer -

27 ♦ No impact, lots are served by the Village Center Community Development District Central
28 Sewer System.
29

1 Schools –
2 ♦ Not factored for project – no foreseen impact of students as the project is located within an
3 active adult retirement community.

4
5 Transportation –
6 ♦ No impact, the existing home will be replaced with a new home. There will be no change in
7 average daily trip generation.

8
9 Parks & Recreation –
10 ♦ The annexation, small scale future land use amendment, and the rezoning applications will not
11 cause P&R Level of Service to be exceeded since the project is for the replacement of existing
12 homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

13
14 Stormwater –
15 ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
16 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

17
18 Applications have been reviewed and determined to be complete. The applicant has submitted all
19 appropriate material in compliance with the Land Development Regulations (LDRs) and the
20 application is ready for transmittal to the Town Commission. Additionally, the applications were
21 reviewed and determined to be in compliance with the directives of the adopted Comprehensive
22 Plan in accordance with the sought designation. A Concurrency Determination Statement has also
23 been included as part of the Small Scale Comprehensive Plan Amendment Application, which the
24 applicant submitted to explain expected impacts on Town Services.

25
26 The subject properties involve approximately 0.43 ± acres lies in Section 06, Township 18 South,
27 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
28 follows:

29 **Future Land Use**

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

30
31 Ms. Then stated that the comments for this application are as follows:

32
33 1) Annexation and rezoning applications have been submitted concurrently with this Small Scale
34 Future Land Use Amendment Application.

35
36 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,
37 executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue
38 building permits located within the unincorporated area.

39

1 3) Project will be required to adhere to St. John's River Water Management District guidelines and
2 the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard
3 Areas.

4
5 Ms. Then reported that notices to inform the surrounding property owners (52) within 150' of the
6 property of the proposed annexation were mailed on Thursday, October 22, 2015, and the properties
7 were also posted this same date. She stated that the Technical Review Committee (TRC) members
8 individually reviewed application for Ordinance No. 2015-16, provided comments on October 27,
9 2015, and determined the application to be complete and ready for transmittal to the Planning and
10 Zoning Board. She stated that the Local Planning Agency is scheduled to consider Ordinance No.
11 2015-16 on Monday, November 16, 2015, at 5:30 p.m. Ms. Then stated the Town Commission is
12 scheduled to consider Ordinance No. 2015-16 for first reading on Monday, November 16, 2015 at
13 6:00 p.m., and for second/final reading on Monday, December 7, 2015 at 6:00 p.m.

14
15 Ms. Then stated the applicant is present if there are any questions.

16
17 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
18 none, asked for a motion.

19
20 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*
21 *Zoning Board recommended approval and transmittal of Ordinance No. 2015-16 to the Town*
22 *Commission for consideration by the following roll call vote:*

23		
24	<i>CHIASSON</i>	<i>YES</i>
25	<i>MCKENZIE</i>	<i>YES</i>
26	<i>SIGURDSON</i>	<i>YES</i>
27	<i>GAUDER</i>	<i>YES</i>
28		

29 **4. Ordinance No. 2015-17 – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning**
30 **from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium**
31 **Density (MX-8) for Three Lots of Approximately 0.43 +/- Acres – Located within Orange**
32 **Blossom Gardens Units 2 and 3.1B within Lake County, Florida (Wendy Then)**

33
34 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
35 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-
36 Sumter, Inc., has filed an application to rezone properties consisting of three lots located north of
37 Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden
38 Subdivisions Units 2 and 3.1B. She stated this is the last application that goes concurrent with the
39 annexation application, and that staff recommends approval of this ordinance.

40
41 Ms. Then reported that the application involves rezoning 0.43 +/- acres of property from Lake
42 County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The
43 MX-8 designation is consistent with the other lots in the Villages which are presently in the Town
44 of Lady Lake's jurisdiction. A map showing the zoning of the subject property and surrounding
45 properties was viewed.

46
47 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
48 Florida. Appropriate legal descriptions and survey information have been included with the

1 submitted application. The zoning designation of the subject properties and adjacent properties are
2 as follows:

3 **Zoning**

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

4
5 Ms. Then reported that the rezoning application was received on Tuesday, September 22, 2015, and
6 has been reviewed and determined to be complete satisfying the necessary criteria as required to
7 meet the requirements of the Land Development Regulations (LDRs), as well as the adopted
8 Comprehensive Plan, and is ready for transmittal to the Town Commission. She stated that notices
9 to inform the surrounding property owners (52) within 150' of the property of the proposed
10 rezoning were mailed on Thursday, October 22, 2015 and the property was also posted this same
11 date.

12
13 Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed
14 application for Ordinance No. 2015-17, provided comments on October 27, 2015, and determined
15 the application to be complete and ready for transmittal to the Planning and Zoning Board. The
16 Town Commission is scheduled to consider Ordinance No. 2015-17 for first reading on Monday,
17 November 16, 2015 at 6:00 p.m., and for second/final reading on Monday, December 7, 2015 at
18 6:00 p.m. She stated the applicant is present if there are any questions.

19
20 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
21 none, asked for a motion.

22
23 *Upon a motion by Member Sigurdson and a second by Member Chiasson, the Planning and*
24 *Zoning Board recommended approval and transmittal of Ordinance No. 2015-17 to the Town*
25 *Commission for consideration by the following roll call vote:*

26
27 **CHIASSON** **YES**
28 **MCKENZIE** **YES**
29 **SIGURDSON** **YES**
30 **GAUDER** **YES**

31
32 **5. Ordinance No. 2015-18 – Adopting Corrections, Updates and Modifications to the**
33 **Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Wendy**
34 **Then)**

35
36 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
37 Clerk's Office) and read the ordinance by title. This is a request to adopt the Town's annual update
38 of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. The

1 Capital Improvement Plan update process and the corresponding requirements are no longer
2 required to be processed by a Comprehensive Plan Amendment, but may be adopted by local
3 Ordinance.

4
5 Ms. Then stated that the Town must annually update the Five-Year Schedule of Capital
6 Improvements pursuant to Florida Statutes. She stated that the purpose of the Capital Improvements
7 Element and the Improvement Schedules is to identify the capital improvements that are needed to
8 implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are
9 achieved and maintained for concurrency related facilities.

10
11 Ms. Then stated that these facilities include: water, water supply, sewer, solid waste, drainage, parks
12 and recreation, public schools, transportation and mass transit. She stated that while the Town does
13 not have financial responsibility or accountability regarding some of these public facilities, there is
14 still the requirement to incorporate the five year capital improvement schedules from other entities.

15
16 Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of
17 any facility or project identified in the Comprehensive Plan/Capital Improvement Program are not
18 considered amendments and may be accomplished by local ordinance.

19
20 Ms. Then stated that staff recommends approval of Ordinance No. 2015-18. This ordinance serves
21 to update to the Capital Improvements Schedule as required under F.S. 163.3177(3)(b). She
22 reviewed some of the information included on the attached "Exhibit A" which included water
23 system capital improvements, wastewater and stormwater systems capital improvements, library
24 and parks and recreation improvements, and a transportation improvement schedule; reflecting the
25 proposed improvements for the Five Year Planning Period 2015/16– 2019/20. Also attached was
26 Ordinance No. 2014-10 to document the prior 5-Year Capital Improvement Schedule 2014/15 -
27 2018/19, which is being replaced by this ordinance.

28
29 Ms. Then stated that this is basically a-housekeeping issue to keep the capital improvement schedule
30 updated.

31
32 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
33 No. 2015-18, provided comments on October 27, 2015, and determined the application to be
34 complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is
35 scheduled to consider Ordinance No. 2015-18 at first reading on Monday, November 16, 2015, and
36 for second/final reading on Monday, December 7, 2015.

37
38 Member Chiasson asked for clarification on some of the items listed as capital improvements. He
39 asked what the \$624,000 listed for Lake County sidewalk improvements had to do with the Town of
40 Lady Lake. He also asked if it was being funded by the one cent sales tax.

41
42 Growth Management Director Thad Carroll stated that he included Lake County's improvement
43 plan as a base, but stated that all of those projects are not in Lady Lake. He stated the projects that
44 pertain to Lady Lake include the one for Lake Ella. He also stated their funding may come from
45 impact fees or the one cent sales tax, but he is not certain of their funding sources. Mr. Carroll
46 stated the Town is currently doing a sidewalk project which is being funded by a grant from the
47 FDOT regarding Safe Routes to School. He stated the resurfacing and widening of US 27/441 is
48 scheduled in later years.

1 Vice Chairperson Sigurdson asked for clarification on the collection system improvements on the
2 north end of town. He asked where this is located.

3
4 Mr. Carroll replied that the north end includes the area near Griffin Avenue where water line
5 improvements need to be updated to push the capacity down to the lift station on Oak Street.

6
7 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
8 none, asked for a motion.

9
10 *Upon a motion by Member Sigurdson and a second by Member McKenzie, the Planning and*
11 *Zoning Board recommended transmittal and approval of Ordinance No. 2015-18 to the Town*
12 *Commission for consideration by the following roll call vote:*

13		
14	<i>CHIASSON</i>	<i>YES</i>
15	<i>MCKENZIE</i>	<i>YES</i>
16	<i>SIGURDSON</i>	<i>YES</i>
17	<i>GAUDER</i>	<i>YES</i>
18		

19 **6. Ordinance No. 2015-19 – Amending the Town of Lady Lake Land Development**
20 **Regulations, Chapter 10, Section 5, Entitled “Tree Protection” (Wendy Then)**

21
22 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
23 Clerk’s Office) and read the ordinance by title. She stated that on September 24, 2015, the Town
24 Commission of the Town of Lady Lake held a special workshop to discuss potential changes to
25 Section 5 of Chapter 10 of the Land Development Regulations entitled “Tree Protection”. She
26 stated that this ordinance has come about as a result of the field tour that was held in the community
27 of Water Oak Country Club Estates on that morning, and the discussion that followed. Ms. Then
28 reviewed the proposed changes as follows:

- 29
- 30 • Trees have been determined to be substantially damaged through improper trimming as per a
31 report provided by the Town Arborist shall be required to be removed within 30 days of the
32 finding of violation; this replaces the current policy of allowing a year to elapse before the tree
33 is re-inspected for a determination of recovery; an appeal process before the Special Magistrate
34 is still afforded to the violator if they wish to contest the violation.
 - 35
36 • The removal of any historic or non-historic tree in which the trunk of the tree measured at
37 ground level is within ten (10) feet to the nearest adjacent wall of a permitted structure on the
38 property. A root barrier shall be installed in lieu of the removal of trees near to sidewalks,
39 driveways, and unscreened/non-enclosed patios. Where substantial damage has already
40 occurred to such areas, a report from a Certified Arborist may be provided as justification for
41 the removal of the tree if it is the recommendation of the arborist to remove the tree to avoid
42 further damage.
 - 43
44 • Trees accommodated by an arborist report documenting that the tree is diseased or dying shall
45 incur a \$25 fee (per tree) for removal, regardless of the DBH measurement of the tree. Report
46 shall be provided to Town staff prior to removal. If the tree has been removed before Town
47 staff has received the report, fees and replacement of trees shall be done in accordance with the
48 after the fact permit policy (for application on residential lots).

- 1 • Commercial removal of historic trees granted through the variance process shall be required to
2 pay at time of application of tree removal, not within 30 days of the variance approval. Should
3 the property not be developed immediately following the variance approval; this allows a
4 potential subsequent purchaser of the property to revisit if removal of tree is necessary for their
5 particular use of the property.
- 6 • Revised requirement that requires trees to be more conspicuously marked for removal from the
7 public right-of-way.
- 8 • Revised tree permit fees.
- 9 • Additional planting requirements for “after the fact” tree removal permits.
- 10 • Establishment of a voluntary contractor registry for landscaping and tree trimming/tree removal
11 contractors.

12 The Parks, Recreation, and Tree Advisory Committee will review the proposed changes to Chapter
13 10, Section 5 (Ordinance No. 2015-19) at their special meeting on Tuesday, November 10, 2015.
14 The Town Commission is scheduled to consider Ordinance No. 2015-19 for first reading on
15 Monday, November 16, 2015 at 6:00 p.m., and for second/final reading on Monday, December 7,
16 2015 at 6:00 p.m.

17
18 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
19 none, asked for a motion.
20

21 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*
22 *Zoning Board recommended transmittal and approval of Ordinance No. 2015-19 to the Town*
23 *Commission for consideration by the following roll call vote:*

24		
25	<i>CHIASSON</i>	<i>YES</i>
26	<i>MCKENZIE</i>	<i>YES</i>
27	<i>SIGURDSON</i>	<i>YES</i>
28	<i>GAUDER</i>	<i>YES</i>
29		

30 **7. Lumen Park – Final Commercial Plat – A Commercial Subdivision Consisting of 23**
31 **Lots on a 30-Acre Parcel – Located North of County Road 466, Approximately 1000± Ft. East**
32 **of the Sumter County Line on Highway 466 within the Town of Lady Lake (Wendy Then)**
33

34 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
35 Clerk’s Office. She stated that the applicant, Darren Azdell with Outsidein Architecture LLC, has
36 submitted plans for Final Plat Approval of a subdivision consisting of 23 lots on a 30-acre parcel
37 located north of County Road 466, approximately 1000± feet east of the Sumter County Line, on
38 Highway 466 within the Town of Lady Lake (Alternate Key #2543370, #2563842, & #1739861).
39 She stated this property is formally addressed as 1175 Highway 466 and is currently vacant
40 commercial property. Ms. Then stated staff recommends approval of this final plat.
41

42 The Final Plat was reviewed to determine if it is in compliance with the Land Development
43 Regulations (LDRs) and Florida Statutes Chapter 177. The following items were included in the
44 packet:
45

- 46 1) Declaration of Covenants, Restrictions and Easement for Lumen Park

- 1 2) Certificate of Title
- 2 3) Final Subdivision Plat Plans
- 3 4) Application and Warranty Deeds

4
5 Ms. Then reviewed the final plat drawings. She stated there are four primary commercial lots with
6 the remainder of the lots abutting The Villages of Lady Lake (subtitled 5A through 5S), which will
7 be conveyed to individual property owners by different means at a later date.

8
9 Ms. Then reviewed the following information:

- 10
11 1) The Lumen Park at Lady Lake MJSP 06/15-001 received approval by Town Commission on
12 July 20, 2015 for a three-story 151,790 sq. ft. building providing 154 beds in 129 units and pool
13 amenities. The developer has not initiated construction of the approved improvements to date.
14 Ms. Then stated the applicant is currently going through the plat process in order to get the
15 individual lots settled through a commercial plat.
- 16 2) A sewer and water agreement will be executed between Town of Lady Lake and the property
17 owner/developer for the Lumen Park Major Site Plan MJSP 06/15-001 project.
- 18 3) The developer/owner is proposing to convey certain utilities off-site improvements to the Town.
- 19 4) As per the Declaration of Covenants, Restrictions, and Easement (also known as CCRs), Section
20 3). 3.1)., the lot owner shall have the obligation to construct all of the common element
21 improvements and access easement areas referred to as infrastructure improvements.

22
23 Satisfied/Revised Items:

- 24
- 25 • The final plat and declaration of covenants, conditions, and restrictions have been updated to
26 include all exhibits. Additionally, section 6.4 which is drafted in accordance with Ordinance
27 2011-28, has been added to the declaration of covenants.
- 28 • The comments regarding the location and width of all existing or recorded rights of way has
29 been added.
- 30 • The comment regarding Certificate of Title has been addressed and a copy has been provided as
31 of 11/2/2015.
- 32 • The comment regarding including the legal description and a reference for the Villages of Lady
33 Lake Unit 23 on Sheet 1 and Sheet 2 respectively have been addressed.
- 34 • Applicant has addressed all outstanding surveyor comments.
- 35 • A determination has been made by the Town Attorney that a Construction Bond is not required
36 for this project based on the fact there are no public improvements to be conveyed to the Town.
37 Any off-site improvements for utilities will be conveyed after the site plan improvements are
38 completed.

39
40 Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the
41 application on Thursday, October 29, 2015 and determined the application ready for transmittal to
42 the Planning and Zoning Board. The Town Commission is scheduled to consider the Final Plat at
43 their regular meeting on Monday, December 7, 2015 for final approval. Ms. Then stated that
44 Darrell Azdell of Outsidein Architecture LLC is present if there are any questions.

45
46 Member Chiasson confirmed that the subject property is located between Chula Vista and the
47 entrance to Spring Arbor and faces Highway 466. He asked if this will be a multi-story
48 development.

49

1 Ms. Then replied that the Town Commission approved a development order for a three-story
2 building on this property on July 20, 2015.

3
4 Member Chiasson asked if this is an extension of the existing approval.

5
6 Ms. Then replied that this is a separate, stand-alone application to allow the property owner to sub-
7 divide the property. She stated that Ordinance 2011-28 calls for individual conveyance of
8 properties to adjacent property owners and this plat facilitates the transfer on these individual
9 properties to the adjacent property owners. Ms. Then explained the remainder of the property will
10 consist of four large commercial lots, and the owner of Lot 1 will be responsible for constructing all
11 the infrastructure for this development prior to Lots 2, 3, and 4 being sold.

12
13 Member Chiasson asked what will be on the other lots if Lot 1 has a multi-story building on it.

14
15 Ms. Then replied that the project is being approved in phases, with Phase 1 being approved. Phase
16 2 has proposed buildings for Lots 2, 3 and 4; however, they will have to come back with a major
17 modification specifying exactly what their plans are to include parking spaces, traffic generation,
18 etc. She stated the site plan entitlements are strictly for Lot 1 at this time.

19
20 Member Chiasson expressed his concern regarding the traffic pattern eastbound on Highway 466
21 from Chula Vista and how it will be impacted further with this development. He stated it is already
22 a dangerous situation and he does not want it to get worse.

23
24 Ms. Then replied that a traffic analysis is completed by the Lake-Sumter Metropolitan Planning
25 Organization for each site plan application that comes before the Town. She stated they determine
26 whether a deceleration lane or a traffic light is required, and the review included input from Lake
27 County Public Works as this is a county road. She stated that a deceleration lane is proposed at this
28 time rather than a traffic light, and the development will have two entrances.

29
30 Mr. Carroll stated the Board is only considering the plat plan for the division of the property this
31 evening so that the assisted living facility can be sold separately from the other properties, and the
32 Board cannot make any determination to take entitlements away, although Exhibit B of the
33 conceptual plan shows future phases. He stated there is also a 260 acre property across the street
34 from the subject property that is up for sale that is a planned unit development with a commercial
35 entitlement for zoning (Phillips property). Mr. Carroll stated that when that 260 acre property
36 comes up for development, the traffic on Highway 466 will have to be addressed further, but the
37 traffic studies for volume do not warrant a traffic signal at this point.

38
39 Chairperson Gauder asked if the covenant, conditions and restrictions are the same.

40
41 Mr. Carroll replied that the terms of the memorandum of agreement are in line with the conditions.

42
43 Mr. Darren Azdell also commented that the CCRs have been put in place and further restricts what
44 is already in the ordinance. It allows the infrastructure to be created on the site and utilized and
45 shared in how the costs will be apportioned. He stated additional restrictions, to include
46 landscaping, up-keep, and other infrastructure improvements, have been put in place to make sure
47 the project as a master planned community looks good over a long period of time. Mr. Azdell
48 stated the deceleration and acceleration lanes are being added voluntarily by the developer to make
49 it safer and were not required by the county. He stated they also went from three entrances down to

1 two to narrow the opportunity for collisions.

2
3 Member Chiasson clarified that this property abuts against the La Zamora residential properties in
4 The Villages.

5
6 Mr. Azdell confirmed that they do and that the Lot 5 properties are being conveyed to those
7 property owners.

8
9 Chairperson Gauder asked if any of the property owners have objected to it.

10
11 Mr. Azdell replied that two property owners have indicated that they may not want to take the lots
12 abutting their property. He stated in that case, those lots would remain part of the Lumen Park
13 development. He also stated that this is a one-time offer, and if the property owners decide not to
14 take conveyance of the lots at this time, then they will stay part of Lumen Park in perpetuity.

15
16 Chairperson Gauder asked if anyone in the audience had any questions or comments, and seeing
17 none, asked for a motion.

18
19 *Upon a motion by Member McKenzie and a second by Member Sigurdson, the Planning and*
20 *Zoning Board recommended transmittal and approval of Lumen Park – Final Commercial Plat*
21 *to the Town Commission for consideration by the following roll call vote:*

22		
23	CHIASSON	YES
24	MCKENZIE	YES
25	SIGURDSON	YES
26	GAUDER	YES
27		

28 **CHAIRPERSON/MEMBERS' REPORT:**

29
30 Chairperson Gauder asked if the members had any comments.

31
32 Vice Chairperson Sigurdson commented that he is pleased to see the investigation of the trees in
33 this area, and encouraged the Town to be even more restrictive regarding older trees to protect the
34 historic trees.

35
36 **ADJOURN: *With nothing further to discuss, the meeting was adjourned at 6:28 p.m.***

37
38
39
40
41 _____
42 Nancy Slaton, Deputy Town Clerk

41 _____
42 John Gauder, Chairperson

43 Minutes transcribed Nancy Slaton, Deputy Town Clerk



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: December 14, 2015

SUBJECT: Resolution No. 2015-113 – SRK Lady Lake 43 Associates, LLC for the Verizon Store– Variance Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary Wall Sign to be Placed on the northwest elevation of an outparcel building – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 472 North Highway 27/441 (AK 3872774).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

1. Motion to forward Resolution 2015-113 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Resolution 2015-113 to the Town Commission with the Recommendation of Denial.

Staff is in support of Motion Number 1.

SUMMARY

On November 16, 2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store, located in the Lady Lake Crossing Plaza, property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades. The combined wall copy area of all three (3) signs would amount to 139.5 square feet; which meets sign code regulation of not exceeding the maximum 200 square feet of wall sign copy area allowed.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the southbound

traffic to identifying the store's location from the northwest. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the store thus providing advanced direction to prepare them to make an upcoming right into the Lady Lake Crossing Plaza. Without it, many people may pass by missing the location. Lastly, the way the building exterior elevation was designed incorporates three (3) red bands along the top suitable for signage a wall signage; which two (2) bands have signs already installed and the third one looks empty and unbalanced.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 08 Township 18 South Range 24 East, Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (6) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, November 23, 2015. The property was also posted on Monday, November 23, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-113 and provided comments on 11/30/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2015-113 for final consideration at their regular meeting on Monday, January 4, 2016.

FISCAL IMPACT: \$ _____

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

12-3-15
 DEPARTMENT HEAD

[Handwritten Signature]

Submitted

12/7/15

Date

FINANCE DEPARTMENT

Approved as to Budget
Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

[Handwritten Signature]

Approved Agenda Item for:

12/14/15

Date

12/8/15

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

RESOLUTION NO. 2015-113

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-4).b).1).A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH ONLY ALLOWS SINGLE USE DEVELOPMENTS TO PLACE WALL SIGNS ON THE SIDE OF THE BUILDING FACING THE PUBLIC STREET. THE VARIANCE REQUEST IS TO ALLOW A SECONDARY WALL SIGN TO BE PLACED ON THE NORTHWEST ELEVATION OF AN OUTPARCEL BUILDING (VERIZON) LOCATED WITHIN LADY LAKE CROSSING PLAZA (ALTERNATE KEY #3872774), WHICH DOES NOT HAVE A PUBLIC ENTRANCE, ADDRESSED AS 472 NORTH HIGHWAY 27/441, OWNED BY SRK LADY LAKE 43 ASSOCIATES, LLC, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, SRK Lady Lake 43 Associates, LLC, is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owner petitioned for a variance from the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single-use developments to place wall signs on the side of the building facing the public street. The variance request is to allow a secondary wall sign to be placed on the northwest elevation of an outparcel building (Verizon) located within the Lady Lake Crossing Plaza (Alternate Key #3872774), which does not have a public entrance, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signs on the side of the building facing the public street. The variance request is to allow a secondary wall sign to be placed on the northwest elevation of an outparcel building (Verizon) located within the Lady Lake Crossing Plaza (Alternate Key #3872774), which does not have a public entrance, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

1 This Resolution shall take effect immediately upon its final adoption by the Town
2 Commission.

3
4 **RESOLVED** this _____ day of _____, 2016, in Lady Lake, Florida, by the
5 Lady Lake Town Commission.

6
7 **TOWN OF LADY LAKE, FLORIDA**

8
9
10 _____
11 Ruth Kussard, Mayor

12
13
14
15
16 ATTEST:

17
18 _____
19 Kristen Kollgaard, Town Clerk

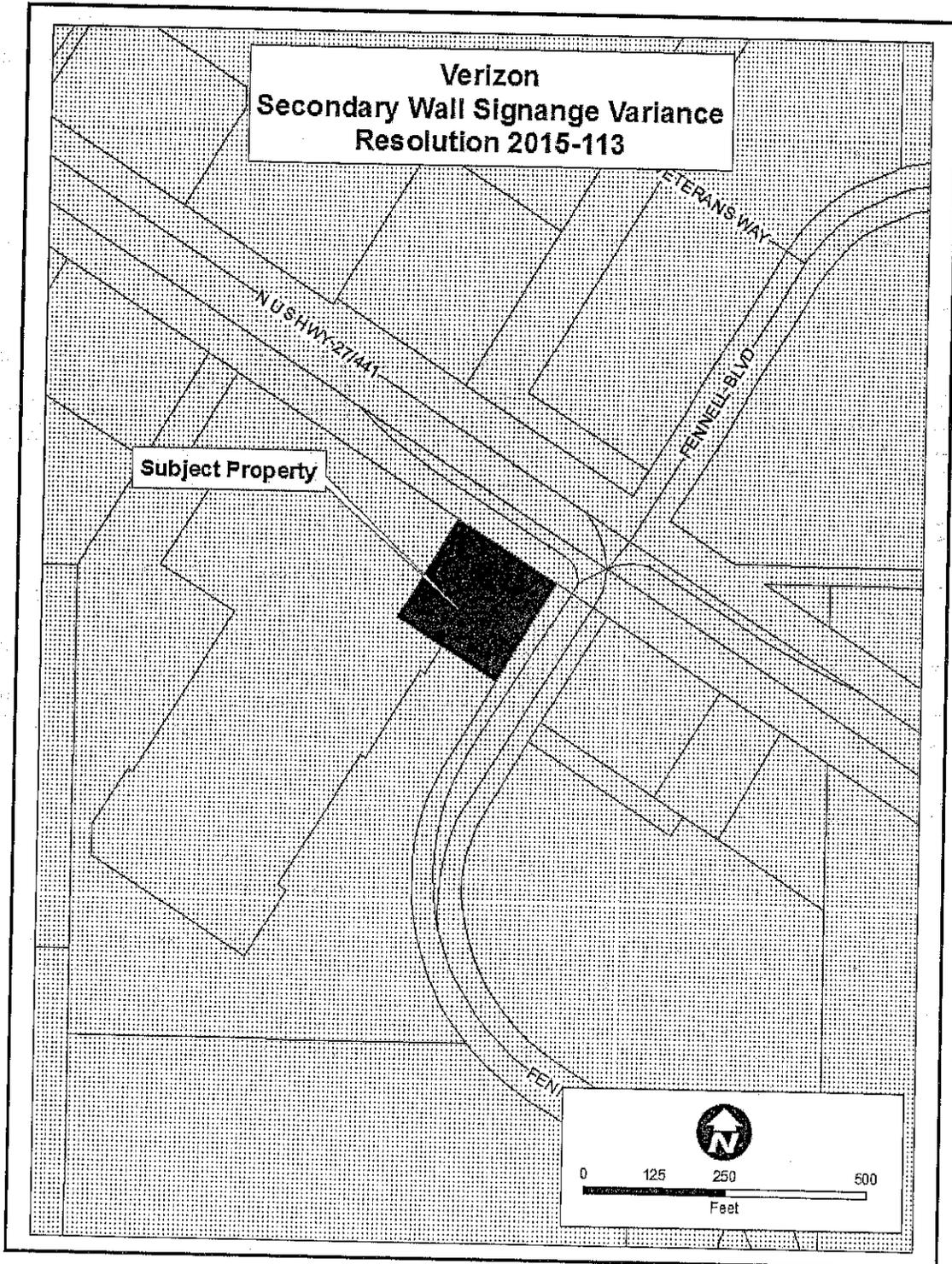
20
21
22 APPROVED AS TO FORM:

23
24
25
26 _____
27 Derek Schroth, Town Attorney
28

EXHIBIT "A" - Legal Description and Map

LADY LAKE, LADY LAKE CROSSING SUB LOT 3 ALSO BEING IN 17-18-24 PB 63
PG 57-58 ORB 4174 PG 1973

1
2
3
4



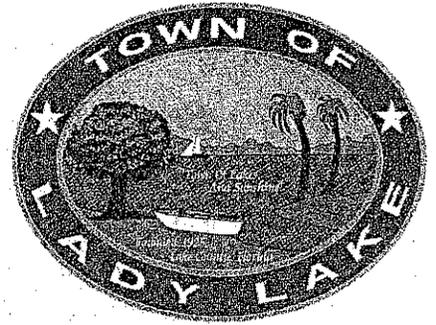
5

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

FAX 352-751-1510

www.ladylake.org



November 23, 2015

RE: Variance Resolution 2015-113

Dear Property Owner:

This is to notify you that Applicant, Jennifer Ronneburger with Atlas Sign Industries, has filed a variance application for Verizon located within the Lady Lake Crossing Plaza, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-113

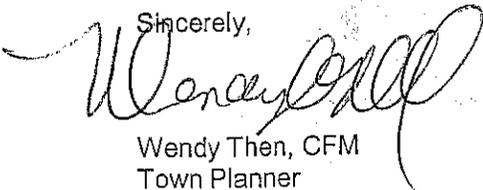
Variance application in accordance with the provisions of Chapter 17, Section 17-4.b).1).A), which only allows single use developments to place wall signs on the side of the building facing a public street. The applicant proposes the installation of an additional secondary wall signage to be placed on the northwest elevation of the outparcel building for Verizon along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant (Alternate Key 3872774) where there is not a public entrance. The proposed sign would be approximately 15'2" x 3'1/2" or 46.5 square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD- Monday, December 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, January 4, 2016 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthenl@ladylake.org.

Sincerely,


Wendy Then, CFM
Town Planner

AltKey	OwnerName	OwnerName	OwnerName	OwnerCity	OwnerState	OwnerZip
1279411	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778	
3872774	SRK LADY LAKE 43 ASSOCIATES LLC	C/O 4053 MAPLE RD	AMHERST	NY	14226	
3863759	SRK LADY LAKE OP5 LLC	C/O BENC 4053 MAPLE RD	AMHERST	NY	14226	
1279364	KIMMONS KARL N	PO BOX 13	LADY LAKE	FL	32158	
3872773	KOHL'S DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201	
3877864	LADY LAKE TK LLC	C/O MARVIN PO BOX 52427	ATLANTA	GA	30355	
3305469	SRK LADY LAKE 21 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226	
3509773	VILLAGES INDUSTRIAL CENTER	PROPE610 E MAIN ST	LEESBURG	FL	34748	
1279445	MAYFIELD JAMES H JR TRUSTEE ET AL	7071 NUMBER 2 RD	HOWEY IN THE HILLS	FL	34737	

Verizon - 150_Feet Adjacent Property Owners



TECHNICAL REVIEW COMMITTEE COMMENTS FINAL COMMENTS 11/30/2015

Project: Verizon Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-113

Description:

On 11/16/2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store to be located at the Lady Lake Crossing Plaza for property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the southbound traffic to identifying the store's location from the west. Additionally, the applicant indicated that drivers going southbound on Highway 27/441 would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Without it, many people may pass by missing the location. Lastly, the way the building exterior elevation was designed incorporates three (3) red bands along the top suitable for signage a wall signage; which two (2) bands have signs already installed and the third one looks empty and unbalanced.

GENERAL INFORMATION

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. No comments outstanding as per GM Review completed 11/30/2015.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as per email dated.11/23/2015.
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

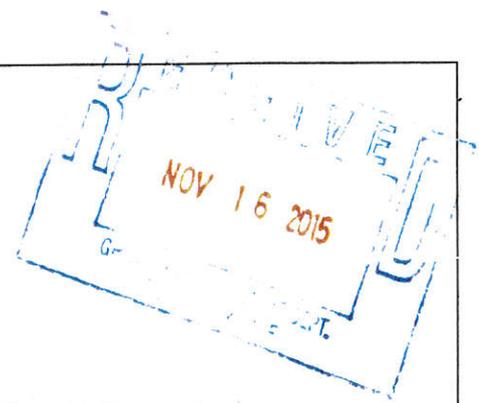
1. No comments at this time as per communication dated. If approved, sign engineering will be reviewed at the Sign permitting phase.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. No comments at this time from the Lady Lake Public Works Dept. since no utilities will be affected at this time with the sign proposal.
-

TOWN OF LADY LAKE
VARIANCE APPLICATION



Alt. Key Number 3515111

1. Owner's name: Eric and Joyce B. Wilson

Mailing Address: 4153 West 2nd Street #4

Email Address: indalib@comcast.net

Telephone #: 716-833-4936

2. Applicant's Name: Atlas Sign Industries

Mailing Address: 1077 West Blue Heron Blvd
West Palm Beach, FL 33411

Email Address: jean@atlasignindustries.com

Telephone #: 561-863-6659

3. Applicant is: Owner: Agent Purchaser Lessee Optionee

4. Property Address/Location: 472 SW 27 Lady Lake (revised)

5. Legal Description: See attached

6. The variance requested is as follows: To allow an exterior
sign on the
West elevation and to allow additional
space for signage

7. The variance is necessary for the following reasons: See attached sheet

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

See attached sheet

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

11. A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criterion?

12. Have any land use applications been filed within the last year in connection with this property? ___ Yes ___ No. If yes, briefly describe the nature of the request and the date it was done:

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:
Date Application Received: 11-16-2015 Received by: WTHW
Fees Paid: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

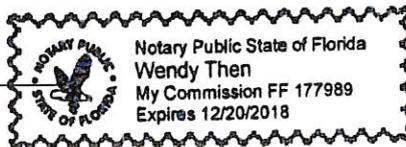
Before me, the undersigned authority personally appeared Mark G. Della Bon,
who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for:
Variance - Secondary Wall Sign
- (3) That he has appointed Albs Sign Industries to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Mark G. Della Bon
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 23rd day of September 2015, by Martin J. Della Bon, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

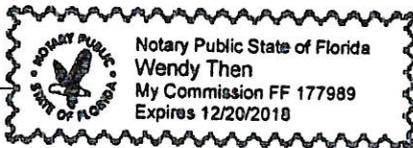
Before me, the undersigned authority personally appeared _____, who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That he desires approval for:
Variance - Secondary Wall Sign
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Mark J. DeLaBona
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 23rd day of September, 2015, by Mark J. DeLaBona, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



PROPERTY RECORD CARD

General Information

Owner Name:	SRK LADY LAKE 43 ASSOCIATES LLC	Alternate Key:	3872774
Mailing Address:	C/O BENCHMARK DEVELOPMENT GROUP 4053 MAPLE RD AMHERST, NY 14226 Update Mailing Address	Parcel Number:	08-18-24-100000000300
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
Property Location:	472 NORTH HIGHWAY 27/441 LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	--- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	LADY LAKE, LADY LAKE CROSSING SUB LOT 3 ALSO BEING IN 17-18-24 PB 63 PG 57-58 ORB 4174 PG 1973		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		41515.59	SF	\$0.00	\$622,734.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3962 / 1033	9/23/2010	Warranty Deed Multi-Parcel		Vacant	\$1,925,000.00
4174 / 1973	6/12/2012	Warranty Deed Unqualified		Vacant	\$253,800.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$622,734	\$622,734	\$622,734	5.30510	\$3,303.67
LAKE COUNTY MSTU AMBULANCE	\$622,734	\$622,734	\$622,734	0.46290	\$288.26
LAKE COUNTY MSTU FIRE	\$622,734	\$622,734	\$622,734	0.47040	\$292.93
SCHOOL BOARD STATE	\$622,734	\$622,734	\$622,734	5.69700	\$3,547.72
SCHOOL BOARD LOCAL	\$622,734	\$622,734	\$622,734	1.50000	\$934.10
TOWN OF LADY LAKE	\$622,734	\$622,734	\$622,734	3.55100	\$2,211.33
ST JOHNS RIVER FL WATER MGMT DIST	\$622,734	\$622,734	\$622,734	0.30230	\$188.25
LAKE COUNTY VOTED DEBT SERVICE	\$622,734	\$622,734	\$622,734	0.16000	\$99.64
LAKE COUNTY WATER AUTHORITY	\$622,734	\$622,734	\$622,734	0.25540	\$159.05

NORTH LAKE HOSPITAL DIST	\$622,734	\$622,734	\$622,734	1.00000	\$622.73
				Total:	Total:
				18.7041	\$11,647.68

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓞ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings Ⓞ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings Ⓞ

The assessment reductions marked with a ✓ above are providing a tax dollar

savings of: \$0.00

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 1 November 2015.

Town of Lady Lake

Variance Application

Attached Sheet:

6. The variance requested is as follows:

For a wall sign on the west elevation that does not have an entrance.

A second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

7. The variance is necessary for the following reasons:

This elevation does not have a public entrance.

8. Is your situation due to unique circumstances not created by you or your predecessor in title?

Explain such circumstances:

Our building, as it's positioned on Hwy 441/27, has exposure to oncoming traffic from the west as the cars ascend up the elevated highway. This design places a large blank wall to oncoming traffic.

Although we have incorporated architectural features on this wall, there is a great opportunity to help identify the building to the public thus allowing the cars to position themselves to turn into our location.

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands of structures in the same district? Explain such conditions and circumstances.

Having exposure to the public but not having a public entrance make this a peculiar situation.

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

Yes, because if the variance is not granted there will not be any identification visible on the west building elevation.

11. A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criterion?

Yes

12. Have any land use applications been filed within the last year in connection with this property? If yes, briefly describe the nature of the request and the date it was done:

Not to our knowledge.

Justification Statement – Verizon

Secondary Wall Sign

1. No, there would be no diminution in value of surrounding properties. Having the signage on this elevation will assist the public and assist the other retail stores by identifying the store's location from the west.
2. Yes, granting the variance would be a benefit to the public interest. Drivers coming west to east on Hwy 441/27 would have a clear view of the signage on the elevation thus providing advanced direction to prepare them to make an upcoming left turn onto the property.
3. Yes, a denial of the variance would result in unnecessary hardship to both the tenant and the public looking to shop at the tenant's store. Many people may pass by not knowing the location is there and they could lose business.
4. The use of this signage is not contrary to the spirit of this Code. It assists in directing the public as they drive down the highway toward the property.
5. If the request is denied, then the tenant will still operate but will do so without the benefit of clearly identifying the property on the west side where the traffic is approaching.
6. Not applicable. The tenant and the developer do not suffer from any physical disabilities.

Wendy Then

From: Chris McKinstry
Sent: Monday, November 23, 2015 1:14 PM
To: Wendy Then
Subject: RE: TRC Review Item

The sign, as presented, will not interfere with traffic or visibility. I have no other comments.



LADY LAKE POLICE DEPARTMENT

Chief Chris McKinstry
Chief of Police
423 Fennell Blvd.
Lady Lake, FL 32159
(352) 751-1567

FSS 668.6076 – "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Town Hall hours of operation: Monday – Thursday, 7:30 am – 6:00pm

From: Wendy Then
Sent: Monday, November 23, 2015 12:28 PM
To: Butch Goodman; Chris McKinstry; Dallas Foss; Thad Carroll
Subject: TRC Review Item

Good Morning,

Project: Verizon Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-113

Description:

On 11/16/2015, Town Staff received a variance application from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest elevation of the outparcel building along North Highway 27/441 located within the Lady Lake Crossing Plaza.

Applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store to be located at the Lady Lake Crossing Plaza for property addressed as 472 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the Town of Lady Lake Land Development Regulations which only allows single use developments to place wall signage where the building fronts a public street. The proposed sign would be approximately 15'2" x 3'1/2" square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

Please provide comments before Monday, November 30, 2015. Thanks.

Wendy Then, CFM
Town Planner

*Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax*

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."



November 23, 2015

RE: Variance Resolution 2015-113

Dear Property Owner:

This is to notify you that Applicant, Jennifer Ronneburger with Atlas Sign Industries, has filed a variance application for Verizon located within the Lady Lake Crossing Plaza, addressed as 472 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-113

Variance application in accordance with the provisions of Chapter 17, Section 17-4).b).1).A), which only allows single use developments to place wall signs on the side of the building facing a public street. The applicant proposes the installation of an additional secondary wall signage to be placed on the northwest elevation of the outparcel building for Verizon along North Highway 27/441 located within the Lady Lake Crossing Plaza. Applicant (Alternate Key 3872774) where there is not a public entrance. The proposed sign would be approximately 15'2" x 3'1/2" or 46.5 square feet in copy area; mirroring the other two (2) wall signs already mounted on the east and south façades.

Public hearing dates on the petitions are scheduled for the following dates:

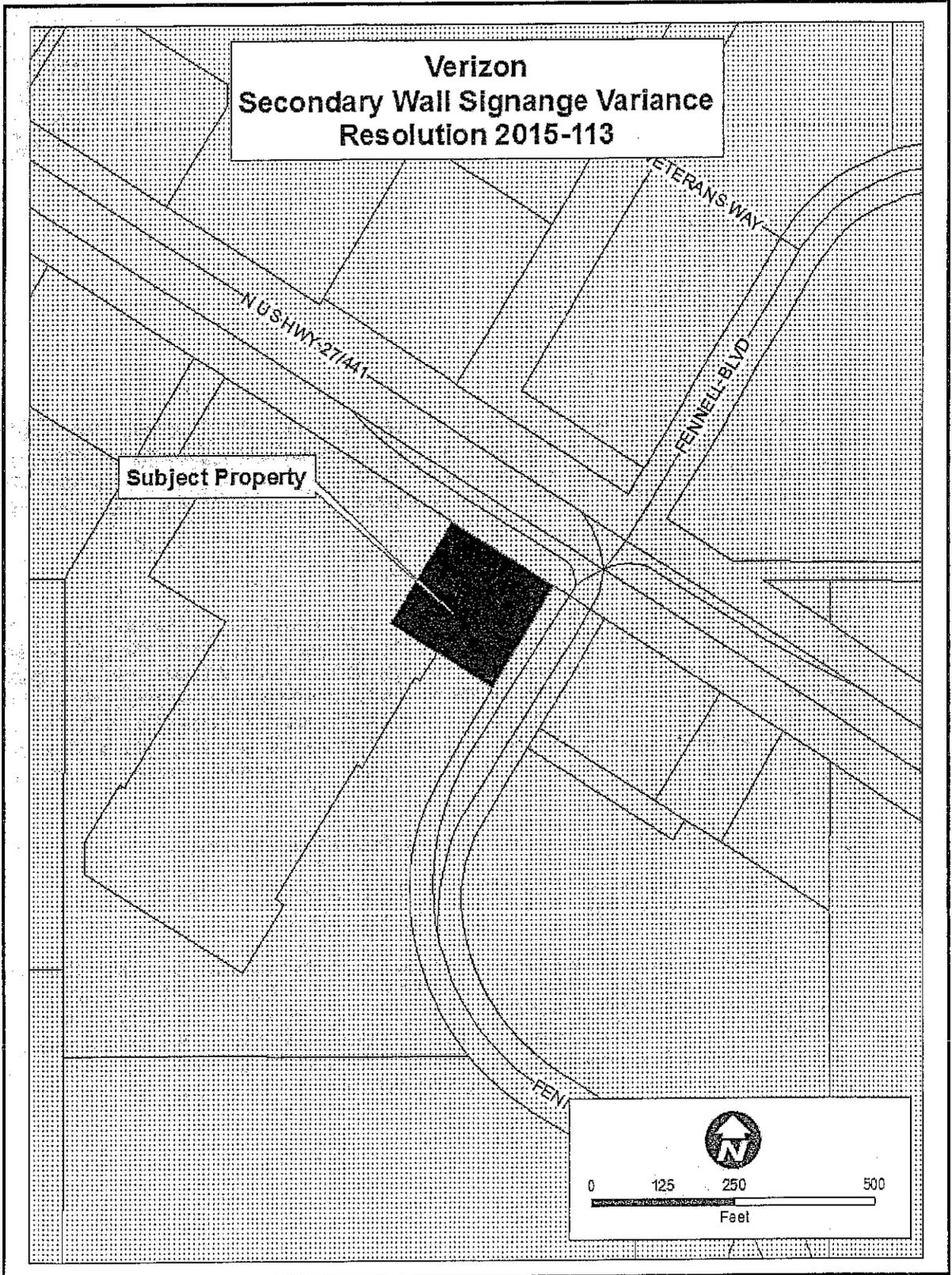
PLANNING AND ZONING BOARD- Monday, December 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, January 4, 2016 at 6:00 p.m.

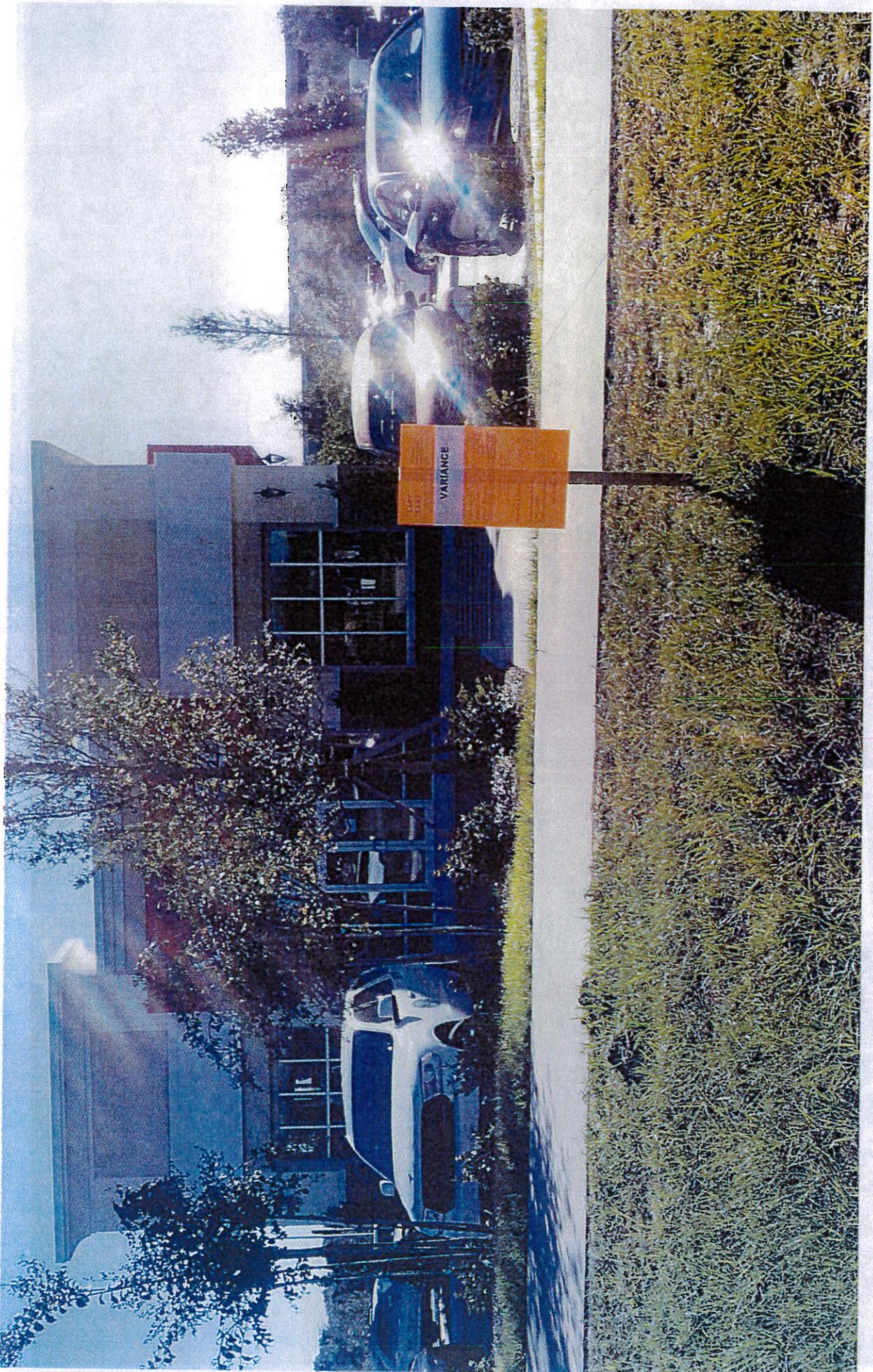
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen1@ladylake.org.

Sincerely,

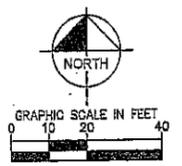
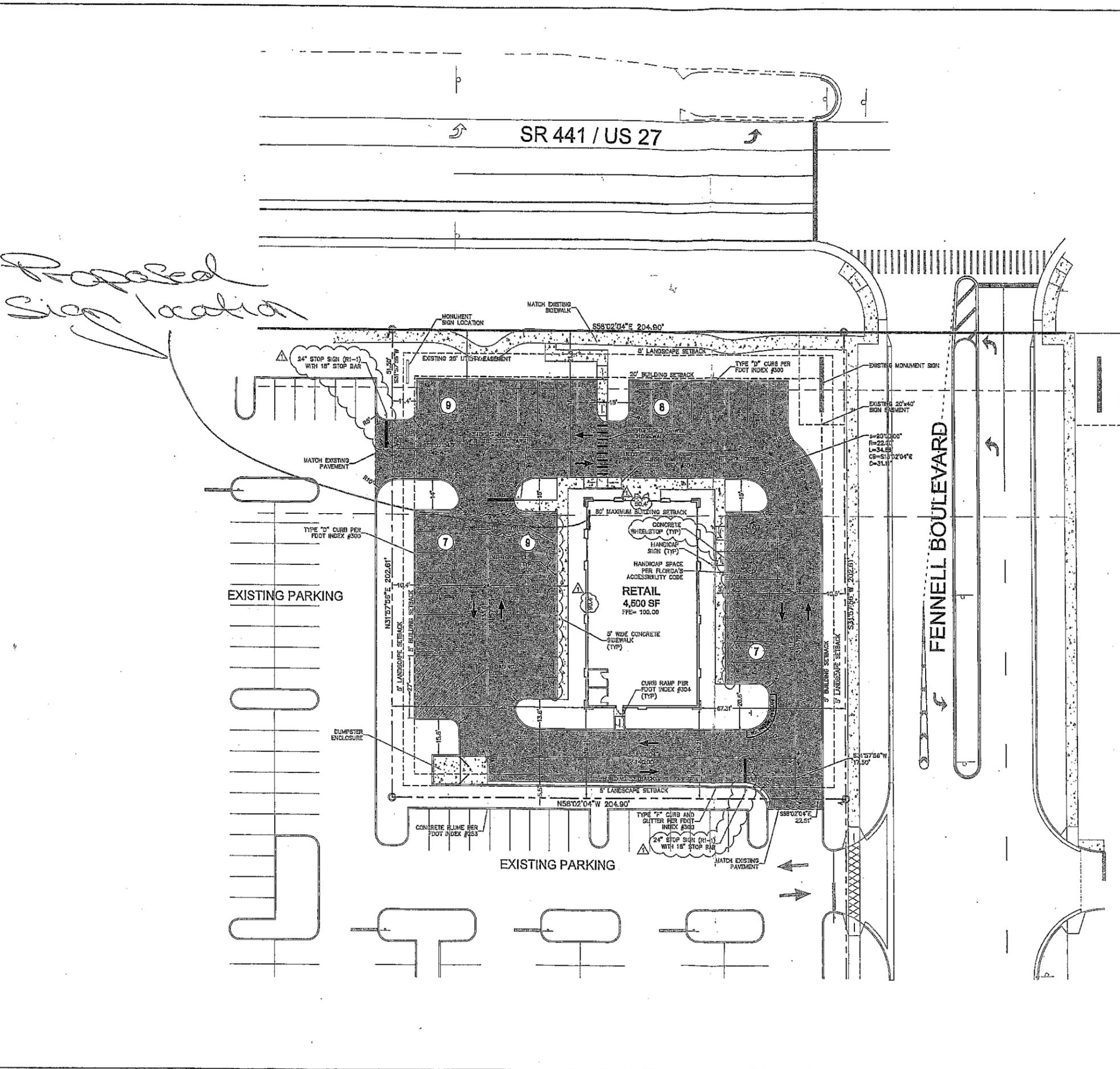
Wendy Then, CFM
Town Planner

MAP





Plotted By: Spencer, Robert. Sheet: S01-Fourcreek. Layout: C4.0-SITE. September 03, 2015. 04:24:59pm. RA: ORL - CHA 040572011 - Parcel: A-CADDY CONVEY PLAN SHEET C4.0 - SITE PLAN. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA:

PROJECT AREA:	0.88 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
ZONING:	HC
BUILDING AREA:	4,600 SF
MAX. ALLOWABLE IMPERVIOUS AREA:	80% (0.77 AC)
FLOOD ZONE:	ZONE X

PARKING REQUIRED:	
GENERAL RETAIL - 1 SPACE/200 GFA (4,600 GFA/200):	23 SPACES
TOTAL PARKING SPACES:	23 SPACES

PARKING PROVIDED:	
HANDICAP SPACES:	2 SPACES
REGULAR SPACES:	41 SPACES
TOTAL SPACES:	43 SPACES

PROPOSED IMPERVIOUS AREA:	
BUILDING:	0.10 AC (4,600 SF)
CONCRETE (SIDEWALKS, ETC.):	0.07 AC (3,011 SF)
ASPHALT DRIVE AND PARKING AREA:	0.30 AC (21,973 SF)
TOTAL IMPERVIOUS AREA:	0.88 AC (28,484 SF)

PROPOSED IMPERVIOUS (OPEN) AREA:	
10% INTERNAL IMPERVIOUS AREA REQUIRED:	0.09 AC (4,152 SF)
PROVIDED:	0.19 AC (6,345 SF)

BUILDING SETBACKS:		
FRONT (S.R. 441)	20' MAX.	72'
REAR	10'	30'
SIDES	10'	67'

LEGEND

	LOT LINE
	BUILDING/LANDSCAPE SETBACK
	MAXIMUM BUILDING SETBACK
	EXISTING UTILITY EASEMENT
	EXISTING SIGN EASEMENT
	PARKING COUNT
	PROPOSED ASPHALT
	PROPOSED CONCRETE

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISED PER COMMENTS	NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 3650 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 00000816

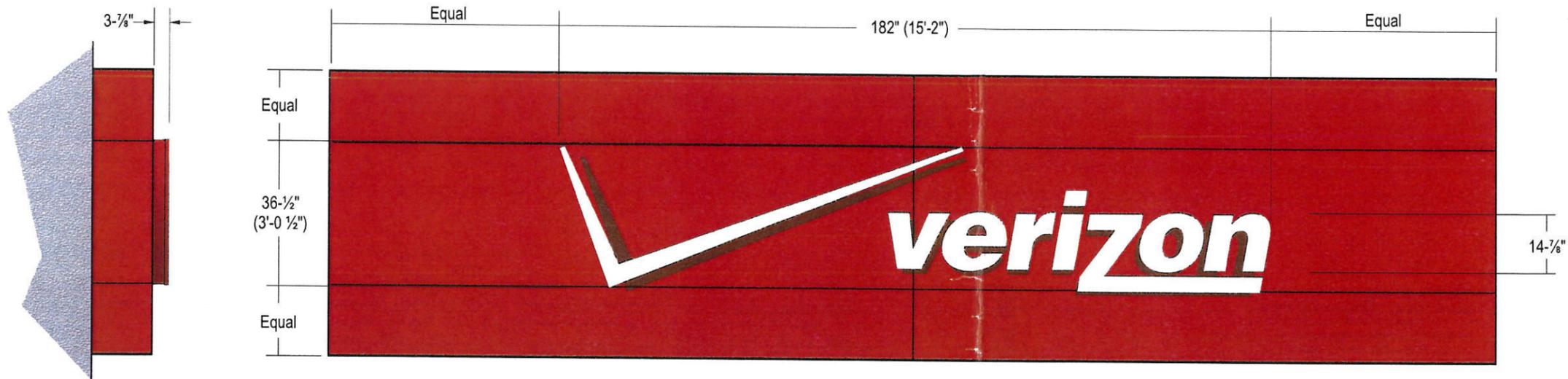
LICENSED PROFESSIONAL
 JAY R. JACKSON, P.E.
 FLORIDA LICENSE NUMBER 54247

RHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
049372011	02/18/2015	AS SHOWN			

SITE PLAN

LADY LAKE CROSSING
 KOHL'S OUTPARCEL
 TOWN OF LADY LAKE, FLORIDA

SHEET NUMBER
 C4.0



PROPOSED SIGN ELEVATION | 3/8" = 1'-0"

SQUARE FOOTAGE:

Allowable = 200.0 SF Aggregate
 Proposed = 3.06' x 15.16' = 46.38' SF

DESCRIPTION:

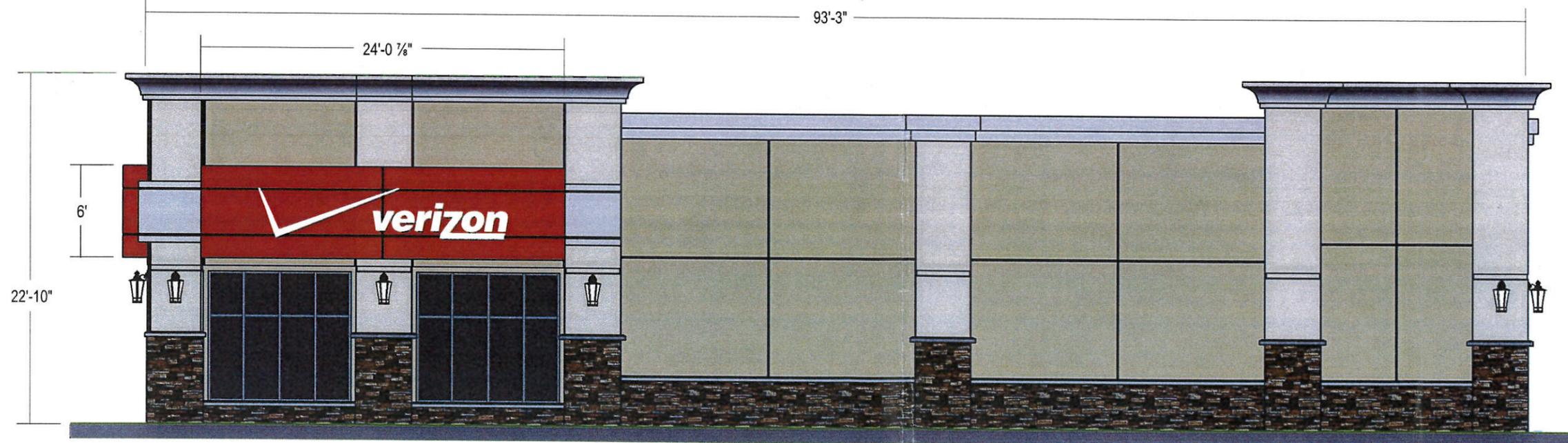
1. Formed dimensional letters and logo will be aluminum backs and pre-finished aluminum returns.
2. Sign will be internally illuminated with low voltage LED's. Power packs and electrical concealed behind wall.
3. Faces will be pigmented acrylic. Logo and "Z" faces will have exterior surface applied vinyl overlay.
4. Secure faces to returns with 1" standard trim cap retainer fastened with wafer screws. Paint screws to match trim cap color.
5. Sign mounts flush to fascia.

SCOPE OF WORK:

1. Manufacture new formed channel letters and check mark as shown and described.
2. On site install new letters and check mark on existing backer provided.
3. Connect to primary power provided by others to within five feet of sign area.
4. Confirm proper illumination prior to departing location.

COLOR SCHEDULE:

- Letter Returns = Pre-Finished Red Exterior/White Interior
- Letter LED's = GE Minimax White
- Letter Trim Cap = Standard Red
- "I" Bridge = Paint to Match Backer (TBD)
- Letter Faces = 7328 LD White



RIGHT SIDE ELEVATION | 1/8" = 1'-0"

West Elevation

Proposed Right Side Channel Letters



CORPORATE HEADQUARTERS
 1077 West Blue Heron Blvd., Riviera Beach, FL 33404
 Phone: (561)863-6659 / (800)772-7932 Fax: (561)863-4294

NORTHEAST DIVISION
 707 Commerce Dr., Concord, NC 28025
 Phone: (704)788-3733 / (800)772-7932 Fax: (704)788-3843

www.atlassignindustries.us

This design / engineering is to remain Atlas Sign Industries exclusive property until approved and accepted thru purchase by client named on drawing. No part of design and or specifications may be duplicated without written authorization of Atlas Sign Industries.

© Copyright 2015

S.O. No.	55341
Drawing No.	002
Date	03 02 2015
Path	Verizon FL Lady Lake
PM	G. Easley
Drawn By	D. Rodgers
Scale	As Shown
Revision 1	3/12/15 by DP
Revision 2	
Revision 3	
Revision 4	
Revision 5	
Revision 6	



Approved by: _____

Date: _____

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



NATIONAL HEADQUARTERS
 1077 West Blue Heron Blvd., West Palm Beach, FL 33404
 Phone: (561) 963-6658 / (800) 772-7932 Fax: (561) 963-4294

NORTHEAST DIVISION
 707 Commerce Dr., Concord, NC 28025
 Phone: (704) 786-3733 / (800) 772-7932 Fax: (704) 786-3843

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ATLAS SIGN INDUSTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ATLAS SIGN INDUSTRIES IS PROHIBITED.

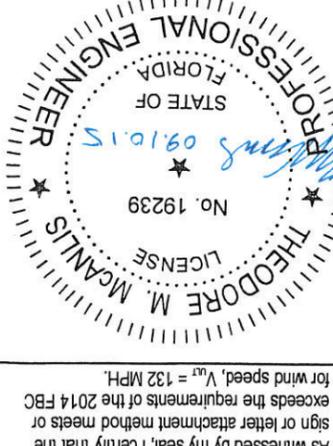
VERIZON
 FLUSH MOUNTED CHANNEL LETTERS
 ADDRESS: 500 STATE ROAD 27
 LADY LAKE, FLORIDA
 DRAWING NO: ENG-55341-002
 RE: 1 OF 1

DATE	NAME	DRAWN BY	PROJECT MGR.
09/08/2015	BH	G. EASLEY	

ENGINEERING

Code Provisions for Sign Installation:
 Florida Code Edition: 2014; Wind load per ASCE7-10; FBC sections 1609.1.1; 1620 Exposure C; Risk Category II
 $V_{ult} = 132$ MPH (FBC 1609A - ATC Interpolation)

ENGINEER INFORMATION
 NAME: Theodore M. McAnlis
 ADDRESS: P.O. Box 14724
 North Palm Beach, Florida 33408
 E-MAIL: ted.mcAnlis@hotmail.com
 LICENSE: FL 19239



ELECTRICAL DATA

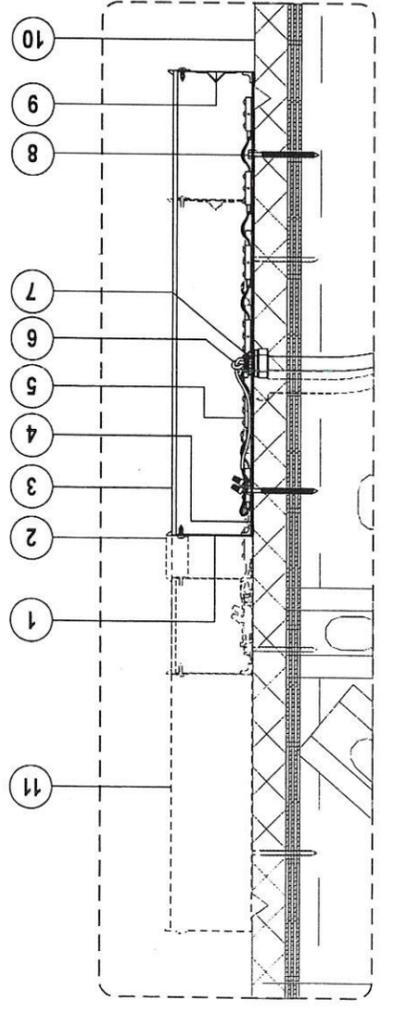
Volts	120V Primary / 12V Secondary
Total AMPS	1.3 Total AMPS
Circuits	1
Visible Disconnects	1
Power Supplies	(2) @ 0.65 Amps

- ELECTRICAL NOTES**
- All materials and fasteners meet 3004.4
 - All electrical components are UL listed and approved.
 - Sign grounded according to NEC 600.7.
 - Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
 - All branch circuits per NEC 600.5(B), 1 or (B) 2.
 - All signs controlled by photocell or time clock per FBC 2010 505.2.3.
 - One visible 20 amp disconnect per sign per circuit per NEC 600.6(A) 1.

Verizon Wireless, Lady Lake, Florida
 09.10.15

14.75-inch letters on an existing built-out wall, West Elevation
 Wind Load per ASCE 7-10; FBC 2014; Exposure C
 $V_{ult} = 132$ mph (FBC Fig. 1609A - ATC Interpolation); Risk Category II
 $V_{ult} = V_{ult} \times (0.6)^{k_z} = 102$ mph (FBC 1609.3.1)
 ASCE Chapter 30, Parts 1 & 6, components and cladding (Sec. 29.4.2)
 Wall zone 4; Wall height < 23'; $k_h = 0.924$ (Table 30.3-1); $A_{wall} < 10$ sf
 $p = q_r(GC_p)$ (Sec 29.4-2); $(GC_p) = -1.1$ (away from wall) (Fig. 30.4-1)
 $q_z = 0.00256 \times 0.924 \times (102)^2 = 24.61$ psf (Eq. 30.3-1)
 $p = 24.61$ psf x -1.1 = **27.1 psf** acting as pullout load
Attachments to wall: 1/2" lag screws:
 Withdrawal in 5/8" plywood: $W = 1,800D^{0.75}G^{1.5} \#/in.$; $D = 0.25$ "; $G = 0.5$
 $W = 1,800 \times 0.354 \times 0.625 = 226 \#/in \times 0.625 = 141 \# \times 1.333 = 188 \# / screw$
 $P = 27.1$ psf x 3.55 sf = **96#**
Check mark logo: $A = 0.333'$ (avg) x 10.67' = 3.55 sf
 $W = 1,800 \times 0.354 \times 0.625 = 226 \#/in \times 0.625 = 141 \# \times 1.333 = 188 \# / screw$
 $P = 27.1$ psf x 3.55 sf = **96#**
 (4) lag screws on logo: **Per screw, P = 96# / 4 = 24# < 188# - OK**
 Typical letter: $A = 1.229'$ x 1.41' = 1.74 sf; $P = 27.1$ psf x 1.74 sf = **47#**
Per screw (4 minimum); P = 47# / 4 = 11# < 188# - OK
 Letter "Z" tail: $A = 0.333'$ x 2.67' = 0.89 sf; $P = 27.1$ psf x 0.89 sf = **24#**
Per screw (2 minimum); P = 24# / 2 = 12# < 188# - OK

- SPECIFICATIONS:**
- 0.04" x 3 1/2" ALUMINUM LETTER AND LOGO RETURNS FASTENED TO BACKS WITH 1/2" x 1/2" x 18 GAUGE METAL STAPLES. (1) EVERY 3" TYPICAL. SEAL AT RETURN AND TYPICAL SEAL AT RETURN AND BACK OVERLAP INSIDE WITH VOC COMPLIANT 360 WHITE LATEX CAULKING TO PREVENT MOISTURE PENETRATION.
 - 1" JEWELITE TRIM CAP FACE RETAINER CHEMICALLY BONDED TO ACRYLIC FACE AND FASTENED TO RETURN WITH #8 x 1/2" PAN HEAD SCREWS. (1) EVERY 6" TYPICAL.
 - 3/16" THICK ACRYLIC FACE.
 - 0.03" ALUMINUM BACK FASTENED TO RETURNS WITH 1/2" x 1/2" x 18 GAUGE METAL STAPLES. (1) EVERY 3" TYPICAL. SEAL AT RETURN AND BACK OVERLAP INSIDE WITH VOC COMPLIANT 360 WHITE LATEX CAULKING TO PREVENT MOISTURE PENETRATION.
 - GEM7-1 TETRA 7100K SERIES 8 MINIMAX LED MODULES FASTENED TO ALUMINUM BACK INSIDE WITH 3M VHB TAPE AND 3/16" RIVETS.
 - #18 AWG UV RATED LOW VOLTAGE WIRING. (1) PER LETTER FROM LED MODULES THRU LETTER BACK AND WALL INSIDE UL LIQUIDTIGHT CONDUIT TO POWER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY.
 - UL LIQUIDTIGHT CONDUIT CONNECTOR. (1) PER LETTER REQUIRED. FASTEN LETTERS AND LOGO TO EXISTING WALL WITH 1/4" x 3" LONG STAINLESS STEEL NON-CORROSIVE LAG SCREWS. SEE SIGN ELEVATION FOR QUANTITY AND APPROXIMATE PLACEMENT.
 - 1/4" MINIMUM DIAMETER DRAIN HOLES WITH LIGHT SHIELDS. (2) PER LETTER PER NEC 600.9.
 - EXISTING SIGN AREA 1 1/2" E.I.F.S. SYSTEM OVER METAL STUD FRAME. G.C. WILL PROVIDE 5/8" EXTERIOR GRADE PLYWOOD SHEATHING AT ALL SIGN AREAS.
 - VERIZON CHECK LOGO. FABRICATED AND INSTALLED AS PER LETTERS. #18AWG CLASS 2 UV RATED LOW VOLTAGE LED BRANCH WIRING FROM LETTERS AND LOGO INSIDE UL LIQUIDTIGHT CONDUIT THRU G.C. SUPPLIED 3" DIA. PASS-THRU PIPE IN WALL TO POWER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY.
 - G.C. SUPPLIED 3" DIA. PIPE THRU WALL FOR LIQUIDTIGHT CONDUIT PASS-THRU FROM LETTERS AND LOGO. G.C. WILL FILL PIPE WITH FOAM INSULATION AFTER INSTALLATION.
 - UL METAL POWER SUPPLY HOUSING WITH ACCESS COVER MOUNTED BEHIND WALL ABOVE ACOUSTICAL CEILING
 - #12AWG BRANCH WIRING WITH GROUND INSIDE UL CONDUIT FROM CUSTOMER SUPPLY HOUSING AND CONNECTION TO POWER SUPPLY TO CUSTOMER SUPPLIED PRIMARY WIRING.
 - GEPS12-60 / 0.65 AMP CLASS 2 LOW VOLTAGE POWER SUPPLY MOUNTED INSIDE UL POWER SUPPLY HOUSING.
 - CUSTOMER SUPPLIED UL JUNCTION BOX MOUNTED BEHIND SIGN AREA FOR PRIMARY AND BRANCH WIRE CONNECTIONS. ACTUAL LOCATION OF JUNCTION BOX TO BE DETERMINED.
 - CUSTOMER SUPPLIED #12AWG PRIMARY WIRING FROM SOURCE INSIDE UL CONDUIT TO CUSTOMER SUPPLIED JUNCTION BOX AND CONNECTION TO BRANCH WIRING AND DISCONNECT SWITCH.



WALL HEIGHT = 22.83 FT.

