

**MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA**

**December 14, 2015
5:30 p.m.**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson
Michael McKenzie, Member
Peter Chiasson, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Beverly Lemay, Staff Assistant to Town Clerk

Also Present: Attorney Sasha Garcia, BRS Legal; and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.

NEW BUSINESS:

1. **Approval of Minutes** – November 9, 2015 Regular Meeting

Upon a motion by Member McKenzie and a second by Member Chiasson, the minutes of the Planning and Zoning Board Meeting of November 9, 2015 were approved as presented by a vote of 4-0.

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)**

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated that 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. The applicant, Atlas Sign Industries, has filed the variance application for the Verizon Store, 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" sq. ft. in copy area; mirroring the other two wall signs already mounted on the east and south façades. The combined wall copy area of all three signs would amount to 139.5 sq. ft., which meets sign code regulation of not exceeding the maximum 200 sq. ft. of wall sign copy area allowed. Ms. Then stated that staff recommends approval of this resolution.

Aerial views and zoning of the subject property and adjacent parcels were shown.

Ms. Then reported that as required of this application, a Justification Statement has been submitted. In it, 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 advance 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 red bands along the top suitable wall signage; two bands have signs already installed and the third one looks empty and unbalanced.

Ms. Then reviewed the site plan of the proposed location for the sign, as well as renderings and engineering of the proposed sign for the building. She also showed photos of the posting in front of the building and of the building with present signage, and photos of the northbound view.

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 of Ordinance 2006-04 for the Lady Lake Crossing Plaza, and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the six surrounding property owners within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, November 23, 2015 and the property was also posted this same date. She stated five of the six return receipts have been received and there have been no objections or letters of support received to date.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-113 and provided comments on November 30, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-113 for final consideration at their regular meeting on Monday, January 4, 2016.

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

Chairperson Gauder clarified that the signage is proposed for the northwest side of the building.

Member Chiasson asked if the verbiage on the sign will match with the others on the Verizon Store.

Ms. Then replied that it will be identical in appearance and size, and will stay within the maximum allowance of 200 sq. ft.

Chairperson Gauder asked if there were any comments or questions from the audience, and hearing none, asked for a motion.

Upon a motion by Member Sigurdson and a second by Member Chiasson, the Planning and Zoning Board recommended approval and transmittal of Resolution No. 2015-113 to the Town Commission for consideration by the following roll call vote:

<i>MCKENZIE</i>	<i>YES</i>
<i>CHIASSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: *With nothing further to discuss, the meeting was adjourned at 5:42 p.m.*

Beverly Lemay, Staff Assistant

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk