

1 **DRAFT RESOLUTION 2019-108**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17). 17-**
4 **4). b).2)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH**
5 **RESTRICTS WALL SIGN COPY AREA TO NOT EXCEED 200 SQUARE FEET OR 20 PERCENT**
6 **OF THE FAÇADE; WHICHEVER IS GREATER. THE VARIANCE REQUEST IS TO ALLOW**
7 **WALL SIGN COPY AREA TO BE INCREASED AN ADDITIONAL 84 SQUARE FEET FOR THE**
8 **EARTH FARE RETAIL SPACE LOCATED WITHIN THE LADY LAKE COMMONS SHOPPING**
9 **CENTER, ADDRESSED AS 655 NORTH HIGHWAY 27/441 (ALTERNATE KEY 3305451),**
10 **OWNED BY BENCHMARK LADY LAKE 25 ASSOCIATES LLC, WITHIN THE TOWN LIMITS**
11 **OF THE TOWN OF LADY LAKE, FLORIDA.**

12 **WHEREAS**, Benchmark Lady Lake 25 Associates, LLC is the owner of certain real property
13 located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A”; and

14 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of Chapter 17,
15 Section 17-4). b).2)., of the Town of Lady Lake Land Development Regulations which restricts
16 wall sign copy area to not exceed 200 square feet or 20 percent of façade, whichever is
17 greater; and

18 **WHEREAS**, the variance request is to allow wall sign copy area to be increased an additional
19 84 square feet for the Earth Fare retail space to be located within the Lady Lake Commons
20 Shopping Center, addressed as 655 N. Hwy 27/441 (Alternate Key No. 3305451), owned by
21 Benchmark Lady Lake 25 Associates, LLC, within the town limits of the Town of Lady Lake,
22 Florida; and

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

27 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,
28 Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-4). b).2)., of
29 the Town of Lady Lake Land Development Regulations which restricts wall sign copy area to
30 not exceed 200 square feet or 20 percent of façade, whichever is greater. The variance
31 approval allows wall sign copy area to be increased an additional 84 square feet for the Earth
32 Fare retail space to be located within the Lady Lake Commons Shopping Center, addressed

1 655 N. Hwy 27/441 (Alternate Key 3305451), owned by Benchmark Lady Lake 25 Associates,
2 LLC, the town limits of the Town of Lady Lake, Florida.

3 This Resolution shall take effect immediately upon its adoption by the Town Commission of
4 the Town of Lady Lake.

5 **RESOLVED** this 4th day of **September, 2019**, in Lady Lake, Florida, by the Lady Lake
6 Town Commission.

7 Town of Lady Lake, Florida

8 _____
9 Jim Richards, Mayor

10 Attest:

11 _____
12 Kristen Kollgaard, Town Clerk

13 Approved as to form:

14 _____
15 Derek Schroth, Town Attorney

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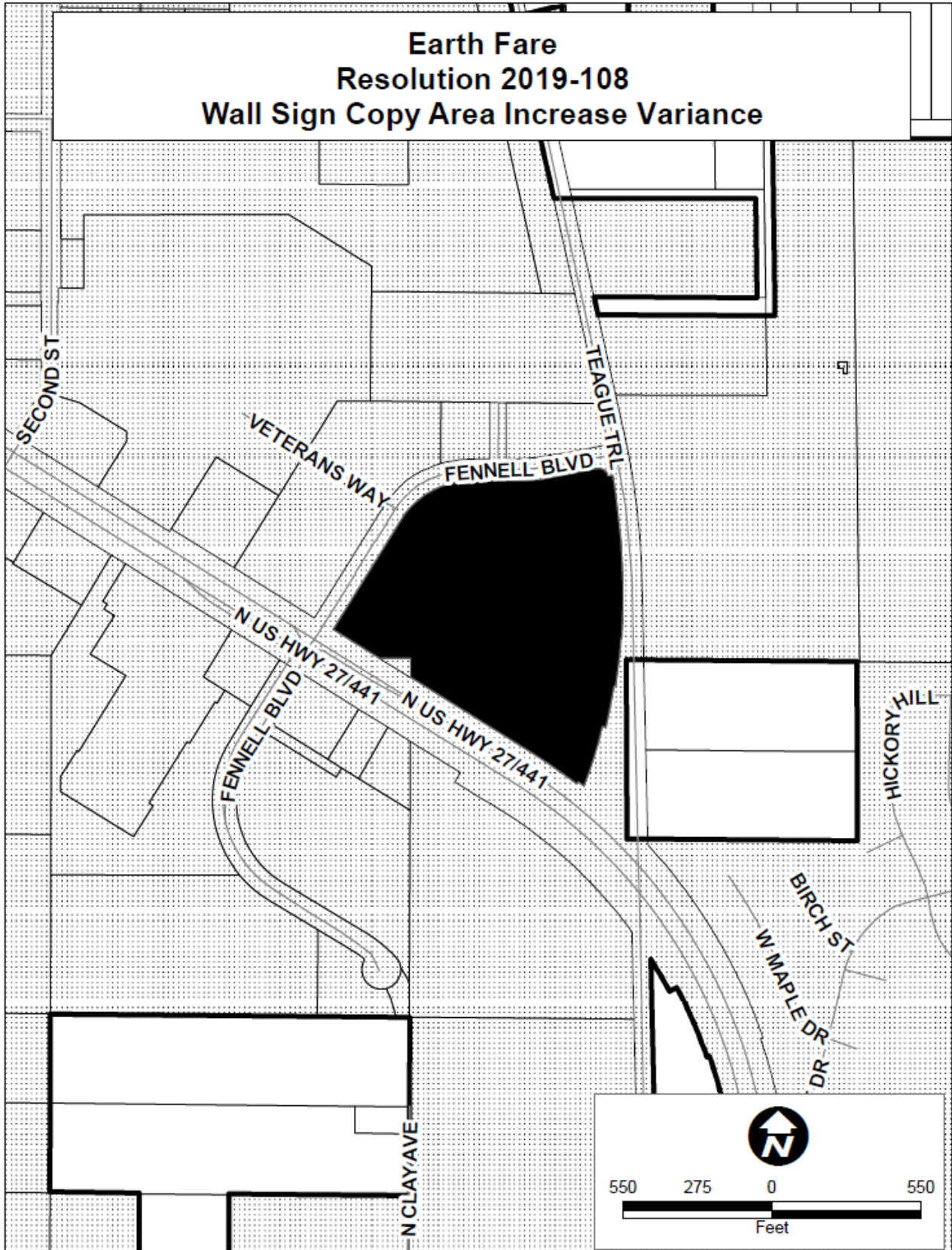
EXHIBIT A — LEGAL DESCRIPTION AND MAP

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Parcel ID 08-18-24-0150-026-00000 (AK 3305451); located in Section 08, Township 18 South, Range 24 East:

LADY LAKE, CONANT BEG AT S 1/4 COR OF SEC 08-18-24 RUN S 0-10-11 W 67.62 FT TO A POINT ON NE'LY R/W LINE OF SAID US HWY 441/27, RUN S 58-09-15 E 531.45 FT ALONG NE'LY R/W LINE OF SAID US HWY 441/27 TO THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY & HAVING A RADIUS OF 2010.08 FT, THENCE RUN SE'LY 200.72 FT ALONG THE ARC OF SAID CURVE R/W THRU A CENTRAL ANGLE OF 05-43-17 & A CHORD BEARING & DIST OF S 55-17-36 E 200.64 FT TO A R/W JOG, THENCE ALONG A RADIAL LINE N 37-34-02 E 10 FT TO A POINT ON CURVE CONCAVE SW'LY & HAVING A RADIUS OF 2020.08 FT, THENCE SE'LY 27.48 FT ALONG THE ARC OF SAID CURVED R/W THRU A CENTRAL ANGLE OF 0-46-46 & A CHORD BEARING & DIST OF S 52-02-35 E 27.48 FT TO THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 06-32-26 A RADIUS OF 2028.48 FT & A CHORD BEARING & DIST OF N 16-52-11 E 231.43 FT, THENCE N'LY ALONG THE ARC OF SAID CURVE A DIST OF 231.56 FT, THENCE S 76-24-02 E 13 FT TO THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 04-23-57, A RADIUS OF 2041.48 FT & A CHORD BEARING & DIST OF N 11-23-59 E 156.71 FT, THENCE N'LY ALONG THE ARC OF SAID CURVE A DIST OF 156.74FT, THENCE S 80-47-59 E 5 FT TO THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 04-57-17 A RADIUS OF 2046.48 FT & A CHORD BEARING & DIST OF N 06-43-22 E 176.92 FT, THENCE N ALONG THE ARC OF SAID CURVE A DIST OF 176.97 FT, THENCE S 85-45-16 E 2 FT TO THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE W, SAID CURVE HAVING A CENTRAL ANGLE OF 05-31-12, A RADIUS OF 2048.48 FT & A CHORD BEARING & DIST OF N 01-29-08 E 197.28 FT, THENCE N'LY ALONG THE ARC OF SAID CURVE A DIST OF 197.35 FT TO A POINT ON THE W'LY R/W LINE OF CR 25, SAID POINT BEING ON THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY & HAVING A RADIUS OF 2831.79 FT, THENCE NW'LY ALONG THE W'LY R/W LINE OF CR 25 & ARC OF SAID CURVE, AN ARC DIST OF 408.04 FT, SAID ARC BEING SUBTENDED BY A CHORD BEARING & DIST OF N 05-24-09 W 407.69 FT, THENCE RUN S 80-28-19 W 17 FT TO A POINT THAT IS 50 FT W'LY OF CENTERLINE OF CR 25, SAID POITN BEING ON A NON-TANGENT CURVE CONCAVE SW'LY, HAVING A RADIUS OF 35 FT & A RADIAL BEARING OF N 80-28-19 E, THENCE NW'LY 55.92 FT ALONG THE ARC OF SAID CURVED R/W THRU A CENTRAL ANGLE OF 91-32-46 & A CHORD BEARING & DIST OF N 55-18-04 W 50.16 FT TO A POINT ON S R/W LINE OF FENNELL BLVD 80 FT WIDE, FROM SAID POINT RUN S 78-55-33 W ALONG SAID R/W LINE 193.80 FT TOTHE POINT OF CURVATURE OF A CURVE CONCAVE N'LY & HAVING A RADIUS OF 390 FT, THENCE W'LY 74.39 FT ALONG THE ARC OF SAIDR/W CURVE THRU A CENTRAL ANGLE OF 10-55-45 TO THE POINT OF TANGENCY, THENCE S 89-51-18 W ALONG SAID R/W LINE 199.53 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY & HAVING A RADIUS OF 310 FT, THENCE SW'LY 313.81 FT ALONG THE ARC OF |SAID R/W CURVE THRU A CENTRAL ANGLE OF 58-0-0 TO THE POINT OF TANGENCY, THENCE S 31-51-18 W ALONG SE'LY R/W LINE OF FENNELL BLVD A DIST OF 474.78 FT TO A POINT ON NE'LY R/W LINE OF US HWY 441/27, FROM SAID POINT, RUN THENCE S 58-09-15 E 206 FT ALONG SAID NE'LY R/W LINE TO A POINT ON S BOUNDARY OF SAID SEC 8, RUN S 89-29-02 E 110.67 FT TO POB, BEING IN SECS 8 & 17-18-24 ORB 1061 PGS 1467 1474 1476 1478 1479 ORB 1272 PG 1740 ORB 1543 PG 1367.

Earth Fare Resolution 2019-108 Wall Sign Copy Area Increase Variance



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