

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

3 **August 12, 2019**

4 The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at
5 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

6 **CALL TO ORDER**

7 Chairperson Sigurdson

8 **PLEDGE OF ALLEGIANCE**

9 **ROLL CALL:**

10 Vice Chairperson/Member Regis LeClerc, Chairperson/Member William Sigurdson, Member
11 Robert Conlin, and Member Nora Choquette

12 Member Absent: Member Carole Rohan

13 **STAFF PRESENT:**

14 Wendy Then, Senior Planner; Kris Kollgaard, Town Manager; Thad Carroll, Growth Management
15 Director; Becky Schneider, Development Coordinator; and Carol Osborne, Staff Assistant to the
16 Town Clerk

17 **OTHERS PRESENT:**

18 Sasha Garcia, Attorney, BRS Legal

19 **PUBLIC COMMENT**

20 Chairperson Sigurdson asked if anyone in the audience wished to speak. There were no
21 comments.

22 **NEW BUSINESS**

23 **1. . Approval of Minutes**

24 **Member LeClerc made a motion to approve the July 08, 2019 Planning and Zoning Board**
25 **meeting minutes as presented. Member Choquette seconded the motion, and the motion**
26 **passed by an all-in-favor vote of 4 to 0.**

27 Chairperson Sigurdson stated Item 5 will be heard first due to time constraints of the
28 applicant's representative.

2. . Resolution 2019-108 —Granting a Variance from the Provisions of Chapter 17).

17)4.b).2)., of the Town of Lady Lake Land Development Regulations Which Restricts Wall sign Copy Area to Not Exceed 200 Square Feet or 20 Percent of the Façade, whichever is Greater, for the Earth Fare Retail Space Located Within the Earth Fare Commons Shopping Center, addressed as 655 North Highway 27/441, Referenced by Alternate Key Number 3305451 (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant's representative is present.

Chairperson Sigurdson asked if this board has seen this particular property prior to tonight's meeting.

Ms. Then replied that site plans do not come before the Planning and Zoning Board; they approved by the Town Commission. She stated that there have been no amendments to land use or rezoning, therefore, nothing has come before the Planning and Zoning Board for approval.

Chairperson Sigurdson asked if there is access to this property from Hwy 27/441.

Ms. Then stated there is no access from Hwy 27/ 441. She stated there will be an access from Fennell Blvd. and one from CR 25.

Chairperson Sigurdson stated that most properties such as this with multiple buildings have signage at the entrances, such as the retail plazas along Hwy 27/ 441. He asked if there will be any signage at the entrances on Fennell Blvd. and CR 25.

Ms. then advised there will be some signage placed on CR 25, at the corner of Fennell Blvd., and at Hwy 27/441.

Chairperson Sigurdson verified that there will be signage for the other businesses on this property.

Ms. Then stated the signage will identify the site and for some of the other tenants. She stated that the outparcels will have their own signage and that is done through the site plan process.

Chairperson Sigurdson commented that the increase in signage is dealing only with the front area of the building. He asked what the other two signs will look like.

Ms. Then confirmed that and stated the other two signs are similar to the Earth Fare logo sign, and both meet the sign code requirements.

Chairperson Sigurdson confirmed with Ms. Then that the other tenants will have signage for their businesses.

1 Member LeClerc asked if the applicant will construct turn lanes on Fennell Blvd.

2 Growth Management Director Thad Carroll replied that the developer will begin construction
3 on the turn lanes on Fennell Blvd and CR 25 in a few weeks.

4 Member Conlin asked if the signs will be limited to the front of the building.

5 Ms. Then replied that the applicant is requesting signage along the main façade, and on the
6 side and rear of the building.

7 Chairperson Sigurdson asked if the other tenants may request an increase in their signage if
8 the Board grants this variance.

9 Ms. Then advised that each tenant would have to come before the Board and present their case
10 should that occur.

11 Chairperson Sigurdson asked if there were any further questions or comments. Hearing none,
12 he asked for a motion.

13 **Member LeClerc made a motion to forward Resolution 2019-108 to the Town Commission**
14 **with the recommendation of approval. Member Conlin seconded the motion. The motion**
15 **passed by the following roll call vote:**

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	NO

16 **3. . Ordinance 2019-11 — Annexing One Lot Being Approximately 0.14 Acres, Located**
17 **Within Orange Blossom Gardens Unit 3.1B, Owned by John H. and Judy B. Osgood, Trustees,**
18 **Referenced by Alternate Key Number 2523212 (Wendy Then)**

19 Senior Planner Wendy Then presented the background summary for this agenda item (on file in
20 the Clerk's Office). She stated the applicant is present.

21 Chairperson Sigurdson confirmed with Ms. Then that the property directly to the east of the
22 subject property that is not platted on the survey plat is part of the flood property for the lake.

23 Chairperson Sigurdson asked if there were any further questions or comments. Hearing none,
24 he asked for a motion.

Member Conlin made a motion to forward Ordinance 2019-11 to the Town Commission with the recommendation of approval. Member LeClerc seconded the motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

4. . Ordinance 2019-12 — Amending the Lady Lake Future Land Use Comprehensive Plan of One Lot Being Approximately 0.14 Acres, Located in Orange Blossom Gardens Unit 3.1B, Owned by John H. and Judy B. Osgood, Trustees, Referenced by Alternate Key Numbers 2523212 (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant is present.

Chairperson Sigurdson asked if there were any questions or comments. Hearing none, he asked for a motion.

Member LeClerc made a motion to forward Ordinance 2019-12 to the Town Commission with the recommendation of approval. Member Choquette seconded the motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

5. . Ordinance 2019-13 — Rezoning One Lot Being Approximately 0.14 Acre, Located in Orange Blossom Gardens Unit 3.1B, Owned by John H. and Judy B. Osgood, Trustees, Referenced by Alternate Key Number 2523212 (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant is present.

Chairperson Sigurdson asked if there were any questions or comments. Hearing none, he asked for a motion.

1 **Member Choquette made a motion to forward Ordinance 2019-13 to the Town Commission**
2 **with the recommendation of approval. Member LeClerc seconded the motion. The motion**
3 **passed by the following roll call vote:**

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

4 **6. . Resolution 2019-109 — Granting a Variance from the Provision of Chapter 14). 14-**
5 **9).b).2)., b)., of the Town of Lady Lake Land Development Regulations, Requiring**
6 **Connection to an Eight-Inch Water Main for Commercial Property Identified as the Village**
7 **Airport Van Campus, located at 121 West Hermosa Street, Referenced by Alternate Key**
8 **Number 1279518 (Wendy Then)**

9 Senior Planner Wendy Then presented the background summary for this agenda item (on file in
10 the Clerk's Office). She stated the applicant is present.

11 Chairperson Sigurdson asked if the main water line on Hermosa Street is a six-inch or eight-
12 inch water line.

13 Ms. Then stated it is a six-inch water line.

14 Chairperson Sigurdson asked where the applicant could connect to an adequate water line or
15 whether that main line would have to be changed.

16 Ms. Then replied that the closest connection point to an adequate water main is on the other
17 side of Hwy 27/441. The applicant would need to dig under Hwy 27/441 to connect to that ten-
18 inch water main.

19 Chairperson Sigurdson confirmed with Ms. Then that there is a fire hydrant on the north end of
20 the property.

21 Ms. Then advised that all of the internal water lines were upgraded to an eight-inch water line.
22 However, an eight-inch water line was constructed to tap into the six-inch water line along the
23 Hermosa Street right-of-way. Per the Town Attorney's interpretation of the wording, the
24 connection to the main water line needs to be an eight-inch connection.

25 Member Conlin stated that he was initially concerned with the water flow through the smaller
26 line connection. After reading the report from the fire inspector, he stated that he was
27 reassured that the property will have adequate protection.

Chairperson Sigurdson asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Choquette made a motion to forward Resolution 2019-109 to the Town Commission with the recommendation of approval. Member Conlin seconded the motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES
Conlin	YES
Choquette	YES
Sigurdson	YES

7. . Resolution 2019 – 110 — Granting a Variance from the Provisions of Chapter 14). 14-9).b).2). b)., of the Town of Lady Lake Land Development Regulations, Requiring Connection to an Eight-Inch Water Main for Commercial Property Identified as Cart World, Located at 133 West Hermosa Street, Referenced by Alternate Key Numbers 1132045, 1132061 and 1132070 (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant is present.

Chairperson Sigurdson asked where the fire hydrant will be located for this property.

Chuck Hiott with BESH Engineering and Surveying at 902 N. Sinclair Ave., Tavares, stated the connection to the water main will be located at the first entrance to the left off of Hwy 441. He stated there is a small area by the existing building where the proposed fire hydrant will be installed. He summarized that they are connecting an eight-inch water line through the entire development, coming off of an eight-inch line with a fire hydrant, and the eight-inch line is being fed by the six-inch water line.

Chairperson Sigurdson asked if there were any further questions or comments. Hearing none, he asked for a motion.

Member Conlin made a motion to forward Ordinance 2019-12 to the Town Commission with the recommendation of approval. Member LeClerc seconded the motion. The motion passed by the following roll call vote:

Member	Vote
LeClerc	YES

Member	Vote
Conlin	YES
Choquette	YES
Sigurdson	YES

1 **F. CHAIRPERSON and MEMBERS' REPORT**

2 No report.

3 **ADJOURN**

4 With nothing further to discuss, the meeting adjourned at 6:13 p.m.

5 Respectfully submitted,

6 _____
7 Carol Osborne, Staff Assistant to Town Clerk

8 _____
9 William Sigurdson, Chairperson