

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

3                                   **November 13, 2023**

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:** Chairwoman Dorilyn Furch

7   **PLEDGE OF ALLEGIANCE**

8   **ROLL CALL:**

| Member   | Present |
|----------|---------|
| Brinson  | Yes     |
| Saunders | Yes     |
| Galloway | Yes     |
| Vincent  | Yes     |
| Furch    | Yes     |

9   **STAFF PRESENT:**

10   Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Bill Lawrence,  
11   Town Manager; Nancy Wilson, Town Clerk.

12   Attorney Sasha Garcia was also present.

13   **A. NEW BUSINESS**

14   **1. Approval of Minutes**

15       Planning & Zoning meeting minutes – October 9, 2023

16   **Member Vincent made a motion to approve the October 9, 2023, Planning and Zoning Board**  
17   **meeting minutes as presented; Member Saunders seconded the motion. Motion carried 5-0.**

18   **2. Ordinance 2023-20 — An Ordinance Adopting Corrections, Updates, and Modifications to**  
19   **the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan.**

20   Growth Management Director Carroll stated that this ordinance is a formality and is presented  
21   annually. By statute, the town is required to adopt a Capital Improvements Plan which is part of  
22   the Comprehensive Plan. The Capital Improvement Plan update process and the corresponding

requirements are no longer required to be processed by a Comprehensive Plan Amendment but may be adopted by local Ordinance.

The plan addresses the town's proposed capital improvements over the next five years. Mr. Carroll goes to several outlets such as the school board and our public works department where he collects data and puts it in tables. The tables include funding sources.

Mr. Carroll read through the proposed capital improvements for the next five years. They include: the water system, the wastewater and stormwater system, town facilities, information technology, the transportation system, public school facilities and parks and recreation facilities.

While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five-year capital improvement schedules from other entities.

**Member Saunders made a motion to forward Ordinance 2023-20 to the Town Commission with the recommendation of approval; Member Vincent seconded the motion.**

| Member   | Present |
|----------|---------|
| Brinson  | Yes     |
| Saunders | Yes     |
| Galloway | Yes     |
| Vincent  | Yes     |
| Furch    | Yes     |

**Motion carried 5-0.**

**3. Resolution No. 2023-113 – Variance - A Resolution Granting a Variance to Allow Additional Tenants to be Added to the Monument Sign in Accordance with the Provisions of Chapter 17, Section 17-4. b). 2). D)., of the Town of Lady Lake Land Development Regulations, on Property Owned by The Enclave Condominium Assn, Inc, a Property Being Approximately 5.0 Acres of Land, Located at 871 Highway 466, Within the Town Limits of the Town of Lady Lake, FL**

Senior Planner Becky Higgins said that the Land Development Regulations limit the number of tenant names that can be placed on a monument sign to eight, the request is for nine names. The applicant is Theresa Northup of Mid-Florida Signs & Graphics and she applied for the variance on behalf of the property owner, The Enclave Condominium Association, for property

1 located at 871 Highway 466 in Lady Lake, Florida. The property is currently under construction  
2 and is proposed to be a medical center.

3 Staff recommendation is for denial of the resolution.

4 On October 2023, the variance application was filed with the town to allow for the nine tenant  
5 names to be placed on the monument sign in front of the property. On January 28, 2019, the  
6 Town Commission approved the site plan for this project, formerly known as SAP Property  
7 Holdings, and a Development Order was subsequently issued. The site plan is for a multi-tenant  
8 medical, professional, and office complex consisting of nine buildings, each with two tenants.  
9 The permit for the first building was issued on February 24, 2022, and is currently being occupied  
10 by Pulse MD. The permits for the remaining eight buildings were issued on October 4, 2022, and  
11 are currently under construction.

12 The applicant's justification statement expresses that the layout of the property is such that six  
13 of the nine buildings on the property are not visible from the point of entry on Highway 466. The  
14 owner submits that there is a necessity to have one sign panel for each building, both for the  
15 benefit of the general public's ability to see/locate any business residing in the six buildings and  
16 for the business occupants of those buildings that cannot be seen from Highway 466.

17 Staff recommended the denial of this application because there are several other complexes in  
18 the area that are similar in nature, such as Sunset Professional Center and The Summit, and they  
19 have not requested variances.

20 Member Saunders asked why the staff recommended the denial of this request. Mr. Carroll  
21 responded that the town's Code is written so that signs cannot look crowded or too jumbled.  
22 Other similar developments have been fine following the Code. No hardship has been  
23 demonstrated.

24 Chairman Furch made the statement that if this is permitted, that would open the door to future  
25 requests for the same variance. Mr. Carroll concurred, adding that eight names are enough.

26 Member Galloway said that the owner should have known our sign regulations when they  
27 submitted their variance application, and he agrees with keeping tenant signs uncluttered. Mr.  
28 Carroll said all the tenants want their names to be placed on the main sign in front of the  
29 buildings.

30 Member Vincent said that the trees are not trimmed well thus the business name signs on the  
31 buildings are obscured.

32 Theresa Northup – Mid Florida Signs & Graphics

Ms. Northup said they were not aware of the town's sign code. She understands the town's concern, but the sign is laid out clearly and cleanly and it does not look cluttered. Ms. Northup said there are some places where signs could go in The Enclave, however, there is one way in and one way out so a vehicle would have to come to a complete stop to locate any given business. For the older patient base, given the layout of the complex, the desire was to have signage that is straightforward.

**Member Saunders made a motion to forward Resolution 2013-113 to the Town Commission with the recommendation of denial; Member Brinson seconded the motion.**

| Member   | Present |
|----------|---------|
| Brinson  | Yes     |
| Saunders | Yes     |
| Galloway | Yes     |
| Vincent  | Yes     |
| Furch    | Yes     |

**Motion carried 5-0.**

#### **CHAIRPERSON AND MEMBERS REPORT**

Chairwoman Furch talked about all the upcoming events for the holidays and encouraged everybody to attend them.

Mr. Carroll said the public is allowed to speak under public comment, but he has been made aware that there is some information circulating on a website about Grand Oaks and he wants to offer some information prior to any public comments. To date, the staff does not have an application on file for any plans for Grand Oaks. All that was brought forth at a special meeting in September was a conceptual plan. Staff are looking into what kind of traffic is being generated, the impact on schools, water, sewer, etc., but there is no application. After the developer meets with surrounding neighbors, they may come to the town with a different proposal. At this point, anything we say is speculative. People are entitled to speak on the record, but it can be problematic if the applicant is not here.

#### **PUBLIC COMMENT**

Rick Lane - 41518 Saddle Ridge Lane

Mr. Lane asked if the Planning and Zoning Board will be voting on whatever is submitted by the developer. Also, Mr. Lane said he thought the property would have to be annexed prior to anything else happening. Mr. Carroll agreed that the property would have to be annexed into

1 Lady Lake, otherwise, the property would stay in the county, and we would not vote on any  
2 plans submitted to Lake County. He added that even if the Planning & Zoning Board did not  
3 recommend the project, it would still go before the Town Commission. Mr. Carroll said once an  
4 application is received, neighbors are notified via U.S. mail and signs are posted on the property.  
5 The public was welcomed by Mr. Carroll to come to the office to review any files and reports  
6 regarding Grand Oaks.

7 William Dozier - 40230 Morning Mist Drive

8 Mr. Dozier said he created the *Stop Grand Oaks* website and did so to make the town aware that  
9 the neighbors have strong feelings about any development on that property. They do not want  
10 this kind of building to happen on rural land; the smallest parcel in the area is 2.5 acres though  
11 most are 5+ acres. He has nothing against mobile homes, but the community wants the town to  
12 know that they are not happy about the proposed plan and to please consider their thoughts. In  
13 closing, Mr. Dozier said the website was created with good intent and to share information. Mr.  
14 Carroll said just like they have a right to oppose a project, the builder has a right to file an  
15 application. At this point, it is all speculative.

16 Lisa Berg – 2902 Marion County Road

17 Ms. Berg asked how she can get information on current zoning and land use and asked why a  
18 change is being proposed when the property has not been annexed. Mr. Carroll responded that  
19 there is no application and that the point of a conceptual workshop is to determine if the project  
20 is put in our municipality, how receptive is the Commission. They may not file if the commission  
21 is not in favor of the project. They would have to annex to have access to central services,  
22 otherwise, they could make a proposal to the county.

23 There were no more public comments.

24 **ADJOURN**

25 The meeting adjourned at 6:04 p.m.

26 \_\_\_\_\_  
27 Nancy Wilson, Town Clerk

\_\_\_\_\_  
Dorilyn Furch, Chairman