

LAKE COUNTY OFFICE OF PLANNING AND ZONING
BOARD OF ZONING ADJUSTMENT STAFF REPORT

Board of Adjustment



August 9, 2018

<p>VAR-18-39-1 South Lake Hospital</p>	<p>Commissioner District 1 Sullivan</p>	<p>Agenda Item #7</p>
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Applicant Requested Action: Variance to Land Development Regulations Section 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2), to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations. Additionally, variance to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the building(s), and to have exceed the maximum allowed linear footage allowed by the Land Development Regulations.

Owners: South Lake Hospital, Inc. ("Owner")

Applicant: Sign Design of Florida, Inc. d/b/a Mid-Florida Signs and Graphics ("Applicant")

- Site Location & Information -

Size	11.05 +/- acres
Location	16966 Cagan Ridge Blvd., Clermont, FL 34714
Alternate Key #	1595312
Future Land Use	Summer Bay Future Land Use Category
Existing Zoning District	Planned Unit Development (PUD) by Ordinance 2016-58
Overlay Protection Area	Summer Bay Development Regional Development of Regional Impacts
Corridor	U.S. Highway 27 Major Commercial Corridor
ISBA/JPA	N/A

-Land Use Table-

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Cagan Crossings	Planned Unit Development (PUD)	Commercial, Vacant Commercial	Cagan Crossings Florida Quality Development – Mixed Use Development
South	Summer Bay	Planned Unit Development (PUD)	Vacant Commercial	Summer Bay Development of Regional Impact – Mixed Use Development
East	Summer Bay	Planned Unit Development (PUD)	Vacant Commercial	Summer Bay Development of Regional Impact – Mixed Use Development
West	N/A	N/A	State Road	U.S. Highway 27

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance from Land Development Regulations Section 11.02.03, to allow six (6) ground signs in lieu of two (2), to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations. Additionally, variance to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the buildings, and to exceed the maximum allowed linear footage allowed by the Land Development Regulations.

- Background -

The property is zoned Planned Unit Development (PUD) by Ordinance #2016-58 and is designated by the Comprehensive Plan as Summer Bay Future Land Use Category. On June 23, 2017, a major site plan (Project #2017030005 Application #3132) was approved for the construction of the South Campus for the South Lake Hospital located on U.S. Highway 27 within the Summer Bay Development of Regional Impact (Attachment A).

- Reason for Request -

The Applicant is requesting a variance from Land Development Regulations Section 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2), to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations. Additionally, variance to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the buildings, and to exceed the maximum allowed linear footage allowed by the Land Development Regulations (Attachment B).

– Staff Analysis –

LDR Section 14.15.02 states that variances will be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness.

1. Whether the purpose of the Land Development Regulation will be or has been achieved by other means.

The intent of the Code, LDR Section 11.02.03, is to provide signage regulations to preserve scenic, economic and aesthetic values including the special character and attractiveness of Lake County communities.

Even though the ground signs will exceed the maximum allowed copy area square footage, the signs will not exceed the maximum allowed fifteen (15) feet height requirement. Additionally, the proposed ground signs will meet the minimum setbacks required by the LDR Section 11.02.03(A)(d) and 11.02.03(A)(e).

2. Whether the application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. For purposes of this Section, "principles of fairness" are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the Land Development Regulation.

Lake County also views sign regulation as a method of protecting the public investment, ensuring pedestrian and traffic safety, promoting the effectiveness of advertising, discouraging over-concentration, unsuitable location, and excessive height, bulk and area pursuant to Land Development Regulations Section 11.00.00 – *Purpose and Intent*.

The proposed signs will be constructed on the subject parcel, which recently had an approved for the construction of the South Campus for South Lake Hospital. The purpose of the eight (8) ground signs are to direct traffic such as pedestrians, vehicles, and emergency vehicles. Hospital traffic can be very busy, the ground signs are needed to guide the public and the public safety vehicles safely and in a timely manner to where they need to be as it could be a matter of life and death.

Pursuant to Lake County Land Development Regulations Section 11.02.03(A)(2), commercial zoned single-occupancy parcels with multiple frontage shall be permitted an additional sign area. The new hospital requires multiple wall signs as they are essentially necessary to assist with directing pedestrians to the correct entrances of the hospital.

Currently, Lake County does not have provisions in the code expressly addressing health care facilities.

FINDINGS OF FACT: Staff has reviewed the application for this variance request and found:

- This request is consistent with Land Development Regulations (LDR) Section 11.00.00, Purpose and Intent of District, which describes the intent of permitted signs.
- This request is consistent with Land Development Regulations (LDR) Section 11.02.03(D), Commercial Districts, which indicates that the maximum height of signs fronting on four lane or more divided highways shall not exceed fifteen (15) feet in height.

The Owners have submitted evidence of meeting the intent of the Code and has provided evidence of a substantial hardship indicating that the application of the Code would violate principles of fairness.

Based on the Findings of Fact and Analysis stated above, staff recommends **Approval** of the Variance to Land Development Regulations Section 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2), to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations. Additionally, variance to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the buildings, and to exceed the maximum allowed linear footage allowed by the Land Development Regulations.

WRITTEN COMMENTS FILED: **Supportive: -0-** **Concern: -0-** **Opposition: -0-**

Case Manager: Ruth Mitchell, Associate Planner

Attachment A – Approved Site Plan

**SOUTH LAKE HOSPITAL
JOE H. and LORETTA SCOTT
PAVILION SOUTH
MAJOR SITE PLAN AMENDMENT**

DEVELOPMENT REVIEW	
PROJECT # 201700000	APPLICATION NUMBER # 3132
PROJECT NAME: South Lake Hospital South Campus within Sumner Bay CDD	ALTERNATE KEY # 1200312
DATE: 02/14/17	DATE: 02/14/17
ENVIRONMENT: <i>See Attachment 6/23/17</i>	PUBLIC SAFETY/EMERGENCY: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	HEALTH DEPARTMENT: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	FFR: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	CONCURRENCE: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	PLANNING DIVISION: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	LANDSCAPE: <i>See Attachment 6/23/17</i>
COMMENTS: <i>See Attachment 6/23/17</i>	APPROVAL: <i>See Attachment 6/23/17</i>
DATE: 02/14/17	MANAGER, PLANNING & ZONING DIVISION (OR DESIGNED)

PROJECT TEAM

OWNER/DESIGNER	ARCHITECT
SOUTH LAKE HOSPITAL, INC. CONTACT: JOHN MOORE 1900 DON WINDHAM DRIVE CLEWISTON, FLORIDA 34711 (813) 394-6071	LITTLE ENDORSED ARCHITECTS CONTACT: WALTER HILLIS, AIA 501 S. ORANGE AVENUE, SUITE 340 ORLANDO, FLORIDA 32806 (407) 218-8355
CIVIL ENGINEER	SURVEYOR
GERMANIA ENGINEERING AND ASSOCIATES, LLC CONTACT: CHRISTOPHER M. GERMANIA, P.E. 1138 W. MANICELLA AVENUE CLEWISTON, FL 34711 (813) 242-8329	HAZEN AND SUNDY, INC. CONTACT: JEFF HINDEN, P.E. 400 E. WINDHURST AVENUE CLEWISTON, FLORIDA 34711 (813) 394-6698



LAKE COUNTY, FLORIDA
SECTION 35, TOWNSHIP 24 SOUTH, RANGE 26 EAST

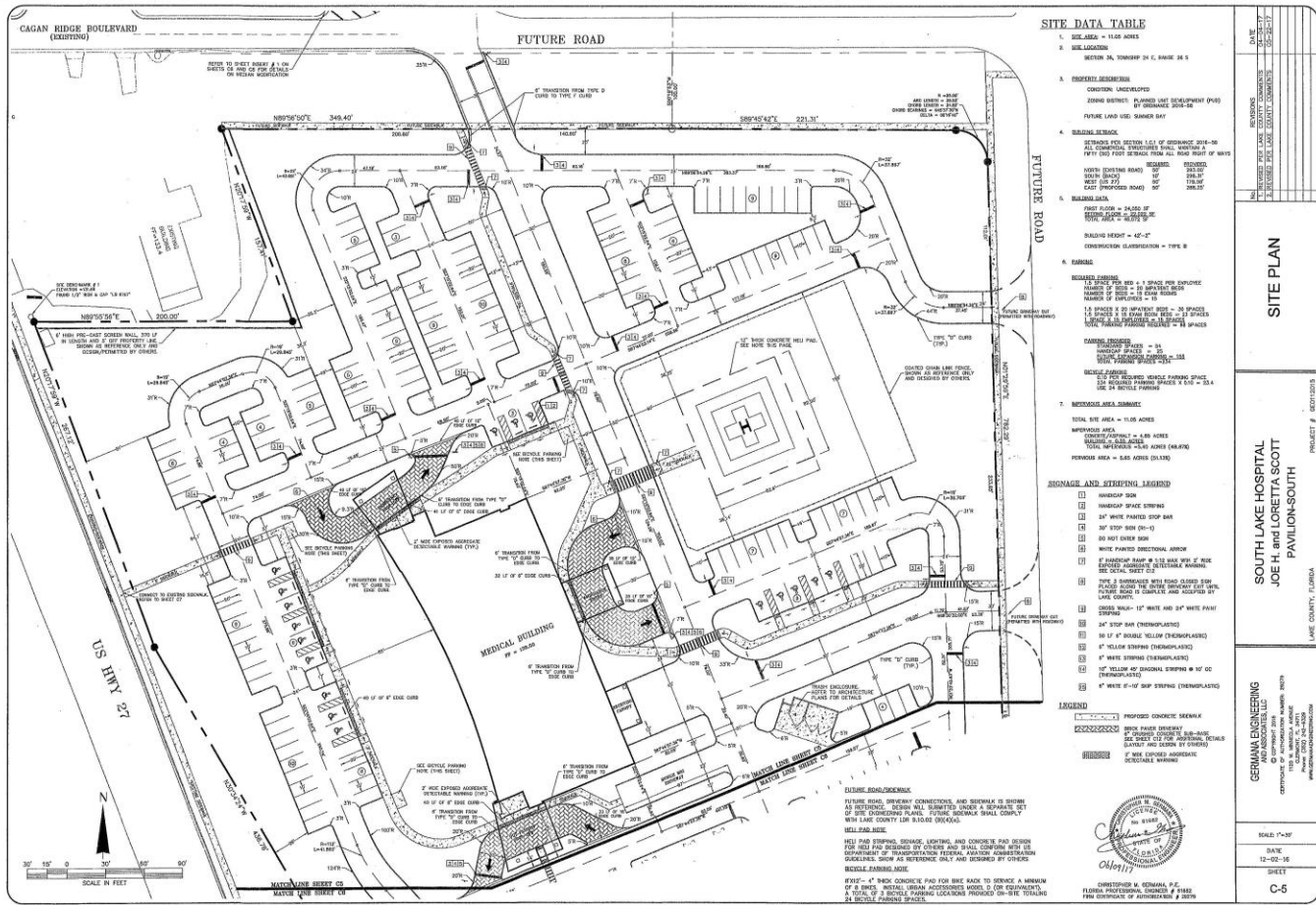
SHEET #	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES
C3	DEMOLITION PLAN
C4	MASTER PLAN
C5	SITE PLAN
C6	GRADING AND DRAINAGE PLAN
C7	GRADING AND DRAINAGE PLAN
C8	UTILITY PLAN
C9	EROSION CONTROL PLAN AND NOTES
C10	EROSION CONTROL NOTES
C11	CONSTRUCTION DETAILS
C12	CONSTRUCTION DETAILS
C13	CONSTRUCTION DETAILS
C14	CONSTRUCTION DETAILS

UTILITY

WATER	SEWERAGE
SOUTH LAKE UTILITIES, INC. CONTACT: SHAWN COOPER 1604 GARDEN CROSSINGS BOULEVARD CLEWISTON, FLORIDA 34714 (813) 394-8988	SOUTH LAKE UTILITIES, INC. CONTACT: SHAWN COOPER 1604 GARDEN CROSSINGS BOULEVARD CLEWISTON, FLORIDA 34714 (813) 394-8988

NOTE: PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE LANDOWNER HAS BEEN ADVISED THAT ANY CHANGES SINCE PROJECT DESIGN, THE CONTRACTOR SHALL VERIFY AND CORRECT ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

ACCESSIBILITY NOTE:
THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 2014 ACCESSIBILITY CODE.



SITE DATA TABLE

1. USE AREA = 11.00 ACRES
2. SITE LOCATION: SECTION 35, TOWNSHIP 24 S, RANGE 26 E
3. PROPERTY DESCRIPTION: ZONING DISTRICT: UNPLANNED LOT DEVELOPMENT (UPLD); ADJACENT PROPERTY: UNPLANNED LOT DEVELOPMENT (UPLD); FUTURE LAND USE: SUMNER BAY
4. BUILDING FOOTPRINT: TOTAL FLOOR AREA: 110,000 SQ. FT.; TOTAL GROUND COVERED AREA: 110,000 SQ. FT.; TOTAL NUMBER OF FLOORS: 15
5. PARKING: TOTAL PARKING SPACES: 110; TOTAL NUMBER OF SPACES: 110; TOTAL NUMBER OF SPACES: 110
6. FURNISH: TOTAL NUMBER OF SPACES: 110; TOTAL NUMBER OF SPACES: 110
7. MEDICAL AREA SUMMARY: TOTAL SITE AREA = 11.00 ACRES; IMPROVED AREA: 11.00 ACRES; TOTAL MEDICAL AREA: 11.00 ACRES

- ABOVE AND BEYOND LEGEND**
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SITE PLAN

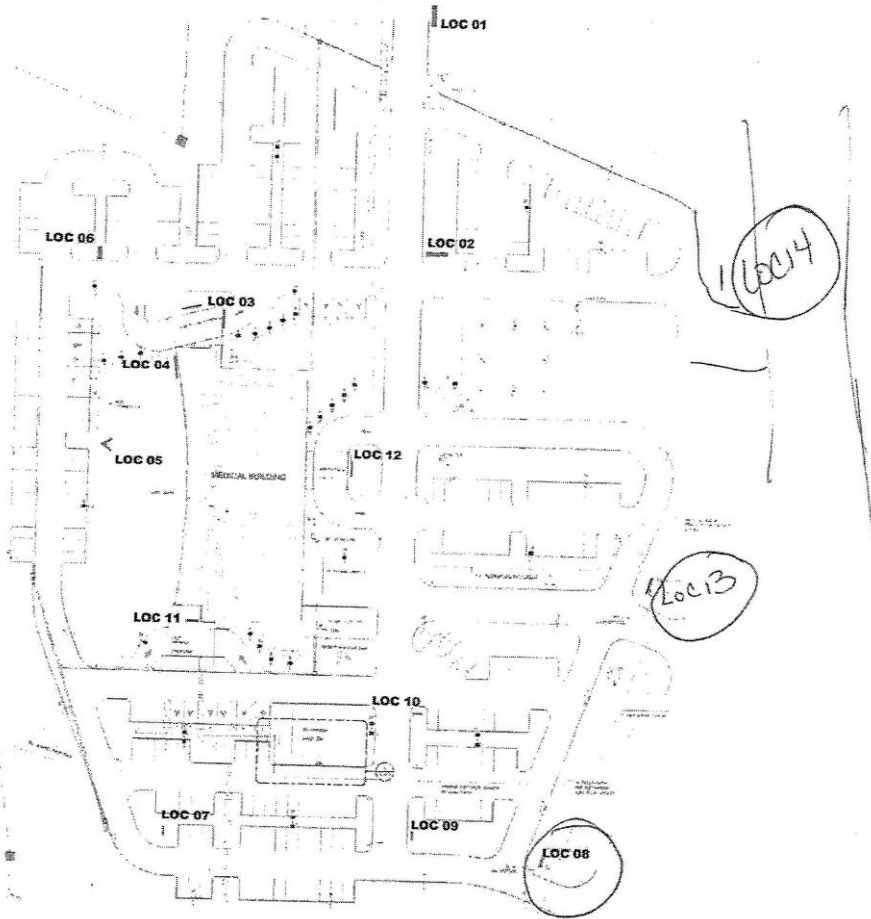
SOUTH LAKE HOSPITAL
JOE H. and LORETTA SCOTT
PAVILION SOUTH

LAKE COUNTY, FLORIDA

PROJECT # 201700000

SCALE: 1"=30'
DATE: 12-20-16
SHEET: C-6

Attachment B – Plot Plan



PROJECT: _____

South Lake
Hospital
Joe and Loretta
Scott
Health Pavilion

THIS DOCUMENT IS UNCLASSIFIED AND APPROXIMATELY
7/2008 UNDER EXECUTIVE ORDER 13526/13526-108
THE DATE 11/11/2018 BY 60322/UC/BJP/STP

SIGN PLAN

03/23/2018
DATE

WORK ORDER NO.
J21752-0007

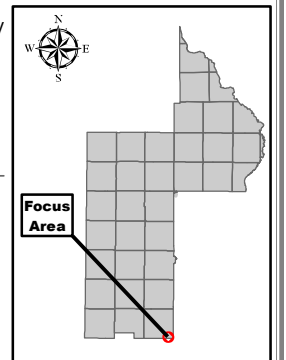
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21752

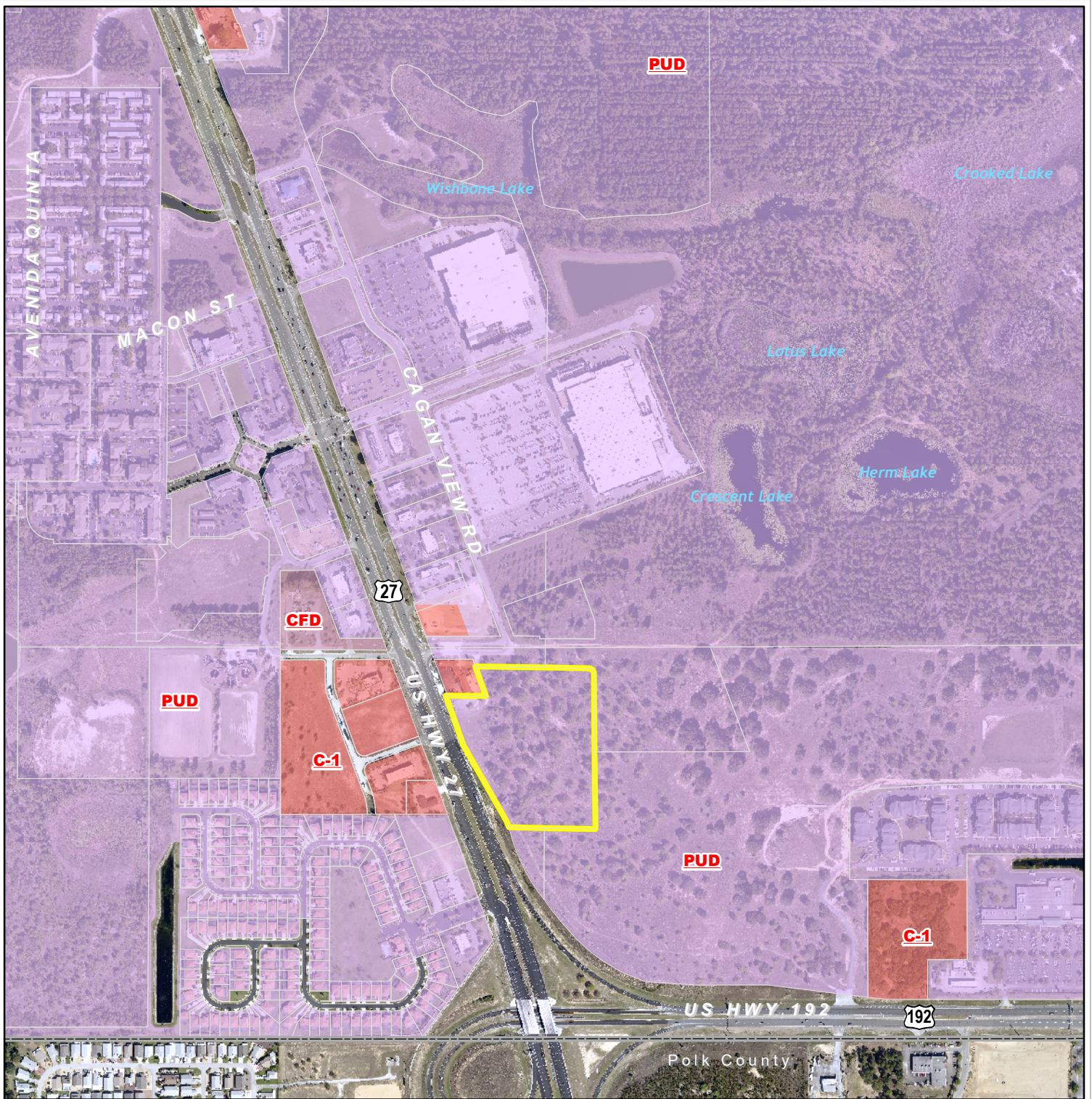


FUTURE LAND USE LEGEND

- | | | |
|--|--------------------------|----------------------|
| Bella Collina | Regional Commercial | Urban Low Density |
| Cagan Crossings | Rural | Urban Medium Density |
| Conservation | Rural Transition | Urban High Density |
| Green Swamp Core Conservation | Sending Area A-1-20 | Wellness Way 1 |
| Green Swamp Interlachen | Sending Area A-1-40 | Wellness Way 2 |
| Green Swamp Ridge | South Lake Regional Park | Wellness Way 3 |
| Green Swamp Rural | Summer Bay | Wellness Way 4 |
| Green Swamp Rural Conservation | | Towncenter |
| Heavy Industrial | | |
| Mt Plymouth-Sorrento Main Street District | | |
| Mt Plymouth-Sorrento Neighborhood | | |
| Mt Plymouth-Sorrento Receiving Area | | |
| Regional Office | | |
| Public Service Facility and Infrastructure | | |
| Receiving Area A-1-20 | | |
| Recreation | | |



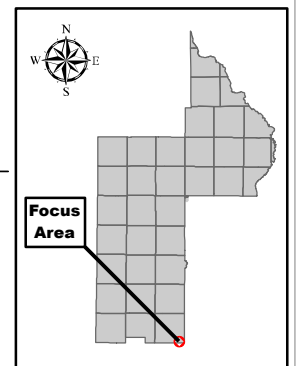
NAME: SOUTH LAKE HOSPITAL
CASE NUMBER: VAR-18-39-1
LOCATION (S-T-R): 35, 36-24-26
REQUEST: SIGNAGE SIZE ADJUSTMENT



ZONING LEGEND

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

NAME: SOUTH LAKE HOSPITAL
CASE NUMBER: VAR-18-39-1
LOCATION (S-T-R): 35, 36-24-26
REQUEST: SIGNAGE SIZE ADJUSTMENT



**Final Development Order
VAR-18-39-1
South Lake Hospital Property**

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sign Design of Florida, Inc. d/b/a Mid-Florida Signs and Graphics (the "Applicant") made a variance request on behalf of South Lake Hospital, Inc. (the "Owner") to Lake County Land Development Regulations (LDR) 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2), to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations. Additionally, variance to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the building, and to exceed the maximum allowed linear footage allowed by the Land Development Regulations; and

WHEREAS, the subject property consists of 11.05 +/- acres and is located east of U.S. Highway 27 in the South Clermont area, in Section 35, Township 24, Range 26, having an Alternate Key Number 1595312 and is more particularly described below as:

A portion of Section 36, Township 24 South, Range 26 East and a portion of Section 35, Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of said Section 36, Township 24 South, Range 26 East, Lake County, Florida; thence run South 89°41'53" West, 1326.27 feet; thence run South 00°08'47" West, 660.97 feet; thence run South 89°45'29" West, a distance of 3977.11 feet to the Northwest corner of the South 3/4 of the Southwest 1/4 of said Section 36; thence run South 00°18'53" West, a distance of 100.00 feet to the Point of Beginning; thence run South 89°45'49" East, a distance of 221.30 feet to a point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, an included angle of 88°16'21" and a chord bearing of South 45°37'39" East, run 38.52 feet along the arc of said curve to the point of tangency thereof; thence run South 01°29'28" East, a distance of 782.29 feet; thence run North 89°45'49" West, a distance of 434.13 feet to a point on the East right-of-way line of U.S. Highway 27; said point also being a point on a non-tangent curve concave Easterly having a radius of 1799.68 feet, an included angle of 01°03'10" and a chord bearing of North 21°58'38" West, run 33.07 feet along the arc of said curve and said East right-of-way line to a point; thence run North 30°34'24" West along said East right-of-way line a distance of 436.78 feet; thence run North 20°17'59" West, along said East right-of-way line, a distance of 267.12 feet; thence departing said East right-of-way line run North 89°54'56" East, a distance of 200.00 feet; thence run North 20°17'59" West, a distance of 157.41 feet; thence run North 89°56'50" East, a distance of 349.40 feet to the Point of Beginning.

Together with an easement over the following described tract of land: From the Southeast corner of Section 35, Township 24 South, Range 26 East, run thence North 00°30'41" East along the East line of said Section 35, a distance of 1906.50 feet; thence North 89°53'12" West 362.76 feet to a Point of Beginning; run thence North 89°53'12" West 200 feet to the East right of way line of U.S. Highway No. 27; thence North 20°05' West 2.58 feet; thence North 69°55' East 7 feet; thence North 20°05' West 54.84 feet; thence South 89°53'12" East 245.81 feet; thence South 20°05' East 255 feet; thence North 89°53'12" West 53.27 feet; thence North 20°05' West 195 feet to the Point of Beginning.

WHEREAS, after giving notice of a hearing on a petition for a variance to the Lake County Land Development Regulations, including notice that the variance would be presented to the Board of Adjustment of Lake County, Florida, on August 9, 2018; and

WHEREAS, the Board of Adjustment reviewed the petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on August 9, 2018, the Lake County Board of Adjustment approved the variance for the above property.

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of VAR-18-39-1 to Lake County Land Development Regulations (LDR) 11.02.03(A)(1)(b), to allow eight (8) ground signs in lieu of two (2); to allow the copy area of the ground signs to exceed the maximum allowed square footage allowed by the Land Development Regulations; and to Land Development Regulations Section 11.02.03(A)(2), to allow multiple wall signs to be located on the buildings and to exceed the maximum allowed linear footage allowed by the Land Development Regulations.

Section 2. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

{Remainder of Page Intentionally Left Blank}

Section 3. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 9th day of August, 2018.

EFFECTIVE August 9, 2018.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

Tim Morris, Chairman

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 9th day of August, 2018, by _____, who is personally known to me or who has produced _____, as identification and who did _____ or did not _____ take an oath.

(SEAL)

Signature of Acknowledger