

# **TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA**

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## **AGENDA ITEM TITLE**

Consideration for Teague Plaza — New Major Site Plan MJSP 08/17-001 — Proposing a two-story building consisting of a 5,840 square feet footprint with a total floor area of 11,805 square feet to be utilized as an establishment for a Diner Restaurant and Retail on the first floor, and six apartments on the second floor, for certain property being approximately 1.63 acres of land, owned by T-Lynne Properties, LLC, located along County Road 25/Teague Trail, approximately 650 feet north of the intersection of County Road 25/Teague Trail and Griffin Avenue, addressed as 1124 Teague Trail (Alternate Keys 2933089 and 3785245).

## **AGENDA ITEM ID**

20180336

## **DEPARTMENT**

Growth Management

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## **STAFF RECOMMENDED MOTION**

Staff recommends approval of MJSP 08/17-001, a Major Site Plan Application with waivers from the following provisions:

Chapter 10, Section 10-3).c).1). The maximum number of uninterrupted parking spaces between landscaping shall be ten.

Chapter 10, Section 10-3).g). A four-foot minimum landscape area shall be provided around the base of all buildings.

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## **SUMMARY**

On July 19, 2017, Town Staff received a New Major Site Plan application and plans submitted by Lawrence Breech with T-Lynne Properties, LLC, for the construction of a multi-tenant, two-story building to be erected on approximately 1.63-acres of Land addressed as 1124 Teague Plaza, just across the street from the Lady Lake Church at the

Springs, being approximately 650 Feet North of the Intersection of County Road 25/Teague Trail and Griffin Avenue.

The property is zoned “CP” (Planned Commercial) and the Future Land Use is RET-Commercial General – Retail Sales and Services; which allows for the proposed land uses and is compatible and consistent with the Town’s Comprehensive Plan. The property must be developed in accordance to Memorandum of Agreement Ordinance 2017-03; which governs permitted uses, hours of operation, design standards, parking, landscaping, lighting and other site development elements.

The proposed development consists of a 5,840 square feet footprint with a total floor area of 11,805 square feet to be utilized as an establishment for a Diner Restaurant and Retail on the first floor, and six apartments on the second floor.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The engineering plans, consisting of seven sheets, have been submitted on 24” x 36” sheets and certified by H. Bennett Walling, Professional Engineer with Walling Engineering Inc., are dated November 12, 2018. Landscaping and Irrigation Plans submitted, consisting of two sheets and certified by Timothy Wayne Green, Registered Landscape Architect with Green Consulting Group, Inc., are dated December 15, 2017. Photometric Plan consisting of two sheets and certified by Thomas L. Hanson, Professional Engineer with Hanson and Headley, are dated April 27, 2018. Architectural Exterior Elevations consisting of two sheets certified by Charles A. Savage III & Associates Architect A.I.A.

Town staff, Neel-Schaffer Engineering, Fire Inspector Kerry Barnett, and Building Official Ron Rowe completed reviews. The following items are included in the packet:

Site Plan Review completed by Growth Management on 10/2/2018 (Satisfied).

Review Number 5 for the general site development completed by Neel-Schaffer Engineering, dated 11/14/2018 (Satisfied).

Review by Fire Inspector Kerry Barnett dated 11/9/2018 (Satisfied).

Review by Building Official Ron Rowe dated 10/1/2018 (Satisfied).

Review by Lady Lake Public Works dated 9/26/2018 (Satisfied).

Lake-Sumter MPO response dated 01/10/2018 (Satisfied).

Lake County Public Works email comments dated 9/28/2018 (Satisfied).

FDEP- Self Certification for Stormwater Management System File Number 0356018001EG dated July 20, 2017.

#### **TRAFFIC IMPACT ANALYSIS**

On January 10, 2018, the Lake-Sumter MPO reviewed the New Major Site Plan application and approved the Request for Exemption Letter from requiring the applicant to perform a Tier 1 Traffic Impact Study (TIS) based on the generation analysis. The project is expected to generate approximately 21 net new PM Peak Hour trips (10 entering and 11 exiting). It has been noted that the local roadway network has capacity to support this development (with the exception of Rolling Acres Road), and as a result, the MPO would be in favor of the exemption. Based on the all the information provided by the applicant and the MPO analysis, Town staff is in support to approve the exemption to perform a Tier 1 TIS.

#### **NOISE STUDY**

On July 3, 2018, Town staff received a Noise Study by Siebien Associates, Inc. performed for the Teague Plaza conducted over a period of 6 days from the early afternoon of May 18 to May 24, 2018. Three locations were calibrated: one for long term acoustical measurements and two for short term acoustical measurements throughout the site. It was found that the primary sources of noise were motorized vehicles traveling south and north bound along CR 25. The Day Night Average Sound Level (LDN) varied between 65 and 68 dBA during the measurement period. The sounds created largely by traffic on CR 25 will be significantly reduced by the proposed 8-foot wall along the rear of the development. In short, the overall impact from the events at the proposed Teague Plaza do not represent a significant noise impact given the existing environment and relationship of the residences. No additional mitigation, aside from the installation of the 8-foot wall and landscaping buffers, will be required for the project to remain compliant with the Town's noise ordinance.

#### **TREE REQUIREMENTS**

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 260.8 tree caliper inches based on its 1.63-acre site development area (160"x1.63).

Trees Existing to Remain: 124.0 Tree Caliper Inches

Trees Proposed (Canopy & Understory Trees): 248.5 Tree Caliper Inches

Total: 372.5 Tree Caliper Inches

### **COMMERCIAL DESIGN STANDARDS**

In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt and must closely follow one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

The applicant has elected the Craftsman/Bungalow Architectural Style exhibiting:

Architectural Asphalt Shingles

Dormers

Shutters

Stone Veneer Square Columns

Stucco Walls

Vinyl Siding under Dormers

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### **FISCAL IMPACT**

None.

### **FUNDING ACCOUNT**

None.

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### **PAST ACTIONS**

The Technical Review Committee members individually reviewed the application regarding the Site Plan application by Thursday, June 28, 2018.

The Parks, Recreation and Tree Advisory Committee reviewed the application at their regular meeting on Wednesday, July 11, 2018; recommending approval by a 5-0 vote.

At the Town Commission Special Conceptual Workshop held on Monday, August 6, 2018, the Commission reached consensus to accept the proposed architectural elevations and to forward the site plan application before the Town Commission for final consideration.