

SPECIAL TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the Lady Lake Commons — New Major Site Plan MJSP 09/18-002 — A Multi-Tenant Development Proposing an 85,600 Square-Foot Retail Building with 428 Parking Spaces and Four Outparcels, on Approximately 18.5 Acres Along Hwy 27/441, Fennell Blvd. and County Road 25, Identified by Alternate Key 3305451.

AGENDA ITEM ID

2019004

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of MJS 09/18-002, a Major Site Plan application with waivers from the following provisions:

Chapter 10, Section 10-3).a).2).- All commercial properties must have a minimum of 160 tree caliper inches per acre.

Chapter 10, Section 10-3).b).B).2).- Landscaping Buffer Class “B” requirements along the South Elevation.

SUMMARY

On September 10, 2018, Town staff received a New Major Site Plan application and plans submitted by Benchmark Lady Lake 25 Associates, LLC, for the construction of a multi-tenant development proposing an 85,600 square-foot retail building with 428 parking spaces and four outparcels, on approximately 18.5 acres of land along Hwy 27/441, Fennell Blvd. and County Road 25, identified by Alternate Key 3305451. The property is zoned “HC” (Heavy 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 parcel is surrounded by right-of-way along its perimeter. It abuts Fennell Blvd. along its northern boundary, North Highway 27/441 along its western boundary, and County Road 25 along its eastern boundary.

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.

At this time, the applicant would like to move forward with the grading, drainage, paving and landscaping plan for the shopping plaza area to establish accessibility, connectivity and driveway connections. The applicant will follow up with a more detailed plan for the shopping plaza retail building. Additionally, each outparcel will apply for a separate site plan review, including landscaping provisions, signage, etc.

The Civil engineering site plans, consisting of 27 sheets, have been submitted on 24" x 36" sheets and certified by Robert F. Robb, with Robb and Taylor Engineering Solutions, Inc., are dated December 17, 2018. Landscaping and Irrigation Plans submitted, consisting of eight sheets drawn and certified by James D. Brown, Registered Landscape Architect with KPM Franklin, are dated August 31, 2018. Photometric Plan consisting of one sheet and certified by Amy McIntosh with Cree Inc., are dated September 6, 2018. Architectural Exterior Elevations consisting of two sheets certified by Cuhaci & Peterson. 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 12/6/2018 (Satisfied).
- Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated 12/31/2018 (Satisfied).
- Review by Fire Inspector Kerry Barnett dated 12/18/2018 (Satisfied).
- Review by Building Official Ron Rowe dated 10/1/2018 (Satisfied).
- Review by Lady Lake Public Works dated 9/29/2018 (Satisfied).
- FDOT comments dated 9/10/2018 (Satisfied).
- Lake-Sumter MPO comments dated 12/7/2018 (Satisfied).

Tree Requirements

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 1,984 tree caliper inches based on the 12.4-acre site development area (160"x 12.41,984).

The applicant is providing 1,206 Tree Caliper Inches. The following number of trees are being provided:

- 14 American Holly Trees
- 60 Crape Myrtle Trees
- 24 Southern Magnolia Trees
- 87 Slash Pine Trees
- 43 Sabal Palms Trees
- 96 Live Oak Trees

In addition, the applicant will be planting approximately 1,667 shrubs throughout the site as well as groundcover plant material and solid Bahia grass sod. After all the planting is installed, there will remain a 778 tree-caliper-inch deficiency for the site. The deficiency is mainly attributed to the required amount of site area that must be allocated for drive aisles and pavement to provide adequate access and connectivity between the main plaza, the four outparcels, and adjacent roads.

The applicant is requesting the following waivers:

In accordance to Chapter 10, Section 10-3).a).2). , All commercial properties must have a minimum of 160 tree caliper inches per acre.

Request: To mitigate the tree caliper inches deficiency, the applicant is willing to donate to the Tree Bank in accordance with the provisions of Chapter 10, Section 10-5).f).

Justification: The location of buildings, commercial driveway access, the elevation of the property and the layout of the outparcels along Hwy 27/441 requires that certain plant material be reduced to accommodate paved areas between the shopping plaza, outparcels, cross-access easements and driveways.

In accordance with Chapter 10, Section 10-3).b).B).2).- Landscaping Buffer Class "B" requirements along the South Elevation are required to be 20 feet in width and feature four canopy trees, three understory trees and a continuous hedge.

Request: To accept the landscaping plan as submitted.

Justification: Each individual outparcel will be developed under a separate site plan process; at which time the landscaping plan will be part of the site plan review prior to approval and the issuance of the Development Order of each outparcel of Lady Lake Commons.

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 will incorporate elements of the Mediterranean Architectural style, which is in line and compatible to other adjacent developments such as Lady Lake Crossings and Village Crossroads Plaza.

FISCAL IMPACT

None

FUNDING ACCOUNT

None

PAST ACTIONS

On Monday, October 16, 2017, the Town Commission approved landscaping waivers for the applicant to clear the parcel to perform topography survey and finalize civil engineering plans.

The Technical Review Committee members individually reviewed the application regarding the Site Plan application on Thursday, December 6, 2018, and provided comments.

PUBLIC HEARINGS

The Parks, Recreation, and Tree Advisory Committee reviewed this new Major site plan application at their regular meeting on Wednesday, January 9, 2019, and voted 5-0 to forward the application to the Town Commission with the recommendation of approval.

The Special Conceptual Town Commission Workshop meeting will review this new Major site plan application at their regular meeting on Wednesday 23, 2019 at 5:15 p.m.