

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

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## **AGENDA ITEM TITLE**

Consideration for the SAP Property Holdings-New Major Site Plan MJSP 05/18-001, Consisting of Approximately 4.84 Acres Along Hwy 466, Addressed as 871 Hwy 466, Proposing Nine Buildings with Two Tenants per Each Building, Identified by Alternate Key 1279721.

## **AGENDA ITEM ID**

2019005

## **DEPARTMENT**

Growth Management

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## **STAFF RECOMMENDED MOTION**

Staff recommends approval of SAP Property Holdings-MJSP 05/18-001, a Major Site Plan application with waivers from Chapter 20, Section 20-3C). 10). N). – Parking Area should be located behind the building face.

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## **SUMMARY**

On May 10, 2018, Town staff received a New Major Site Plan application and plans submitted by Loyde Sadlowski with Loyde W. Sadlowski, Inc., on behalf of SAP Property Holdings, LLC, property owners. They are proposing the construction of a multi-tenant medical, professional office complex to be erected on approximately 4.84-acres located at 871 Highway 466, approximately one quarter mile west of the intersection of County Road 466 and Rolling Acres Road, within the Town limits.

The property is zoned “Planned Commercial” (CP) as per adopted Memorandum of Agreement Ordinance 2017-05. 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 plan proposes to develop the site for the construction of a multi-tenant medical, professional office complex consisting of nine buildings with two tenants proposed per each building. The project proposes 12 tenants with 1,925 sq. ft. of building of gross

leased area and six tenants with 1,972 sq. ft. of gross leased area. The site will provide 197 parking spaces, including 11 Florida ADA Accessible parking spaces. The Town of Lady Lake will service the water, sewer, and reuse.

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 Civil engineering site plans, consisting of 12 sheets, have been submitted on 24" x 36" sheets and certified by Keith E. Riddle, Professional Engineer with Riddle-Newman Engineering, Inc., are dated December 10, 2018. Landscaping and irrigation plans submitted, consisting of three sheets drawn and certified by Elizabeth C. Houck Landscape Architecture, LLC, are dated August 23, 2018. Photometric plan consisting of three sheets drawn by Dustin Milner with United Electrical Sales are dated October 8, 2018. Architectural exterior elevations consisting of two sheets certified by David P. King Jr.

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 November 19, 2018 (Satisfied).
- Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated December 14, 2018 (Satisfied).
- Review by Fire Inspector Kerry Barnett dated December 11, 2018 (Satisfied).
- Review by Building Official Ron Rowe dated November 16, 2018 (Satisfied).
- Review by Lady Lake Public Works dated May 31, 2018 (Satisfied).
- Lake County Public Works email comments dated November 28, 2018 (Satisfied).
- Lake Sumter MPO review comments dated November 26, 2018 (Satisfied).
- St. John's River Water Management District Storm Water Permit No. 153687-1 dated November 27, 2018.

#### TRAFFIC IMPACT ANALYSIS

On November 26, 2018, the Lake-Sumter MPO reviewed the New Major Site Plan Tier 1 Traffic Impact Study (TIS,) dated October 2018, in accordance with the Lake-Sumter MPO

TIS Guidelines. The total net trip generation would be approximately 326 Daily Trips with 62 AM Peak Hour Trips, and 80 PM Peak Hour Trips (with no pass-by removed). The applicant stated in the study that the project is expected to generate approximately 80 Net New PM Peak Hour trips (20 entering and 60 existing) with pass-by trips. Additionally, it was noted that patrons entering the property from the east would need to go west when exiting the property and then make a U-turn to return to the east.

#### 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 Mediterranean Revival Architectural Design for the building elevations. The exterior building elevations feature the following elements:

- Red clay Spanish barrel tile
- Multi-Roof Level
- Overhanging Balconies
- Prominent Arched Casement Windows
- Stack Stone on Column Base for Covered Entrances
- Stucco Exterior Wall Surface
- Decorative Rondel on Parapets
- Decorative exposed Rafter Tails
- Decorative Spanish-style Medallions along side elevations

As per Chapter 20, Section 20-3C), 10). N)., parking area should be located behind the building face.

The applicant is requesting a waiver to place parking in front of building to maintain accessibility and cross-access connectivity to the east and west with the adjacent site as required by the LDRs Chapter 15-Transportation Standards chapter.

#### TREE REQUIREMENTS

As per Chapter 10, Section 10-3). a).2). -All commercial properties must have a minimum of 160 tree caliper inches per acre on the site. Based on acreage of project area, the 160 tree caliper inches per acres that need to be provided as per Chapter 10, Section 10-3, a). 2). is as follows: 4.84 acres X 160 TCI = 774.4 Tree Caliper Inches required for the site.

Approximately 882.5 Tree Caliper inches are being provided, with 430.0 tree caliper inches from existing trees to remain (based on the plans).

Note: No historic trees are proposed to be removed on this site.

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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 on Thursday, September 6, 2018, and provided comments.

The Parks, Recreation and Tree Advisory Committee did not review the application since there are no proposed landscaping waivers.

At the Town Commission Special Conceptual Workshop held on Wednesday, September 19, 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.

WT/nvs