

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

AGENDA ITEM TITLE

Architectural Detailed Elevations Conceptual Presentation for the Lady Lake Commons — New Major Site Plan MJSP 09/18-002 — A Multi-Tenant Development Proposing a 71,810-Square-Foot Retail Building with 428 Parking Spaces, on Approximately 18.5 Acres Along Hwy 27/441, Fennell Blvd. and County Road 25, Identified by Alternate Key Number 3305451

AGENDA ITEM ID

2019046

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the detailed elevations for the Lady Lake Commons New Major Site Plan MJSP 09/18-001.

SUMMARY

On Wednesday, January 23, 2019, the Town Commission approved Lady Lake Commons MJPS 09/18-002, 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 up to 85,600 square feet of retail space 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 Number 3305451.

A Development Order was issued by Town staff on Monday, January 28, 2019, for the construction of the improvements approved. Since approval, there have been some changes to the exterior building elevations and the total square footage of the proposed building.

The applicant is reducing the in-line shopping plaza building from 85,600 to 71,810 square feet of retail area. Additionally, the applicant would like to provide the Town Commission with an update on the final elevations for the project.

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 a few elements of the Mediterranean and Craftsman architectural design styles, mostly contemporary building elements similar to prior and adjacent developments found within the Lady Lake Crossings and Village Crossroads Plaza.

The elevations feature diverse exterior building materials including fiber-reinforced cement panels, aluminum storefront system, split face concrete masonry units, smooth concrete masonry units painted, exterior insulated finishing systems, metal coping/cornices, glass storefront, etc. Elevations are included in the packet.

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 site plan application on Thursday, December 6, 2018, and provided comments.

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

The Town Commission considered the Lady Lake Commons New Major Site Plan MJSP 09/18-001 at a special meeting held on Wednesday, January 23, 2019, and approved the site plan by a vote of 5 to 0.

WT/nvs