

TOWN COMMISSION CONCEPTUAL WORKSHOP AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Architectural Detailed Elevations Conceptual Presentation for the Miller’s Ale House on Lady Lake Commons Outparcel A — Proposing a Sit-down Restaurant to be Developed on Approximately 2.48 Acres Along Hwy 27/441, to be Addressed as 635 N. Highway 27/441, at the Southeast Corner of the Intersection of North Highway 27/441 and Fennell Blvd, Identified by Alternate Key Number 3305451

AGENDA ITEM ID

2019068

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the elevations for the Miller’s Ale House on Lady Lake Commons Outparcel A as presented.

SUMMARY

Benchmark Lady Lake 25 Associates, LLC is the property owner of approximately 18.5 acres along Hwy 27/441, Fennell Blvd. and County Road 25, identified by Alternate Key Number 3305451. Lady Lake Commons Outparcel A is a corner outparcel at the southeast intersection of North Highway 27/441 and Fennell Blvd., property being approximately 2.48 acres fronting Highway 27/441.

At this time, before submitting the site plan application, the applicant/developer would like to present the conceptual elevations for the Miller’s Ale House Restaurant proposal for Outparcel “A.” The site proposal includes a 7,202-square-foot sit-down restaurant building with 151 parking spaces, including six Florida ADA accessible handicap parking spaces.

The following information is included in the packet:

- Conceptual Site Plan Layout

- Conceptual Front, Right, Left and Rear Exterior Building Elevations

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 building does not exhibit one of the four preferred architectural styles in its entirety; however, it shows blended elements from the Mediterranean style such as stacked stone throughout all elevations of the building, stucco, accent trim, accent pilaster, awnings, etc.

Chapter 20, Section 20-3C). 3). has provisions to submit elevations where the compatibility of the proposed building will be reviewed for consistency with adjacent architecture on a case-by-case basis. The exterior building elevations will exhibit four exterior colors. A similar product is the Longhorn Steakhouse, the Texas Roadhouse, and the Village Crossroads Plaza across Highway 27/441.

Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial design standard waivers will be brought before the Town Commission for final consideration.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

WT/nvs