

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the SAP Property Holdings LLC — Major Modification to Site Plan MJSP 05/18-001 — Proposal to Add 24 Parking Spaces to the Originally Proposed 197 Parking Spaces, for a Total of 221 Parking Spaces, Including 11 ADA Florida Accessible Parking Spaces — for the Multi-Tenant Medical, Professional, and Office Complex to be Located at 871 Hwy 466; Identified by Alternate Key 1279721

AGENDA ITEM ID

2019102

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the SAP Property Holdings LLC — Major Modification to Site Plan MJSP 05/18-001 as presented.

SUMMARY

On March 21, 2019, Town staff received a Major Modification to Site Plan application and plans submitted by Loyde W. Sadlowski, Inc., in representation of property owner, SAP Property Holdings, LLC, for the SAP Property Holdings site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 7-11).b).

The SAP Property Holdings site proposes the construction of a multi-tenant medical/office complex to be erected on approximately 4.84-acres located at 871 Highway 466, a 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 the adopted Memorandum of Agreement Ordinance 2017-05. The Future Land Use is Commercial General – Retail Sales and Services (RET), which allows for the proposed land uses and is compatible and consistent with the Town’s Comprehensive Plan.

In light of the traffic generation for medical office use, the applicant has voluntarily opted to modify the originally approved site plan by incorporating an additional 24 parking spaces to the originally proposed 197 parking spaces, bringing the total to 221 parking spaces, including 11 ADA Florida Accessible parking spaces.

The site plan was reviewed to determine if it is compliant with the Land Development Regulations (LDRs) including drainage, grading, paving, landscaping and erosion control. The application was determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The civil engineering site plans, consisting of 12 sheets, were submitted on 24" x 36" sheets and certified by Keith E. Riddle, Professional Engineer with Riddle Newman Engineering, Inc., and are dated March 18, 2019. The landscaping plans, consisting of three sheets, were submitted on 11"x17" sheets and certified by Elizabeth, Registered Landscape Architect with Elizabeth C. Houck Landscape Architecture, LLC, are dated March 12, 2019.

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

Review No. 1 for the general site development completed by Neel-Schaffer Engineering, dated April 10, 2019 (Satisfied).

Review by Fire Inspector Kerry Barnett dated May 14, 2019 (Satisfied).

Review by Building Official Ron Rowe dated March 25, 2019 (Satisfied).

Lake County Public Works email comments dated April 11, 2019 (Satisfied).

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable

PAST ACTIONS

The Technical Review Committee members individually originally 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.

At a Special Town Commission Meeting held on Wednesday, January 23, 2019, the Commission approved the SAP Property Holdings — New Major Site Plan MJSP 05/18-001 by a vote of 4 to 0.

TC/nvs