

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Heartland Dental New Major Site Plan– Outparcel C – MJSP 04/19-001 — Proposing a 4,483-Square-Foot Dental Office Building within the Lady Lake Commons Site on Approximately .76 Acres, Addressed as 625 N. Highway 27/441, Identified by Alternate Key Number 3305451.

AGENDA ITEM ID

2019144

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Heartland Dental New Major Site Plan MJSP 04/19-001 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).1).- Landscaping Buffer Class “A” width requirements along the south elevation.

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.

SUMMARY

On May 9, 2019, the Town of Lady Lake received a New Major Site Plan application and plans submitted by Benchmark Lady Lake 25 Associates, LLC, for the construction of a 4,483-square-foot dental office building with 34 parking spaces, including four Florida ADA accessible handicap parking spaces.

The property is zoned Heavy Commercial (HC) 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.

Lady Lake Commons Outparcel C is an inside outparcel of approximately .76 acres fronting Highway 27/441.

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 Robert F. Robb, Professional Engineer with Robb and Taylor Engineering Solutions, Inc., are drawn June 6, 2019, with a final revision on July 15, 2019. The Photometric Plan consisting of one sheet and certified by Robert F. Robb, Professional Engineer with Robb and Taylor Engineering Solutions, Inc., are dated May 1, 2019.

Landscaping and Irrigation Plans were submitted, consisting of three sheets drawn and certified by James D. Brown, Registered Landscape Architect with KPM Franklin, dated March 21, 2019. Architectural Exterior Elevations consisting of three sheets, dated June 14, 2019, are drawn and certified by Identiti.

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 6/27/2019 (Satisfied).
- Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 7/8/2019 (Satisfied).
- Review by Fire Inspector Kerry Barnett dated 6/22/2019 (Satisfied).
- Review by Building Official Ron Rowe dated 7/8/2019 (Satisfied).
- Review by Lady Lake Public Works dated 7/22/2018 (Satisfied).
- Review by Lake County Public Works dated 5/20/19 (Satisfied).
- SJRWMD Permit No. 153572-2 (for the Heartland Dental Site) dated 5/9/19 (Satisfied).

TREE REQUIREMENTS

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 121.6 tree caliper inches based on the .76-acre site development area (160"x .76).

The applicant is providing approximately 111 tree caliper inches with a remaining deficiency of 10.6 tree caliper inches. The following number of trees are being provided:

- 3 Southern Magnolia trees at 3 tree caliper inches each

- 15 Live Oak trees at 4 tree caliper inches each
- 12 Crape Myrtle trees at 1.5 tree caliper inches each
- 6 Sabal Palmetto trees at an average of 4 tree caliper inches each

The applicant has mitigated tree caliper deficiency via Tree Bank donations.

In accordance with Chapter 10, Section 10-3). b). B).1)., Landscaping Buffer Class “A” requirements along the west elevation are required to be 10 feet in width and feature two canopy trees, three understory trees and a continuous hedge.

Request: To accept the landscaping plan as submitted.

Justification: The outparcel will be developed and designed with continuity and connectivity to other outparcels, which highly limits the placement of landscaping plant material within cross-access easements and portions of the west side elevation of the building.

COMMERCIAL DESING 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 incorporated elements of the Mediterranean architectural design styles and contemporary building elements similar to adjacent developments found within the Lady Lake Crossings and Village Crossroads Plaza.

PAST ACTIONS

On Thursday, June 27, 2019, the Technical Review Committee members individually reviewed the application regarding the Site Plan application and provided final comments.

The Parks, Recreation, and Treed Advisory Committee reviewed this new major site plan application at a regular meeting on Wednesday, April 10, 2019, and voted 3 to 0 to forward the application to the Town Commission with the recommendation of approval.

On Monday, March 18, 2019, the applicant presented the proposed architectural design style for the building at the regular Special Conceptual Town Commission meeting. The Town Commission voted 5 to 0 to allow the project to move forward with the building exterior elevations as presented.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

WT/nvs