

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

## **AGENDA ITEM TITLE**

Architectural Elevations Conceptual Presentation for Mission BBQ and Retail Tenant B — Lady Lake Commons Outparcel B — Proposing one two-tenant building on approximately 5,600-square feet, on a parcel being approximately 1.12 acres, to be addressed as 629 N. Highway 27/441, located at the southeast corner of the intersection of North Highway 27/441 and Fennell Blvd, currently identified by Alternate Key Number 3305451.

## **AGENDA ITEM ID**

2019148

## **DEPARTMENT**

Growth Management

## **STAFF RECOMMENDED MOTION**

Staff recommends approval of the elevations for the Mission BBQ — Retail Tenant B — Lady Lake Commons Outparcel B, 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 B consists of approximately 1.12 acres with frontage along Highway 27/441, and can be accessed via an entrance that will be placed along Fennell Blvd. just east of the intersection of North Highway 27/441 and Fennell Blvd.

At this time, before submitting the site plan application, the applicant/developer would like to present the conceptual elevations for the Mission BBQ and Retail Tenant B proposal for Outparcel “B.” The site proposal includes a 5,600-square-foot building that will be shared between two tenants and provides 61 parking spaces, including four Florida ADA accessible handicap parking spaces. Mission BBQ will have 3,500 square feet of gross floor area and will feature a 500-square-foot outside patio area. Retail Tenant B will share the rest of the building, with approximately 2,100 square feet and a 500-square-foot patio area as well.

**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 exhibits multiple primary elements from the Craftsman/Bungalow style such as exposed roof rafters, front porch wrapped-around areas, stacked stone throughout all elevations of the building, stucco, brick, accent trim, 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 different exterior colors for each of the tenants' façades.

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**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

WT/nvs