

# **COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA**

## **AGENDA ITEM TITLE**

Consideration for La Plaza Grande North — Postal Building — New Major Site Plan MSJP 08/19-001 — Proposing a 5,008-Square-Foot Postal Building and 14 Parking Spaces to be Constructed along La Grande Blvd. and Griffin Avenue, to be Addressed as 1 La Grande Blvd., Identified by Alternate Key 2814365

## **AGENDA ITEM ID**

2019208

## **DEPARTMENT**

Growth Management

## **STAFF RECOMMENDED MOTIONS**

Town staff recommends approval of the La Plaza Grande North — Postal Building — New Major Site Plan MSJP 08/19-001 as presented.

## **SUMMARY**

On Thursday, August 8, 2019, the Town of Lady Lake received a new major site plan application and civil plans submitted by applicant Martin L. Dzuro on behalf of property owner Lazy B. Cattle Venture LTD for the construction of a new postal building facility at La Plaza Grande North.

The proposed one-story concrete block building will consist of approximately 5,008 square feet of area and will feature 1,632 square feet of habitable space for the post office operations. The remainder 3,376 square feet of area will host mailboxes for The Villages residents. The site plan exhibits 14 parking spaces proposed, including one Florida ADA accessible parking space, and a 12 foot by 25 foot loading zone to facilitate USPS postal vehicles and associated deliveries at the site.

The site plan was developed in substantial compliance with Memorandum of Agreement Ordinance 2017-37, including design elements such as parking, buffer and landscaping requirements. The property is zoned Planned Commercial (CP) and the future land use is Commercial General Retail Sales and Services (RET).

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 eight sheets, have been submitted on 24 inch by 36 inch sheets, and certified by Stephen M. Campbell, Professional Engineer with Farner Barley and Associates, Inc., are dated September 18, 2019. Landscaping and Irrigation Plans submitted, consisting of three sheets drawn and certified by Suzanne M Stancil, Registered Landscape Architect with Michael Pape and Associates, P.A., are dated August 8, 2019. Architectural Exterior Elevations consisting of one sheet drawn and certified by Edward Robert Plaster Jr. with KP Studio architect are dated August 5, 2019.

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

- Site Plan Review completed by Growth Management on 09/24/2019 (Satisfied).
- Review Number 2 for the general site development completed by Neel-Schaffer Engineering, dated 10/01/2019 (Satisfied).
- Review by the Villages Fire Prevention Division Chief Edward Raulerson dated 08/16/2019 (Satisfied).
- Review by Building Official Ron Rowe dated 8/15/2019 (Satisfied).

### **TREE REQUIREMENTS**

As per adopted Special Exception Use Ordinance 2017-37, the development is required to provide landscaping buffer class “A” buffering along the side perimeters of the lot. The applicant will be adhering to all landscaping requirements.

### **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 exhibit one of the four preferred architectural styles in its entirety: the Mediterranean Architectural Style; which includes features such as clay tile roof, stucco, accent trims, terracotta exterior paint colors, etc.

### **PAST ACTIONS**

On Thursday, September 26, 2019, the Technical Review Committee members individually reviewed the application for the La Plaza Grande North — Postal Building — New Major Site Plan MSJP 08/19-001 application and provided final comments.

The Planning and Zoning Board does not review site plans. The site plans will not be going before the Parks, Recreation and Tree Advisory Committee since no landscaping waivers are being requested at this time.

**FISCAL IMPACT**

Not applicable.

**SOURCE OF FUNDING**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

WAT/nvs