

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

## **AGENDA ITEM TITLE**

Consideration for Mission BBQ MJSP 10/19-001 – Outparcel B – Earth Fare Commons of Lady Lake – Proposing a two-tenant building approximately 5,362 square feet, on a parcel being approximately 1.11 acres, to be addressed as 631 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**

2019251

## **DEPARTMENT**

Growth Management

## **STAFF RECOMMENDED MOTIONS**

Town Staff recommends approval of the Mission BBQ – New Major Site Plan MJSP 10/19-001 – Outparcel B – Earth Fare Commons of Lady Lake with a waiver from the following provision: (Chapter 10, Section 10-3, g) - Building Foundations - A landscape area shall be provided around the base of all buildings oriented toward public rights-of-way or public parking areas

## **SUMMARY**

On October 6, 2019, applicant Steve Longo, on behalf of property owner Benchmark Lady Lake 25 Assoc. LLC, submitted an application for a new major site plan for Outparcel B at Earth Fare Commons of Lady Lake, addressed as 631 N. Highway 27/441, located by the southwest intersection of North Highway 27/441 and Fennell Blvd., property being approximately 1.12 acres of land with frontage along Highway 27/441.

The site proposal includes a 5,362-square-foot building that will be shared between two tenants and provide a total of 115 parking spaces, with 60 parking spaces on-site and 55 parking spaces that are in close proximity and are overflow parking spaces provided within the shopping plaza parking lot.

The site plan was developed in substantial compliance with the Land Development Regulations, including design elements such as setbacks, landscaping, engineering, environmental protection and commercial design standards. The property is zoned Heavy Commercial (HC) and the future land use is Commercial General Retail Sales and Services (RET).

The Civil engineering site plans, consisting of 17 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 dated November 26, 2019. Landscaping and Irrigation Plans submitted consisting of nine sheets drawn and certified James D. Brown, Registered Landscape Architect with KPM Franklin, are dated September 24, 2019. Architectural Exterior Elevations consisting of one sheet drawn and certified by Cuhaci & Peterson are dated July 25, 2019. Photometric Plan consisting of one sheet designed by Spring Lighting Group (SLG) is dated September 20, 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:

Site Plan Review completed by Growth Management on 11/27/2019 (Satisfied).

Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated 12/10/2019 (Satisfied).

Review by Fire Inspector Kerry Barnett dated 12/5/2019 (Satisfied).

Review by Building Official Ron Rowe dated 12/2/2019 (Satisfied).

Review by Lady Lake Public Works dated 11/04/2019 (Satisfied).

### **TREE REQUIREMENTS**

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 177.6 tree caliper inches based on the 1.11acre site development area (160"x 1.11).

The applicant is providing approximately 144.5 tree caliper inches with a remaining deficiency of 33 tree caliper inches; which is offset by the southern boundary planting from the Miller's Ale House site. The following number of trees are being provided:

3 Southern Magnolia trees at three tree caliper inches each

17 Live Oak trees at 4 tree caliper inches each

24 Red Crape Myrtle trees at 2.5 tree caliper inches each

3 Japanese Blueberry trees at an average of 2.5 tree caliper inches each

It was found that the applicant has designed location and planting of landscaping in accordance to Town's Landscaping Code as it refers to spacing, native vegetation, water use requirements, while taking into consideration site visibility and overcrowding of plant material.

**FISCAL IMPACT**

Not applicable.

**SOURCE OF FUNDING**

Not applicable

**FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

On December 9, 2019, the Technical Review Committee members individually reviewed the application regarding the Site Plan application and provided final comments.

On Monday August 5, 2019, the applicant presented the proposed Architectural Design Style for the building at the regular Special Conceptual Town Commission Meeting. The Town Commission reached consensus to allow the project to move forward with the Building Exterior Elevations as presented.

On Wednesday, November 13, 2019, the Parks, Recreation, and Tree Advisory Committee reviewed and recommended approval for the landscaping waivers presented for the Mission BBQ New Major Site Plan with a vote of 4-0.

WT/nvs