

TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval for the 7-Eleven Lady Lake Gas Station — New Major Site Plan MJSP 03/21-003 — A Proposal to Redevelop the Site into a 4,650-Square-Foot Convenience Store Featuring a Gas Canopy with Six Fuel Dispensing Pumps and 24 Fueling Stations, 26 Parking Spaces, a 980-Square Foot Drive-Through Car Wash Building, and a Dumpster Enclosure; Proposed at the Southeast Corner of North Highway 27/441 and Griffin Avenue, Located on a 1.29-Acre Parcel; Identified by Alternate Key 1237998

AGENDA ITEM ID

2021210

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the detailed elevations and landscaping waivers for the 7-Eleven Lady Lake Gas Station — New Major Site Plan MJSP 03/21-003, with the following waivers:

- Chapter 10, Section 10-3).b.)B).2).a). — Landscaping Buffer Class “A” — Reduction in buffer plant material along the west elevation.
- Chapter 10, Section 10-3).g). — Landscape area in the width of four feet shall be provided around the base of all buildings.
- Chapter 20, Section 20-3C).9). — More than three colors will be utilized for the exterior walls.

SUMMARY

On Tuesday, March 25, 2021, applicant 30AIP Lady Lake, LLC filed a New Major Site Plan application on behalf of property owner M & L Lady Lake, LLC for property located at 401 S. U.S. Highway 27/441, within the town limits of the Town of Lady Lake, Florida. As per the Lake County Property Appraiser’s record, the defunct gas station building is a 2640-square-foot structure constructed in 1989. The subject lot was just recently annexed into the Town.

In review of the Land Development Regulations, the proposed development is a complete tear-down and rebuild; therefore, all new regulations are applicable for the scope of the redevelopment. The applicant stated that the direct highway frontage at a major intersection and the island-shape lot configuration are special and unique conditions peculiar to this site. Additionally, the overhead power lines would make it difficult for canopy trees to grow and

develop at their full potential. Lastly, the SR 500 widening project brings additional space constraints, and sidewalk and walkway requirements that require the reduction on the buffer width.

TRAFFIC

The project is projected to generate an average of 242 peak hour trip ends and 2,986 daily trip ends. Overall, this expansion does not generate enough traffic to have a significant impact on area roadways, including US 441, which is assumed to be six lanes through the impact area. This is due to the programmed funding of US 441 within the next five years. Additionally, project impacts to most intersections, while significant at some locations, do not cause the denigration of the level of service below the adopted level of service.

STORMWATER

The applicant's engineer of record, Jessie Heiny, has submitted an Environmental Resource Permit application, civil plans, and drainage report to the St. John's River Water Management District. The permit is pending as per plans received by the District on July 20, 2021. The stormwater system will be designed as a dry detention system with underground stormwater chambers. The required treatment volume will be recovered per SJRWMD requirements. Lake Paradise is the ultimate receiving water body. The site currently discharges into an existing municipal separate storm sewer system. The stormwater management system will be the operation and maintenance responsibility of the developer.

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 applicant will incorporate mostly elements of the Mission and Mediterranean Architectural Style Designs.

The elevations feature diverse exterior building materials including high-impact horizontal bullnose banding with stucco finish, high-impact cornice with stucco finish, high-impact water table with stucco finish, pre-finished aluminum metal canopies, veneer stone around all building elevations, barrel tile, towers and parapets, glass windows, and glass doors, etc. Please see elevations enclosed.

LANDSCAPING WAIVERS

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide approximately 206 tree caliper inches based on the 1.29-acre site development area (160"x 1.29).

The applicant is providing approximately 319 tree caliper inches, including 48 tree caliper inches of proposed canopy and understory trees to be planted, 191 tree caliper inches in existing trees to be preserved, and approximately 80 tree caliper inches in palms. The applicant has made great efforts to save a 40-inch Historic Live Oak Tree including redesigning the Carwash layout and internal traffic circulation.

The following number of trees are being provided:

- Three Red Maple trees at four tree caliper inches each minimum.
- Five Live Oak trees at four tree caliper inches each minimum.
- Four Ligustrum trees at 2.5 tree caliper inches/multi-trunk each minimum.
- Seven Redbud trees at 2.5 tree caliper inches each minimum.
- Three flowering Dogwood Trees at 2.5 tree caliper inches each minimum
- 12 Crepe Myrtle trees at an average of 2.5 tree caliper inches each minimum
- 10 Sabal Palm trees at min 8 feet high in 24”x24” Planter container at an average of 6 tree caliper inches each minimum
- Sweet & Sandankwa Viburnum shrubs at a minimum of 36” with three feet over center

It was found that the applicant has designed the location and planting of landscaping in accordance with the 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.

In accordance with Chapter 10, Section 10-3).b).B).2).a), the Landscaping Buffer Class “B” width requirement along the north elevation is twenty feet in width.

LANDSCAPING WAIVERS PROPOSED:

West (N. Hwy 27/441- 225 LF): Landscaping Buffer Class “A” Plant material reduction waiver.

Required: 10-foot buffer with five canopy trees, seven understory trees, and hedge

Provided: 10-foot buffer with two palm trees, eight understory trees, and hedge

A landscape area four feet in width shall be provided around the base of all buildings as per Town of Lady Lake Land Development Regulations, **Chapter 10, Section 10-3).g)**. The applicant will be providing foundation planting; however, the width is less than three feet.

Town staff is in favor of approval because the request is compatible with approved land uses in the vicinity to the north of the subject parcel. Also, the site will provide more than the required amount of tree caliper inches as per the Town’s Land Development Regulations.

The site meets Open Space FLU Policies, as well as on-site storm water retention for storm runoff needs. The proposal is consistent with how the Town would like to see infill development take place to promote economic development of annexed properties.

REVIEWS CONDUCTED

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including drainage, grading and erosion control. The application was determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan; with the exception of for the requested waivers and granted variance.

The civil engineering plans, consisting of 17 sheets, have been submitted on 24" x 36" sheets and certified by Jessie Heiny Professional Engineer with Florida Engineering and Surveying, LLC, drawn on July 20, 2021. Landscaping and Irrigation plans consisting of three sheets have been submitted on 24" x 36" sheets and certified by Michael Pape & Associates, PA, and dated March 18, 2021. Sight Lighting and Photometric Plan consisting of one sheet are drawn by Cree Lighting dated April 2, 2021. Architectural Elevation Plans consisting of three sheets are drawn by BOTI Architecture dated June 16, 2021

Town staff, Neel-Schaffer Engineering, and the Fire Inspector completed reviews. The following items are included in the packet:

Review #2 for the general site development completed by Neel-Schaffer Engineering, dated August 12, 2021 (Satisfied).

Review by Fire Inspector Kerry Barnett dated August 5, 2021 (Satisfied).

Review by Lady Lake Building Official dated August 16, 2021 (Satisfied).

Review by Lady Lake Public Works Utility Supervisor Butch Goodman dated August 11, 2021 (Satisfied).

Lake-Sumter MPO last comments dated August 26, 2021 (Satisfied).

Lake County Public Works Comments dated August 26, 2021 (In process).

PAST ACTIONS

On Monday, September 21, 2020, a Gas Station Concept Proposal was presented by the Town Commission, and the applicant was given 5 to 0 consensus to proceed.

At the June 9, 2021, regular meeting, the Parks, Recreation, and Tree Advisory Committee voted 3 to 0 to forward the Site Plan application to the Town Commission with the recommendation of approval.

At the June 21, 2021, Special Town Commission Conceptual Workshop, the Town Commission reviewed the Architectural Elevations and Landscaping Waivers for the 7-Eleven Gas Station and gave the applicant 5 to 0 consensus to move forward with the requested waivers as presented.

FISCAL IMPACT

Not applicable. It has been estimated that approximately \$19,028.00 will be collected in Water and Sewer Impact fees for this development.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

WT/ns