

**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
December 18, 2017**

The special meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Jim Richards presiding. The meeting convened at 5:45 p.m.

1. **CALL TO ORDER:** Mayor Jim Richards

2. **ROLL CALL:**
Paul Hannan, Commissioner Ward 4
Ruth Kussard, Commissioner Ward 1
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Jim Richards, Mayor/Commissioner Ward 5

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; and Nancy Slaton, Deputy Town Clerk

4. Discussion of Conceptual Presentation of Proposed Lot Size Variance for the Lake Ella Estate Subdivision Plat - A Project Proposing 279 Single Family Residences to be Completed in Six Phases on a 67.47-Acre Parcel Zoned RS-6 - Located Off of Lake Ella Road, Just East of the Green Key Village Subdivision (Alternate Key #1283159 & #3462858) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that Thomas L. Knight of Knight Engineering, Inc. has submitted a subdivision preliminary plat plan on behalf of Lake Ella, LLC, proposing approximately 279 single family residence units on a 67.47± acre property located along Lake Ella Road, approximately one mile west of the intersection of Lake Ella Road and South Highway 27/441, within the Town of Lady Lake. The subject property is currently a wooded vacant residential parcel with the zoning designation of Single Family Medium Density (RS-6). The Future Land Use of the property is Single Family Medium Density (SF-MD).

Mr. Carroll stated the preliminary plat plan highlights a six-phase residential subdivision incorporating the 25% open space area as required by Chapter 8, Section 8-5).f).1). The projected density for the plan is approximately 4.1 units per acre. In accordance with the provisions of Chapter 5, Section 5-4).d).4).A)., the minimum lot area shall be 7,000 sq. ft. The applicant is proposing a typical lot size of 52' x 115', which yields an area of 5,980 sq. ft.; although in certain lots, the applicant would be providing a minimum lot area of 5,460 sq. ft., which would require the submittal and approval of a lot size variance. At this time, the applicant would like to receive the Town Commission's feedback on their request to pursue the lot size variance.

In an email memo, the applicant indicated that they intend to cluster the Lake Ella Estates Subdivision in order to maximize the open spaces, and especially for a proposed large park at the north end of the project. Additionally, it was pointed out that the demand in northern Lake

County for affordable, appealing, technologically advanced housing on manageable sized lots is what many homeowners demand today. A copy of the memo was included in the packet.

Lastly, the applicant emphasized that the Homeowners Association will have defined guidelines to ensure that Lake Ella Estates will remain attractive well into the future and consistent with the surrounding developments. He added that slightly smaller lots allow for a few additional lots to spread out the development costs over a greater number of lots, allowing for more affordability to pass on to the consumer, and the overall density of 4.1 is still far below than the allowable 6.0 units/acre.

The following items were included in the agenda packet:

- Project Introduction Statement
- Subdivision Preliminary Plat Plan Layout

A property location map was shown and the preliminary plat plan was reviewed. Mr. Carroll pointed out there is two water retention areas and open space as required by the LDRs, with two access roads; Lake Ella Road to the south and Abeble Road to the north. He stated that the Green Key Village subdivision is to the west of this property and is the only other development in the general vicinity at this time.

Mr. Carroll stated that Frank Hawthorne is present to answer any questions.

Mr. Frank Hawthorne of FHC Development stated this property was purchased approximately ten years ago and they are now ready to begin development. He stated he has built over 7,000 lots and 50 different communities in Central Florida over the last 35 years, and builds quality developments. Mr. Hawthorne explained they would like to cluster the homes, as allowed per the Town's codes, in order to develop a large approximately eight-acre community park at the north end of the property, as well as trails and some smaller parks. He showed renderings of the type of homes they would like to build, and stated they may be affordable to families living and working near The Villages and in Lady Lake.

Mayor Richards asked if the Commissioners had any questions.

Commissioner Hannan stated he is against reducing the size of the lots and the cookie-cutter layout. He questioned how affordable this housing may be.

Mr. Hawthorne replied the home prices would probably be in the mid-\$200,000 to \$300,000 range.

Commission Kussard asked if there would be an HOA to make sure the subdivision is kept up since this is not a gated community. She also mentioned there is only one in and one out to the subdivision.

Mr. Hawthorne replied that there will be an HOA, and there will be a stub out for future connection at the far north end of the property. He stated these will be nice houses on a small lot; not poor quality homes.

Commissioner Holden commented that once 50% of the homes are sold out, the HOA is usually turned over to the residents, and things tend to go downhill after that. He stated he is not in favor of these small lots.

Commissioner Vincent stated he had no comment at this time.

Mayor Richards stated he is not in favor of the small lot size, and there are no County impact fees to help build the roads or make road improvements, and Lake Ella Road is already almost maxed out.

Mr. Hawthorne stated that the traffic analysis has been submitted and the design will be worked out with the engineering department for any necessary improvements.

Mayor Richards asked if anyone else had any comments or questions, and hearing none, asked the Commissioners for their vote.

The Commissioners were not in favor of the proposed lot size variance for the Lake Ella Estate Subdivision Plat as presented, by the following roll call vote:

<i>HANNAN</i>	<i>NO</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>NO</i>
<i>VINCENT</i>	<i>NO</i>
<i>RICHARDS</i>	<i>NO</i>

Mayor Richards commented that perhaps a longer presentation could be made in the future. He voiced his concern about having that many homes in that space.

Mr. Hawthorne reminded the Commission that this parcel is already zoned RS-6, allowing for six units per acre; their request is to build 4.16 units per acres, and the code allows them to cluster and have a reduced lot size by variance.

Mayor Richards stated he understands this parcel is not annexed into Lady Lake yet.

Mr. Hawthorne stated that is not true; and from a land use point, they are vested for 404 units, although they are proposing to build 125 *less* units and provide for large parks, and nice houses.

Mr. Carroll confirmed that this property is already annexed into Lady Lake and the applicant has the comp plan and zoning entitlement for six units per acre.

Mayor Richards explained that another meeting is scheduled to begin and apologized for having to cut the presentation off at this time.

5. ADJOURN: There being no further discussion; the meeting was adjourned at 6:00 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor