

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

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## **AGENDA ITEM TITLE**

Conceptual Presentation of the Sawmill Holdings, LLC —Discussion for the submittal of Large Scale Future Land Use Map Amendment and Rezoning applications for a proposed project consisting of 128 Age-Restricted Single Family Residence lots with Clubhouse and Recreation Amenities on a 53.15 acre parcel at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

## **AGENDA ITEM ID**

20180346

## **DEPARTMENT**

Growth Management

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## **STAFF RECOMMENDED MOTIONS**

Staff recommends having the applicant submit applications for the Sawmill Holdings, LLC to advance the proposed project upon Town Commission's feedback.

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## **SUMMARY**

On October 5, 2015, the Town of Lady Lake adopted Ordinances 2015-04, 2015-05, and 2015-06 for Annexation, Large Scale FLUM Amendment and Rezoning of 53.14 acres of land at 3105 Hartsock Sawmill Road (Alternate Key 1771358). The Large Scale requested a change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) and the rezoning requested a change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

Since the time that the zoning change was adopted, certain market conditions have changed. The applicant stated that the owner/developer feels their proposal location is in close proximity to a new Assisted Living Facility and other large developments in the area. The market study shows the need for this product which is close to all the support uses in Lady Lake. Additionally, they type of unit proposed is very popular and attractive to this market segment and would be ideal for such a community.

In Summary:

The Target market is 55 years of age and older

An HOA will take care of the WRA and amenities

A Clubhouse and Recreation Area will be provided for the resident use

House Prices ranges will be from \$280,000 - \$430,000

House Sizes will be 1,400-1,800 square feet

Gross Density is 2.4 units per acre

Net density is 4.2 units per acre

Buffers will be provided

WT/nvs