

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

## **AGENDA ITEM TITLE**

Conceptual Presentation for the Bailey Property — Proposal to Develop A 50.4-Acre Planned Unit Development Zoned Parcel into a Multi-Phase Project to Include Seven Condominium Buildings Totaling 483 Units with Community Pool and Recreation Center Amenities, 38,400 Square Feet of Commercial/Professional Offices, a Five-story 200-Room Hotel Site, and 12,000 Square Feet of Restaurant Floor Area under Parcel #1 and a 9.90-Acre Area to be Rezoned into Multifamily Apartments (MF-18) under Parcel #2, Located North of Lake Ella Road and West of Highway 27/441, and Identified by Alternate Keys 1282594, 1282608, 3374916, & 3373911)

## **AGENDA ITEM ID**

2020001

## **DEPARTMENT**

Growth Management

## **STAFF RECOMMENDED MOTION**

Staff recommends advancing the proposal as recommended by the Town Commission.

## **SUMMARY**

On October 19, 2015, the Town Commission approved a rezoning from Heavy Commercial to Planned Unit Development for a 49-acre parcel, also known as the Bailey Property, located north of Lake Ella Road and west of Highway 27/441, which resulted in the adoption of a Memorandum of Agreement and Rezoning Ordinance 2015-11.

The Memorandum of Agreement details the land uses as those uses permitted by the Town's Land Development Regulations consistent with a Planned Unit Development (PUD) and Commercial Zoning (CT, HC, and LC). It also details those uses as stated and depicted on the attached bubble plan with a maximum number of residential units of multi-family apartments and condominiums within the development not to exceed 500 units.

The property is in the process of transferring hands; therefore, the new potential owner would like to present a development concept to the Town Commission to get some feedback. The applicant has prepared a presentation to elaborate about the project. The overall plan for development of this property is a multi-phase project consisting of two parcels.

Parcel #1 is approximately 39.81 acres and will feature:

- Seven condominium buildings totaling 483 units with community pool and recreation center amenities
- 38,400 square feet of commercial/professional offices
- Two restaurants featuring 6,000 square feet each and a
- Five-story 200-room hotel

Parcel #2 is approximately 9.90 acres and is proposed to be rezoned MF-18 to allow for Multi-Family High Rise Density Apartments.

The applicant will need to amend the Memorandum of Agreement Ordinance 2015-11 to remove the 9.9 acres intended for the multi-family apartments and add a 1.39-acre parcel that fronts Hwy 27/441 which will be incorporated in the overall acreage of Parcel #1.

The following items are included in the packet:

- Site Plan Conceptual Layout
- Floor Plan Elevations
- Architectural Exterior Building Façade Elevations
- Presentation Notes

#### **FISCAL IMPACT**

To be determined at a later time. If the project proceeds, connection to Water and Sewer will be required and additional ERUs will need to be allocated.

#### **SOURCE OF FUNDING**

Not applicable.

#### **FUNDING ACCOUNT**

Not applicable.

WT/nvs