

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

AGENDA ITEM TITLE

Conceptual Presentation of the Hammock Oaks Mixed Use Development —Discussion for the Submittal of Annexation, Large Scale Future Land Use Map Amendment and Rezoning Applications for a Proposed Project Consisting of Residential, Commercial, Medical/Professional Office, and Assisted Living on Multiple Parcels Totaling 269.1 Acres at the Southeast Corner of County Road 466 and Cherry Lake Road Currently Located in Unincorporated Lake County

AGENDA ITEM ID

2020048

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends a consensus to continue the application submittal process for the applicants of the Hammock Oaks Mixed-Use Development.

SUMMARY

On December 5, 2016, the Town Commission approved applications for an annexation, a Large-Scale Comprehensive Plan Amendment, and rezoning of 269.1 acres of property at the southeast corner of County Road 466 and Cherry Lake Road located in unincorporated Lake County, upon First Reading. Following the first reading of these applications, the Large-Scale Comprehensive Future Land Use Map amendment was submitted to the Department of Economic Opportunity (DEO) for their review, and review by other state agencies. On January 18, 2017, the Town of Lady Lake received a letter from DEO stating that the Department had no concerns with the amendment as proposed.

Pursuant to Section 163.3184 (3)(c)(1) of the Florida Statutes, the Second Reading, the adoption reading, must occur within 180 of receiving the comments back from DEO. Therefore, the deadline for adoption was set as July 17, 2017.

Prior to the expiration date of July 17, 2017, the applicant submitted a formal request to extend the deadline for adoption an additional ninety days. This request was granted in an effort to allow the applicant to resolve outstanding issues regarding the applications.

On October 17, 2017, the applicant, Tom Ustler, was provided notification that the time had elapsed and that application 16-2ESR for the Large-Scale Comprehensive Plan Future Land Use Map Amendment was expired.

At this time, the applicant is preparing new applications for the same subject property of Hammock Oaks. A conceptual master plan has been provided which details that the proposal is essentially the same as the last which was submitted to the Town in 2016. The applicant is looking for a consensus to proceed from the Town Commission.

PAST ACTIONS

No past actions have occurred regarding these applications; the applicant is in the process of preparing the applications and updating studies required for the Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

SOURCE OF FUNDING

Not applicable.

PUBLIC HEARINGS

To be scheduled pending receipt of the applications from the applicant.

TC/nvs