

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

AGENDA ITEM TITLE

Lady Lake Square Apartments — Conceptual Presentation for the Proposal of a 288-Unit Apartment Complex Consisting of Nine Buildings and Associated Parking Areas; Featuring Amenities to Include a Clubhouse and Pool, Dog Park Area, and Children’s Playground; to be Located at the Southwest Corner of County Road 25 and Griffin Avenue, Identified by Alternate Key Numbers 3302494 and 3306376

AGENDA ITEM ID

2020106

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

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

SUMMARY

The Benchmark Group is the property owner of several developments in Lady Lake including Villages Crossroads, Lady Lake Crossings, and most recently Lady Lake Commons, which is under construction. They also developed the Lady Lake Sam’s Club Shopping Center, Texas Roadhouse. They have created partnerships with the Town to build major infrastructure improvements such as the 18-inch sanitary sewer upgrade constructed along Oak Street and County Road 25, and a proposed right-turn lane that will be constructed on Fennell Blvd. onto North Highway 27/441, expected to be built during the widening of Highway 27/441 and in coordination with the Florida Department of Transportation (FDOT).

In 2018, the Benchmark Group acquired the 44-acre parcel just south of Griffin Road and west of County Road 25 and has been conducting site development due diligence to move forward with the site application submittals. During the past year, the developer has been actively involved in performing surveys, traffic impact analysis, release of easements, and other site studies/reports in preparation for the site plan submittal.

One of the major development concerns was the ability to establish presence along Highway 27/441 for the 44-acre parcel, so the developer came before the Town Commission back in September 2019 for the placement of a freestanding pylon sign along Old Vineyard Road; which will be coming before the Town Commission for consideration in the coming months.

PROPOSAL

At this time, the applicant is ready to present the site plan layout, architectural renderings, and floor plans for the Lady Lake Square Apartments proposed at southwest corner of County Road 25 and Griffin Avenue. The apartments site will feature nine buildings offering a total of 288 Units:

- Buildings A — D will have 24 units per each building type.
- Building E will have 30 units per each building type.
- Building F will have 84 units in the building type.

The development will feature one-bedroom, two-bedroom and three-bedroom apartments. Buildings A — E will be three-story buildings and Building F is proposed to be a four-story building.

The developer has made a great effort to distribute buildings and providing multiple recreational areas so that residents of each building have ample space to be outdoors for active/passive recreation. The apartment complex amenities include a clubhouse and pool, two park areas, and a centralized children's playground.

The applicant would like to offer the following supporting documentation:

1. Conceptual Site Plan
2. Conceptual Landscaping Plan
3. Exterior Wall Architectural Elevations (Craftsman Architectural Style)
4. Floor Plans

FISCAL IMPACT

Not applicable

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable

WT/ns