MINUTES OF THE SPECIAL COMMISSION MEETING

TOWN OF LADY LAKE, FLORIDA

July 19, 2021

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 Kussard presiding. The meeting convened at 5 p.m.

CALL TO ORDER

Mayor Ruth Kussard

ROLL CALL

| Commissioner (Ward) | Present |
| --- | --- |
| Hannan (Four) | YES |
| Kussard (One) | YES |
| Holden (Two) | YES |
| Vincent (Three) | YES |
| Rietz (Five) | YES |

STAFF PRESENT

Thad Carroll, Growth Management; Wendy Then, Senior Planner; Pam Winegardner, Finance Director; Becky Higgins, Development Coordinator; John Pearl, I.T. Director; Deputy Chief Jason Brough, Officer Heather Couch and Officer Ryan Doran, Police Department; and Nancy Slaton, Town Clerk

NEW BUSINESS

1. Conceptual Presentation for the Lady Lake ALF Site — Proposing to Rezone from Public Facilities District (PFD) to Commercial Planned Unit Development (PUD) and Modify the Site to Develop into Four Phases/Parcels; for Approximately 16.32 Acres Owned by R. K. Dunn, LLC, Located Just South of the Oakwood Smokehouse Restaurant Site Along South Hwy 27/441, Across the Street from the Intersection with Hartsock Sawmill Rd.; Identified by Alternate Key Numbers 2700297 and 2808683 (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He stated that the applicant is present if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners.

Commissioner Hannan commented that he is in favor of this project as long as the developer conforms to the Land Development Regulations (LDRs).

Mr. Carroll stated if they have any variances from the regulations or design standards in the future, those will come before the Commission for consideration as part of the site plan process.

It was the consensus of the Commissioners for this proposal to move forward as presented, by a vote of 5 to 0.

1. Conceptual Presentation for the Applebee Property — Proposing to Rezone from Lake County Agriculture (A) to Lady Lake Residential Planned Unit Development (PUD) to Develop a Single-Family Residence Subdivision Consisting Of 160 Units with Park Area/Amenities, Retention Pond Areas and Landscaping Buffers, Property Being Approximately 40.99 Acres, Owned by Allen and Darlene Applebee Life Estate, Referenced by Alternate Key Numbers 1739438, 1739454, and 1237815 (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He stated that Mr. Duke is present to elaborate further.

Pete Duke introduced himself as one of the partners for this development.

Mayor Kussard asked if there were any questions or comments from the Commissioners.

Commissioner Hannan asked if this has come before the Commission at an earlier date.

Mr. Carroll replied that he does not believe this particular property or subdivision has come before the Commission previously. He stated this particular property has remained idle since 2006. He pointed out that the property zoning is equivalent to the Town’s RS-4 designation and the developer is planning to cluster homes to allow for more open space for a larger park area and a bigger retention pond area.

Mr. Carroll clarified that the future land use designation (RS-6) is in place for six dwelling units per acre, although the developer is proposing only four dwelling units per acre.

Commissioner Rietz asked if this project will connect to the Town’s water and sewer. He stated that it looks like there is a lift station planned. He confirmed with Mr. Duke that they plan to build site-built homes.

Mr. Duke replied that they do plan to connect to the Town’s utilities and are aware of the distance involved. They are talking with another developer of a property across the road to perhaps share the expansion costs. He stated they plan a density of 3.9 per acre, although the designation calls for six per acre. It allows for more green space.

Commissioner Holden asked how much of the open space will be recreation area.

Mr. Duke replied that there are planned park and recreation area spaces to more than meet the Town’s requirement.

Commissioner Vincent asked how wide the streets will be. He commented that the CR 25/Griffin Avenue area may have a lot more traffic on it, as it is busy now.

Mr. Duke replied that the entryway is approximately 80 feet wide, with a 30-foot oak-lined roadway once you get into the development. He stated that a traffic study will be done as part of the process, and they may need to install turn lanes, etc., as a result.

Commissioner Hannan asked if there is a target price for these homes.

Mr. Duke stated that at today’s prices, they should run in the high 200’s to low 300’s.

Mayor Kussard stated she feels this is a good way to go, although Commissioner Hannan said he is on the fence due to his concern over home prices and traffic.

Commissioner Rietz asked if a community building or recreation space for homeowners is included in the proposed plan.

Mr. Duke replied that there will not be a community building per se, although there will be a recreation space that may include exercise stations, gathering area, etc. It is approximately 1,000 feet long.

Commissioner Hannan suggested that the developer consider larger lots, bigger homes, and higher prices.

Mr. Duke stated they had considered that, but would prefer more affordable homes, and they want to integrate that into the community. He noted there will be a grand oak-lined entrance. He showed a short two-minute video of the conceptual plan.

Commissioner Hannan asked how many variations of homes there will be.

Mr. Duke replied that this has not been decided yet, although he believes there will be three or four.

Mr. Carroll stated the next step will be a preliminary plat if the Commission recommends this moving forward.

Commissioner Hannan asked if this development is denser than normal.

Mr. Carroll reiterated that the developer is clustering, although there are less parcels than what is allowed – 160 homes planned rather than the 240 allowed for this zoning.

Commissioner Vincent confirmed that there will be two-car garages. He noted homes for sale in The Villages at this time are running mostly $300,000 to $400,000, with only a few less than that in the high $200’s.

Commissioner Holden commented that he would like to see larger lots as well. He noted that fences in the back will be beneficial.

It was the consensus of the Commissioners for this proposal to move forward as presented by a vote of 5 to 0.

1. Conceptual Presentation for the 26-Acre Hwy 466 Site- Proposing to Annex, Rezone, and Amend the Town’s Future Land Use Map for this Property, and Then Develop Either a Luxury Personal Storage and Business Park or Office/Retail/Medical & Luxury Personal Storage, Proposed on Approximately 26.76 Acres Located Almost Half a Mile West of the Intersection of Rolling Acres Road and Highway 466, Identified by Alternate Key Numbers 3337956, 1698626, 1279712, and 1279640 (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He introduced Scott Miller, developer, to present two conceptual plans for this property and answer any questions.

Mr. Miller described the first concept that he favors. He stated they were originally planning luxury personal storage in another area of town, but feels this would be a better location and would be a quiet use for this area. An office building/business park is also planned, but in the most eastern area of the property and over 100 feet from any residential area (25-50% for office, and 75% for storage). He stated this concept is not designed to draw people from another area, but from people already living in the surrounding area. He noted that these garages would not be for repair or service.

Mr. Miller described their second concept is for development of the luxury garages as well, with 24 foot high doors, although configured differently. He noted this is planned as storage for local persons who want to store their mustangs or corvettes, etc. This concept also includes four site pads for retail, office, medical and restaurant.

Mayor Kussard asked if there would be a barrier between this project and Valle Verde. She stated there is currently only a wooden fence, and there is not much of a tree line in between that and the ten acres.

Mr. Miller replied they have the ten-acre parcel they have under contract, and depending on tonight’s decision, they plan on putting dry retention there as more of a buffer. He stated they will be fencing around the luxury garages for security.

Commissioner Hannan noted the wooden fence belongs to The Villages. He stated there are a lot of classic car owners in this area, and this would be a good use for the property.

Commissioner Rietz asked if the garages will be condos or rental units. He also asked whether here will be a drive-through for RVs.

Mr. Miller replied that the luxury garages will all be condominiums, not rental units. He stated they currently do not have a pull-through for an RV, although they are planning for different sizes that may accommodate an RV.

Commissioner Hannan confirmed then that there will be an HOA.

Mayor Kussard asked if they plan on keeping control of the HOA, and that there will be no one living on premises.

Mr. Miller stated they plan on signing a 20 to 30-year management agreement for the HOA. He stated there will be no residential areas or repair shops operating.

Commissioner Vincent asked for a better definition of a luxury garage. He confirmed there will be running water, sewer, and air conditioning. He stated he does not want the Town’s code enforcement officer being called all the time to enforce the rules.

Commissioner Rietz commented that the management would be enforcing the rules.

Commissioner Hannan noted there will be a memorandum of agreement which will outline these things.

Mr. Miller agreed, and stated the decibel level limit will be very low, which will mean this area must be very quiet.

Mayor Kussard stated she had a meeting with the developer previously and sent emails to residents of La Zamora for input. Some of the concerns were about noise and repairing of cars, and the tree line along the La Zamora property lines. She asked about office and warehouse space. She stated traffic was a concern, especially with the plan for Concept 2 that includes retail and a restaurant.

Mr. Miller addressed these issues earlier and stated they plan to keep the tree line. The first edge of the building is almost 300 feet from La Zamora, and there will be no lighting to affect the residential area. Mr. Miller stated he favors Concept #1.

Mayor Kussard asked what will happen if the concept for luxury garages fails.

Mr. Miller stated they have done research and feels this is a strong need. He stated if it fails, they will probably come back to the Commission in a few years with another plan.

It was the consensus of the Commissioners for the conceptual plan for Concept 1 to move forward as presented, by a vote of 5 to 0.

Commissioner Hannan commented for the audience, that from a real estate perspective, people should be aware that if you buy next to an empty lot, you should be aware something could be built on it.

PUBLIC COMMENTS[i](#i)

Mayor Kussard asked if anyone in the audience had any comments.

Shirley Anne Fernandez of 105 Costa Mesa Dr. stated she took issue with the bluntness of Commissioner Hannan’s statement. She stated the Kelly’s owned the property when she bought her own, and they did not consider it an empty lot. She stated she does not like the idea of a restaurant for this location.

David Sirdar of Fruitland Park commented that he has an antique car, and this plan makes sense.

ADJOURN

There being no further business, the meeting was adjourned at 6:06 p.m.

s/ Nancy Slaton, Town Clerk

s/ Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Town Clerk