

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Hammock Oaks Subdivision Phases 1-6 — Preliminary Plat Plan — Proposing a total of 1142 units spread amongst 11 phases, including 190 Market Rate Single Family Residences, 722 Market Rate Age-restricted Single Family Residences, and 230 Market Rate Townhomes, on multiple parcels consisting of approximately 377.87 +/- acres of land, zoned Planned Unit Development (PUD), located on the south side of Highway 466, west of Rolling Acres Road and east of Cherry Lake Road/County Road 100, identified by Alternate Key Numbers 1770670, 1770661, 1771498, 1770653, 1279810, 1770700, 1279801, 3325451, 1279763, 1279780 & 1279828.

AGENDA ITEM ID

2022190

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

1. Motion to forward the Hammock Oaks Subdivision Phases 1-6 Preliminary Plat Plans to the Town Commission with the recommendation of approval.
2. Motion to forward the Hammock Oaks Subdivision Phases 1-6 Preliminary Plat Plans to the Town Commission with the recommendation of denial.
3. Staff is in support of Motion Number 1.

SUMMARY

Applicant, Robert Walpole with CHW Professional Consultants, has submitted Preliminary Subdivision Plat Plans and application for approval on behalf of property owners Levon Mears, Sarah Mears, Estate of Douglas A Hill Sr., and SK Hammock Oaks LLC for the Hammock Oaks Subdivision- Phase 1 through 6. Other supplementary documentation includes Warranty Deed, Concurrency Determination Form, Survey, Lake County School Concurrency Capacity Reservation and Declaration of Covenants, Restrictions, and Easements.

The Hammock Oaks Subdivision Phases 1- 6 proposes the construction of 190 Market Rate Single Family Residences, 722 Market Rate Age-restricted Single-Family Residences, and 230 Market Rate Townhomes located on approximately 377.87 acres south of

Highway 466, east of Cherry Lake Road/CR 100 and west of Rolling Acres Road. Phases 1 through 6 encompass 1,142 units. There are 11 phases in total: Phase 1A, Phase 1B, Phase 1C, Phase 2A, Phase 2B, Phase 2C, Phase 2D, Phase 3, Phase 4, Phase 5, and Phase 6.

There are various typical lot sizes depending on the housing types.

Townhomes have lot sizes of:

16 feet by 105 feet and

24 feet by 105 feet

Single Family Residences have lot sizes of:

35 feet by 115 feet and

50 feet by 130 feet

Age-restricted Single-Family Residences have lot sizes of:

40 feet by 130 feet,

50 feet by 130 feet and

60 feet by 130 feet

As a reminder, the Hammock Oaks Project updated the Memorandum of Agreement under Ordinance 2022-15 to clarify land uses, number of units, setbacks, and restrictions for certain proposed land uses within the Planned Unit Development (PUD).

The Preliminary Plat Plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) Attached are the following items in the packet:

Preliminary Plat Plan Review completed by the Town's Engineer dated October 6, 2022 (Satisfied).

Preliminary Plat Plan Review completed by the Town's Building Official, dated September 7, 2022(Satisfied).

Preliminary Plat Plan Review completed by Town's Fire Inspector, dated September 13, 2022 (Comment #2 will be addressed upon the Construction Plans w/ Water Utility Plan).

Preliminary Plat Plan Review completed by the Growth Management Department, dated September 26, 2022 (Satisfied).

Preliminary Plat Plan Review completed by Lady Lake Public Works Department, dated November 7, 2022 (Satisfied - Town's Utilities Consultant will be working with developer to design and model utilities needs).

Preliminary Plat Plan Review completed by Tetra Tech, Traffic Impact Analysis Consultant, dated November 3, 2022 (Satisfied - Follow up TIA Updates will be completed on or before the Construction Plans Application Stage).

Preliminary Plat Plan Review completed by Lake County Public Works Department, dated October 26, 2021 (Satisfied).

Lake County School Board Concurrency Application and Service Provider Form to be provided on or before the Construction Plat Plans Application Stage.

The property Future Land Use designation is Mixed Development District/Traditional Neighborhood District (MDD-TND). The Zoning designation is Mixed "Planned Unit Development" (PUD) allowing up to six (6) dwelling units per acre on the 377.87-acre parcel; which is in compliance with the proposal. The subject property located in Sections 19 and 30, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and survey of the property was included with the submitted site plan application.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of 44 sheets, are drawn in 24"x36" pages and have been certified by Robert J. Walpole, Professional Engineer with CHW Professional Consultants, Inc. dated October 27, 2022.

COMMENTS:

Preliminary Plat Plan Approval does not permit the construction of any improvements. The applicant must continue the process via the submittal and approval of an Improvement Plat Plan application. All regulatory agency permits must be submitted to the Town prior to commencing site work.

A Water, Sewer and Reuse Agreement will have to be created between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Hammock Oaks Subdivision Phases 1 through 6.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application on Thursday, November 3, 2022, finding the application complete ready to move forward to the Planning & Zoning Board.

The Town Commission Meeting has been tentatively scheduled to review the Hammock Oaks Subdivision- Phase 1 through 6 Preliminary Plat Plan for final consideration on Monday, December 5, 2022, at 6:00 p.m.