

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

AGENDA ITEM TITLE

Conceptual Presentation for Authentix Lady Lake – A multi-family project proposing 11 resident buildings, a clubhouse, 24 detached garages, one maintenance building, and amenities, on a 26.88-acre parcel zoned Heavy Commercial (HC), located on US 441 between Clay Ave and Teague Trail/CR 25, lying north of Oak Street identified by Alternate Key Number 1770556, within the Town Limits of Lady Lake, Florida.

AGENDA ITEM ID

2023031

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

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

SUMMARY

On Wednesday, January 25, 2023, applicant Pa Phouala Vang requested to be added to the Special Conceptual Workshop Agenda to discuss a proposal regarding a vacant parcel, approximately 26.88 acres, located north of Oak Street and West of North Highway 27/441. The applicant subsequently met with Town Staff on Wednesday, February 8, 2023.

PROPOSAL

The applicant would like to propose a multi-family project featuring the following:

- 11 Resident Buildings (Seven 2-story buildings with a height of 35’ and Four 3-story buildings with a height of 45’) with a total of 312 units
 - 32 Studio Units
 - 124 One-Bedroom Units
 - 124 Two-Bedroom Units
 - 32 Three-Bedroom Units
- Four Garage Buildings, Each with Six Bays

- One Grounds Maintenance Building
- 623 parking spaces (25 covered)
- 2,802 sq ft Clubhouse
- Various Site Amenities
 - Swimming Pool
 - Fitness Center
 - 3,670 sq ft Pet Playground
 - Eleven Enclosed Yards
 - Eight Storage Lockers
 - Parcel Pick Up
 - Grilling Areas
 - Mail Kiosks
 - Trash Enclosure

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable