

PLANNING AND ZONING BOARD MEETING MINUTES TOWN OF LADY LAKE, FLORIDA

July 10, 2023

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairman Regan

PLEDGE OF ALLEGIANCE

ROLL CALL:

Member	Present
Furch	Yes
Saunders	Yes
Galloway	Yes
Vincent	Yes
Regan	Yes

STAFF PRESENT:

Thad Carroll, Growth Management Director; Wendy Then, Senior Planner; Becky Higgins, Development Coordinator; Nancy Wilson, Town Clerk.

Attorney Sasha Garcia was also present.

A. NEW BUSINESS

1. Approval of Minutes

Planning & Zoning meeting minutes – June 12, 2023:

Member Vincent made a motion to approve the June 12, 2023, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 5-0.

- 2. Reserve at Hammock Oaks Subdivision Phases 1-6 — Preliminary Plat Plan — Proposing a total of 960 units spread amongst 8 phases, including 687 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single Family Residences, and 168 Market Rate Townhomes, on multiple parcels consisting of approximately 271.87 +/- acres of land, zoned Planned Unit Development (PUD), located approximately 1.2 miles south of Hwy**

466, west of Cherry Lake Road and east of Rolling Acres Road, identified by Alternate Key Numbers 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, and 3493737.

Development Coordinator Higgins stated that the property is 271.87 acres, the project consists of eight phases, and it is zoned PUD. The project consists of 687 market rate single family residences, 105 market rate age restricted residences and 158 market rate townhomes.

The applicant is Robert Walpole with CHW Professional Consultants, and the owners are Lugano Development, Julien/Diana Malkiewicz and Joseph O'Dell.

Of the 271.87 acres, 101 acres are open space, and the lot area is 132 acres.

There are various typical lot sizes depending on the housing type:

Townhomes have minimum lot sizes of 20 feet by 105 feet and 20 feet by 120 feet.

Single-Family Residences have minimum lot sizes of 40 feet by 120 feet, 50 feet by 120 feet, 50 feet by 130 feet, 60 feet by 120 feet and 60 feet by 130 feet.

Age-Restricted Single-Family Residences have minimum lot sizes of 50 feet by 130 feet and 60 feet by 130 feet.

The improvement plat process does not allow for any construction or improvements. The applicant will have to continue the process via the submittal and approval of an improvement plat application. At that time all the regulatory agency permits will need to be submitted to the Town prior to the commencement of any work. For the improvement plat plans, the applicant will also submit copies of jurisdictional agency approved permits or exemption letters. Once all the requirements have been met, the Town will issue a development order.

A Water and Sewer Reuse Agreement will also need to be created between the Town and the property owner or developer requesting additional utility capacity allocated to service the subdivision.

The preliminary plat plan application was submitted on April 25, 2023, the Technical Review Committee approved the application on June 29, 2023 and an historic tree variance resolution was presented to the Commission at their July 3, 2023 meeting.

Member Furch made a motion to forward the Preliminary Plat Plan for the Reserve of Hammock Oaks to the Town Commission with the recommendation of approval; Member Saunders seconded the motion.

Member	Vote
Furch	Yes
Saunders	Yes

Member	Vote
Galloway	Yes
Vincent	Yes
Regan	Yes

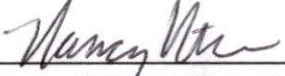
Motion carried 5-0

PUBLIC COMMENT

No public comments

ADJOURN

Member Galloway made a motion to adjourn; the motion was seconded by Member Saunders.
The meeting adjourned at 5:41 p.m.



Nancy Wilson, Town Clerk



Dorilyn Fureh for Ed Regan, Chairman