



SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Monday, June 20 2016
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

1. Call to Order: Mayor Ruth Kussard
2. Roll Call
3. Open Forum
4. Conceptual Presentation for Basics: Range and Gun, LLC – Proposal for a Multi-Phase, Multi-Tenant Development to Include a 24,150 Sq. Ft. Building for Phase I Featuring a 10,350 Sq. Ft. Area to Include a 20-Lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and 10,200 Sq. Ft. of Retail, Sales and Services on a +/-12-Acre Parcel – Located Just North of the Lady Lake Realty Site, North of Griffin View Dr. and East of South Highway 27/441 (AK #1124956) (Thad Carroll) (Pg. 2)
5. Adjourn

***Back up for agenda items is available on the Town's website at www.ladylake.org or contact the Town Clerk at (352) 751-1571.**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 06-20-2016

**SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM**REQUESTED COMMISSION MEETING DATE: June 20, 2016

SUBJECT: Conceptual Presentation for Basics: Range and Gun, LLC– Proposal for a Multi-phase, Multi-Tenant Development to Include a 24,150 Sq. Ft. Building for Phase I featuring a 10,350 Sq. Ft. area to include a 20-lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and 10,200 Sq. Ft. of Retail, Sales and Services on a 12 +/- Acre Parcel Located Just North of the Lady Lake Realty Site, North of Griffin View Dr. and East of South Highway 27/441 (AK #1124956).

DEPARTMENT: GROWTH MANAGEMENT

SUMMARY:

Franklin Dickinson is the owner and operator of Basics: Range & Gun, LLC, an indoor gun range built in Orange Park, Florida that has been in operation approximately 2 ½ years and exhibits a ten-lane tactical indoor range. Mr. Dickinson would like to bring his business concept to Lady Lake proposing for a Multi-phase, Multi-Tenant Development to Include a 24,150 Sq. Ft. Building for Phase I featuring a 10,350 Sq. Ft. area to include a 20-lane Tactical and Bull's Eye Indoor Gun Range Area, 3,600 Sq. Ft. for Gun Shop and Educational Area, and 10,200 Sq. Ft. of Retail, Sales and Services on a 12+/- Acre Parcel Located Just North of the Lady Lake Realty Site, North of Griffin View Drive and East of South Highway 27/441, identified by Alternately Key Number 1124956.

At this time, the developer is securing negotiations with the current land owner's representative, Daniel Brush, to acquire approximately 12+/- acres of the 16.56-acre parcel and develop it into the proposed multi-tenant development. The subject property lies in Section 21, Township 18 South, Range 24 East, in Lady Lake, Florida. The property is zoned "HC" Heavy Commercial, and a Special Exception Use application is required to be granted by the Town Commission as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-2).g).15). to allow for the establishment of the Gun Range. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services); which is compatible and consistent with the proposed land uses.

Prior to submitting the Special Exception Use and Site Plan applications, the applicant would like to provide some background on his business project, present the site, and proposed conceptual elevations to get feedback from the Town Commission. Within your packet, you will find the following information

- Business Introduction/ Background
- Conceptual/Preliminary Site Plan
- Exterior Building Elevations

After the process of the Special Exception Use application is completed, if approved, then the site plan process would be next, and the applicant will be required to submit a full site plan application, Traffic Study, Noise Study, Environmental Assessments, Geotechnical and Drainage Reports, etc. Town Staff would conduct a comprehensive site plan review to include, parking, landscaping, commercial design standards, and signage requirements.

The proposed project will be built following elements of the Spanish Mission Architectural Design Style; specifically, a design replicating the Alamo. Any landscaping waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will be brought before the Town Commission for final consideration.

FISCAL IMPACT: \$ _____

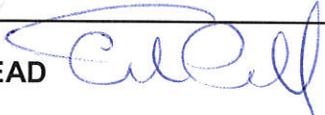
- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other – Conceptual Site Plan

Support Documents/Contracts Available for Review in Manager’s Office

DEPARTMENT HEAD



Submitted 6/13/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 6/20/16

Date

6/21/16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain Approved w/Modification

6-13-16

Dear Thad and Wendy

We propose to buy property at Griffin Road and U.S. 441 to build a shopping center and gun range. The property is currently zoned HC and can be used for an indoor gun range with an exception.

We built an indoor gun range in Orange Park, Florida two and one half years ago. We studied different ranges around the southeast for two years before we built our range.

Our existing range and proposed range in Lady Lake.

1. The new range will be very quiet and you will only hear a soft muffled pop. Our existing range was built inside of an existing building and was harder to sound proof. That said, it is very quiet. The surrounding tenants view the range as an asset and are delighted we are here. We are surrounded by a subdivision and we have never had a complaint. We are a good neighbor!
2. The existing range and our new range in Lady Lake will be state of the art; something we will all be proud of. The existing range is a ten lane tactical indoor range. There are only about ten of these in the state open to the public. The new range in Lady Lake will be a twenty lane range; ten bull's eye and ten tactical; two different ranges in the same space.
3. Our hours of operation in both ranges are: Monday through Friday: 10:00 AM-7:00 PM, Saturday: 9:00 AM-7:00 PM, Sunday: 1:00 PM-7:00 PM.
4. Our existing range has a parking ratio of five spaces per 1,000 sqft. of leasable space. Our new range in Lady Lake will have a similar parking ratio.
5. The exterior design of our new range in Lady Lake and its surrounding retail/office space will be Mission Style (Alamo).

Included in this package is a PowerPoint presentation talking about the existing range, video from inside while shooting and outside while shooting, explanation of the range, interview of a Clay County Detective whose officers use the range, Chapter president of the Well Armed Woman, two of the closest (proximity) tenants to the range, a copy of the preliminary site layout and a photo of the type of design we are going to use.

Thank you for your consideration

Best Regards



Franklin Dickinson
BASICS: Range & Gun, LLC

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

BASICS: RANGE & GUN, LLC

Filing Information

Document Number L12000039979
 FEI/EIN Number 32-0374740
 Date Filed 03/21/2012
 State FL
 Status ACTIVE

Principal Address

179 COLLEGE DRIVE, SUITE 5
 ORANGE PARK, FL 32065

Mailing Address

60 NORTH ROSCOE BLVD
 PONTE VEDRA, FL 32082

Registered Agent Name & Address

DICKINSON, FRANKLIN
 60 NORTH ROSCOE BLVD.
 PONTE VEDRA, FL 32082

Name Changed: 04/10/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

DICKINSON, FRANKLIN
 60 NORTH ROSCOE BLVD.
 PONTE VEDRA, FL 32082

Annual Reports

Report Year	Filed Date
2014	04/30/2014
2015	03/23/2015
2016	03/30/2016

Document Images

03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/10/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- Florida Limited Liability	View image in PDF format

