

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2018-44 – An Ordinance Rezoning Two Lots Located in Orange Blossom Gardens, Unit 1, Referenced by Alternate Key Numbers 1482429 and 1482569; Owned by Villagers for Veterans, Inc. and Robert and Jeanine Bauman.

AGENDA ITEM ID

20180310

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Option 1: Motion to forward Ordinance 2018-44 to the Town Commission, recommending approval.

Option 2: Motion to forward Ordinance 2018-44 to the Town Commission, recommending denial.

Staff supports Option 1, recommending approval of Ordinance 2018-44.

SUMMARY

Brent Rigby submitted an application on behalf of The of Villagers for Veterans, Inc., Robert and Jeanine Bauman, to rezone property consisting of two lots located within Orange Blossom Gardens Unit 1. The property consists of two lots, involving approximately 0.31 acres of property in Section 06, Township 18 South, Range 24 East, in Lake County, Florida.

The properties are addressed as follows:

1307 Teakwood Lane

1036 Aloha Way

The existing zoning designation is Lake County Residential Medium (RM). The proposed zoning designation is Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages that are presently in the Town of Lady Lake's jurisdiction.

The application was received on Thursday, September 18, 2018. Staff has determined it is complete and satisfies the requirements of the Land Development Regulations (LDR) and the Comprehensive Plan. It is ready for transmittal to the Town Commission.

Staff mailed notices to inform the surrounding property owners on Monday, September 24, 2018. The properties were also posted the same day.

Appropriate legal descriptions and survey information have been included with the submitted application.

ZONING

Zoning Descriptions.

Existing Zoning- Lake County Residential Medium (RM)

The purpose of this district is to provide for a single-family residential home district in an urban area, along the boundaries of any municipality which might logically be expected to expand and annex, or be able to provide urban convenience and facilities.

Proposed Zoning- Lady Lake Mixed Residential Medium Density (MX-8)

This district is established to implement comprehensive plan policies to provide moderate density single family and manufactured home dwelling units in urban environments at a density not to exceed eight dwelling units per acre, and it is intended to serve as a transitional zone between multi-family and single family residential uses.

Properties Adjacent to 1307 Teakwood Lane:

Direction	Zoning Designation
North	Lake County Residential Medium
East	Lake County Residential Medium
South	Lady Lake Mixed Residential Medium Density
West	Lake County Residential Medium

Properties Adjacent to 1036 Aloha Way:

Direction	Zoning Designation
North	Lady Lake Mixed Residential Medium Density/ Lake County Residential Medium
East	Lady Lake Mixed Residential Medium Density
South	Lake Paradise
West	Lake County Residential Medium

PAST ACTIONS

The Technical Review Committee found that Ordinance 2018-44 was ready for transmittal to the Planning and Zoning Board.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

SUPPORTING INFORMATION

Rezoning Application

PUBLIC HEARINGS

The Commission's first reading of Ordinance 2018-44 is scheduled for Monday, November 5, 2018, at 6:00 p.m. The second and final reading is scheduled for Monday, November 19, 2018, at 6:00 p.m.

rls/nvs