

SPECIAL TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2018-51 (First Reading) — First Baptist Church of Lady Lake, Inc. — Rezoning Request to Change Property being Approximately 8.94 Acres Owned by First Baptist Church of Lady Lake from Lake County Agriculture (A) to Lady Lake Public Facilities District (PDF), addressed as 1241 West Lakeview Street, referenced by Alternate Key 1454701, Lots 13 and 14 of the Lee & Stevens Add Subdivision, within Lake County, Florida

AGENDA ITEM ID

2019009

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance No. 2018-51.

SUMMARY

An rezoning application has been filed with the Town of Lady Lake by the First Baptist Church of Lady Lake, Inc., requesting the rezoning of one parcel located along West Lady Lake Blvd., addressed as 1241 West Lakeview Street, just south of the existing First Baptist Church of Lady Lake Site, approximately 1,300 lineal feet east of the intersection of Rolling Acres Road and West Lady Lake Blvd.

The parcel involves approximately 8.94 acres of property proposing the following uses:

Broadcasting Facilities, Cemeteries, House of Worship, Educational Institutions, Daycare Centers, Adult Care Facility, Funeral Homes, with or without crematorium, and Church with associated ministries including community outreach, Christian Education, Congregation Meetings, and Worship.

The property features a Single Family Residence (1,818 Sq. Ft.), an Open-Air Pavilion (1,200 Sq. Ft.) and a Steel Structure Garage (1,200 Sq. Ft.). First Baptist Church of Lady Lake elaborated that currently and in the future, they do not see any changes to the use

of the existing buildings on the property. In a Statement of Purpose, the applicant stated that “a residential home exists on the property that is intended for occasional use by traveling missionaries, visiting ministers and church members in time of distress (e.g., hurricane safety, home construction).” Further, the 1,200 square-foot covered pavilion is located on the property and is used for barbeques and outdoor gathering by church and ministries and members. Lastly, there is an additional 1,200 square-foot concrete pad currently used as an additional outdoor work area when required which is planned to be developed into a building within the next five years.

ADJACENT PROPERTY ZONING

To the West: Vacant Commercial Property with a Zoning District Designation of Lady Lake Multi-Family Low Rise (MF-12).

To the East: Vacant Residential Property with a Zoning District Designation of Lake County Agriculture.

To the North: The First Baptist Church Site and the Sabal Palm Plaza. The First Baptist Church has a Zoning District Designation of Public Facilities District (PFD) and the Sabal Palm Plaza Site has Zoning District Designation of Planned Commercial (CP).

To the South: Single Family Residence with a Zoning District Designation of Lake County Agriculture.

The rezoning application was received on Tuesday, November 20, 2018, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. A large-scale future land use comprehensive plan amendment and rezoning applications have been submitted concurrently for the parcel.

The subject properties lie in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for final consideration by the Town Commission.

Notices to inform the surrounding nine property owners within 150 feet of the property proposed by the annexation request were mailed Monday, November 26, 2018. The property was posted Tuesday, November 27, 2018.

FISCAL IMPACT

See tables.

FUNDING ACCOUNT

None.

SUPPORTING INFORMATION

Ordinance 2018-51

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed application for Ordinance 2018-51, and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

At the December 10, 2018 meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance 2018-51 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2018-51 for second and final reading on Monday, February 4, 2019, at 6 p.m.