

# **TOWN COMMISSION MEETING AGENDA ITEM**

## **TOWN OF LADY LAKE, FLORIDA**

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### **AGENDA ITEM TITLE**

Ordinance 2018-50 (Second and Final Reading) — First Baptist Church of Lady Lake, Inc. — Small Scale Future Land Use Map Amendment Request to Change Approximately 8.94 Acres Owned by First Baptist Church of Lady Lake, Addressed as 1241 West Lakeview Street, from Lake County Urban Low Density to Lady Lake Religious Facilities; Referenced by Alternate Key 1454701, Lots 13 and 14 of the Lee & Stevens Add Subdivision, within Lake County, Florida

### **AGENDA ITEM ID**

2019017

### **DEPARTMENT**

Growth Management

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### **STAFF RECOMMENDED MOTION**

Staff recommends approval of Ordinance No. 2018-50.

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### **SUMMARY**

Agent: Paul Spoltore with First Baptist Church of Lady Lake

Property Owner: First Baptist of Lady Lake, Inc.

Parcel Number: 20-18-24-1100-000-01300

### **LOCATION**

The site is addressed as 1241 West Lakeview Street. It is located just south of the existing First Baptist Church of Lady Lake site and the Sabal Palm Self-Storage facility, approximately 1,300 linear feet east of the intersection of Rolling Acres Road and West Lady Lake Blvd., in Section 20, Township 18 South, Range 24 East, in Lake County.

## **EXISTING AND PROPOSED FLU FOR THE SITE**

### **EXISTING FUTURE LAND USE DEFINITION: Urban Low-Density Future Land Use Category**

The Urban Low-Density Future Land Use Category provides for a range of residential development at a maximum density of four dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use unless permitted as an Economic Development Overlay District use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

### **PROPOSED FUTURE LAND USE DEFINITION: Religious Facilities (RF)**

The Religious Facility Land Use Category is intended to permit the development of churches and other houses of worship. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Religious Facilities category.

In a Statement of Purpose, the applicant stated that “although no formal decision has been made, there is discussion of using a portion of the property not to exceed 1.62 acres as an athletic field (either a smaller 5,000 square foot area or larger 71,000 square foot area). This would support activities in the all-purpose/gymnasium building, and any re-established Christian school. Design, funding and permitting would likely place construction completion in the short-term timeframe of five to 10 years forecast.”

## **EXISTING CONDITIONS**

The site consists of an 8.94-acre parcel that is partially developed. The property exhibits a single family residence (1,818 sq. ft.) that was built in 1975, an open-air pavilion (1,200 sq. ft.), and a steel structure garage (1,200 sq. ft.).

The general vicinity currently exhibits a mix of agricultural, residential and commercial tracts as the area is transitioning from a rural, agriculture character to an urban setting. Development proposals continue to increase along the Highway 466 corridor. The proposed Public Facilities District (PFD) zoning designation will assure consistency and compatibility with on-site and adjacent land uses and the Town’s Land Development Regulations by addressing design and development guidelines via a Memorandum of

## To the West: Vacant Commercial Property with a Future Land Use of Lady Lake Multi-Family Low Rise (MF-LR)

To the North: The First Baptist Church Site and the Sabal Palm Plaza. The First Baptist Church has a Future land Use of Religious Facilities and the Sabal Palm Plaza Site has a Future Land Use of Commercial General – Retail Sales and Services (RET).



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## IMPACT ON TOWN SERVICES

In evaluating land use impacts, the maximum theoretical impact that could result through passage of the amendment is in direct relation with Church and associated ministries including community outreach, Christian education, congregation meetings, and worship.

The 8.94-acre parcel is presently zoned Agriculture (A) in Lake County, which permits development at maximum of four dwelling units per net buildable acre or civic uses at an intensity of .35 FAR. The applicant is requesting to change the current Lake County Agriculture to Lady Lake Public Facilities District.

### POTABLE WATER:

The Town of Lady Lake does not currently service the property with potable water; a well supplies water. There are no expected changes on this piece of property at this time that will require additional demand of service.

### SEWER:

The Town of Lady Lake Wastewater Sewer Facilities does not currently service the property with wastewater sewer facilities; therefore, a septic tank system provides for Waste Disposal. There are no expected changes on the property at this time that will require additional demand of service.

### REUSE:

The Town of Lady Lake Wastewater Sewer Facilities does not currently service the property with Reuse/Reclaim Facilities. There is no additional need for such facilities at this time.

### TRANSPORTATION:

The local roadways that will be affected by this project are mostly County -maintained roads with the exception of portions of West Lady Lake Blvd. However, no development is expected to be built at the location for the next few years; a Traffic Impact Analysis will be required at the time of site plan submittal. Based on either build-out, there is low impact on the local road system.

### COMPARISON OF TRAFFIC GENERATION BASED ON LAND USE (ITE 8<sup>th</sup> Edition)

Land Use	ITE Code	Peak Hour Trip Rate	Critical Peak Hr	Percentage Entering	Percentage Exiting
Single Family	210	1.02 per Unit	PM	63	37

Land Use	ITE Code	Peak Hour Trip Rate	Critical Peak Hr	Percentage Entering	Percentage Exiting
Church	560	11.76 per 1000 Sq. Ft.	SUN	50	50

**STORMWATER:**

Any new development project will be required to adhere to SJRWMD guidelines as applicable. As per FEMA FIRM MAP 12069C0170E effective December 12, 2012, the parcel is within Flood Zone X, outside the 500-yr Floodplain.

**COMMENTS:**

A Rezoning application has been submitted concurrently with this Small-Scale Future Land Use Amendment application.

Town of Lady Lake Site Development Plan Regulations of the LDRs must be adhered to prior to any design of site plans for the proposed buildings and expansions associated with the site.

Connection to Town Water, Sewer, and Reuse Facilities may be required in accordance with the connection matrix as per LDRs Chapter 14.

The small scale future land use map amendment 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.

Notices to inform the nine surrounding 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.

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**FISCAL IMPACT**

None

**FUNDING ACCOUNT**

None

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## **PAST ACTIONS**

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2018-50, 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 2018-50 to the Town Commission with the recommendation of approval.

At the January 23, 2019 meeting, the Local Planning Agency voted 4-0 for approval of Ordinance 2018-50.

At the January 23, 2019 meeting, the Town Commission voted 5-0 for approval of Ordinance 2018-50 upon first reading.