

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2019-02 — Ricardo J. Palacios and Francis M. Burgado Santiago — Rezoning request from Lady Lake Heavy Commercial (HC) to Lady Lake Manufactured Homes High Density (MH-9) for property being approximately .46 acres owned by Ricardo J. Palacios and Francis M. Burgado Santiago, along Skyline Drive, referenced by Alternate Key 3793915, Lots 23 and 24 of Block B of the Skyline Hills Subdivision, within the Town limits of Lady Lake, Florida.

AGENDA ITEM ID

2019037

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2019-02 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2019-02 to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1.

SUMMARY

A rezoning application has been filed with the Town of Lady Lake by Ricardo J. Palacios and Francis M. Burgado Santiago, requesting the rezoning of one parcel located along Skyline Drive, encompassing Lots 23 and 24 of Block B of the Skyline Hills Subdivision, just behind the existing Microtel site and across from the Ehlers Office Complex.

The request involves proposing the following uses on the .46-acre parcel:

The rezoning request is to re-designate the zoning classification from Heavy Commercial (HC) to Manufactured Homes High Density (MH-9).

The applicant is a veteran who recently received a home loan to purchase the parcel and install a 32'x68' manufactured home on it. On Thursday, February 21, 2019, Mr. Palacios came into the office of the Town's Building Department to find out the status of his building permit. At that time, he learned that no building permit application has been received by the department. Further, it was found that the zoning and future land use of the purchased parcel was not in compliance with the proposal to install a manufactured home. As a result, Mr. Palacios was given the option to find another suitable site on which to place the manufactured home or proceed with rezoning and small-scale future land use map amendment applications. In light of the legalities, timeframe, and costs associated with finding another lot when Mr. Palacios' home loan already involves the subject parcel, Mr. Palacios and Ms. Burgado Santiago opted to proceed with the latter.

EXISTING AND PROPOSED ZONING DESIGNATION DEFINITIONS

Heavy Commercial (HC): This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services and wholesale services.

Manufactured Homes High Density (MH-9): This district is established to implement comprehensive plan policies to provide for the establishment of manufactured home dwellings in urban environments at a density not to exceed four units per acre unless central sewer facilities are available at which time density is not allowed to exceed nine dwelling units per acre.

ADJACENT PROPERTIES ZONING DESIGNATIONS

To the west: Manufactured Home with a zoning district designation of Lady Lake Manufactured Homes High Density (MH-9).

To the east: Hotel site with a zoning district designation of Lady Lake Heavy Commercial (HC).

To the north: Office and medical complex with a zoning district designation Lady Lake Heavy Commercial (HC).

To the south: Single family residence with a zoning district designation of Lady Lake Residential Professional (RP).

The rezoning application was received on Thursday, February 21, 2019, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. A small-scale future land use comprehensive plan amendment has been submitted concurrently for the parcel.

The subject properties lie in Section 28, 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's Planning and Zoning Board.

Notices to inform the 12 surrounding property owners within 150 feet of the property proposed by the rezoning request were mailed on Monday, February 25, 2019. The property was also posted on Monday, February 25, 2019.

FISCAL IMPACT

See tables.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance 2019-02 and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2019-02 for first reading on Monday, April 1, 2019, at 6 p.m. Second and final reading is scheduled for Monday, April 15, 2019, at 6 p.m.

WT/nvs