

PLANNING AND ZONING MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2019-04 — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of One Lot Located in Orange Blossom Gardens, Referenced by Alternate Key Number 2718056, Owned by The Villages of Lake-Sumter, Inc.

AGENDA ITEM ID

2019083

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Option 1: Motion to forward Ordinance 2019-04 to the Town Commission, recommending approval.

Option 2: Motion to forward Ordinance 2019-04 to the Town Commission, recommending denial.

Staff supports Option 1, recommending approval of Ordinance 2019-04.

SUMMARY

Martin L. Dzuro submitted an application on behalf of The Villages of Lake-Sumter, Inc. to amend the Future Land Use designation for a property located within Orange Blossom Gardens Unit 3.1B. The property consists of one lot, involving approximately 0.14 acres in Section 06, Township 18 South, Range 24 East in Lake County, Florida.

The lot is addressed as 719 Truman Ave.

The existing Future Land Use designation is Lake County Medium Urban Density. The proposed Future Land Use designation is Lady Lake Manufactured Home High Density.

The application was received on Monday, April 1, 2019. 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, April 29, 2019. The properties were also posted the same day.

FUTURE LAND USE

Future Land Use Descriptions:

Existing FLU — Lake County Medium Urban Density.

Provides a range of residential development at a maximum density of seven dwelling units per one 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. May serve as a transition between more intense and less intense urban land uses.

Proposed FLU — Lady Lake Manufactured Home High Density (MH-HD)

Development within the Manufactured Home, High Density land use category shall be limited to manufactured homes. Densities cannot exceed nine units per acre. Single Family, Multi-family, Commercial, and Industrial uses are prohibited, however, a Mixed-Use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and Objective FLU 1-8.

Properties Adjacent to 719 Truman Ave:

Direction	Future Land Use Designation
North	Lake County Medium Urban Density
East	Lake County Medium Urban Density
South	Lady Lake- Manufactured Home- High Density
West	Lake County Medium Urban Density

IMPACT ON TOWN SERVICES

A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town services. The Villages proposes to remove the existing manufactured home on the lot to construct a conventional built home. There will be no increase in utility services, traffic, population, or recreation use.

POTABLE WATER: No impact, the lot is served by the Village Center Community Development District Central water system.

SEWER: No impact, the lot is served by the Village Center Community Development District central sewer system.

SCHOOLS: Not factored for project — no foreseen impact of students as the project is located within an active adult retirement community.

TRANSPORTATION: No impact; the existing home will be replaced with a new home. There will be no change in average daily trip generation.

PARKS and RECREATION: The Small-Scale Future Land Use Amendment will not cause Parks and Recreation Level of Service to be exceeded since the project is for the replacement of an existing home. Additionally, The Villages provides its residents with all Park and Recreation amenities.

STORMWATER: Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2019-04 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency will review Ordinance 2019-01 at a regular meeting to be held on Monday, June 3, 2019.

The Commission's first reading of Ordinance 2019-04 is scheduled for Monday, June 3, 2019, at 6:00 p.m. The second and final reading is scheduled for Monday, June 17, 2019, at 6:00 p.m.

TC/nvs