

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2019-05 — An Ordinance Rezoning One Lot Located in Orange Blossom Gardens, Referenced by Alternate Key Number 2718056, Owned by The Villages of Lake-Sumter, Inc.

AGENDA ITEM ID

2019084

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Option 1: Motion to forward Ordinance 2019-05 to the Town Commission, recommending approval.

Option 2: Motion to forward Ordinance 2019-05 to the Town Commission, recommending denial.

Staff supports Option 1, recommending approval of Ordinance 2019-05.

SUMMARY

Martin L. Dzuro submitted an application on behalf of The Villages of Lake-Sumter, Inc. to rezone property consisting of one lot located within Orange Blossom Gardens Unit 3.1B. The property involves approximately 0.14 acres of property in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The property is addressed as 719 Truman Ave.

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 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 property was 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. It is intended to serve as a transitional zone between multi-family and single-family residential uses.

Properties Adjacent to 719 Truman Ave:

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

PAST ACTIONS

The Technical Review Committee found that Ordinance 2019-05 was ready for transmittal to the Planning and Zoning Board.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

PUBLIC HEARINGS

The Commission's first reading of Ordinance 2019-05 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.

RS/nvs