

# **TOWN COMMISSION MEETING AGENDA ITEM**

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

---

### **AGENDA ITEM TITLE**

Ordinance 2019-05 (First Reading) — An Ordinance Rezoning One Lot Located in Orange Blossom Gardens Unit 3.1B, Referenced by Alternate Key Number 2718056, Owned by The Villages of Lake-Sumter, Inc.

### **AGENDA ITEM ID**

2019101

### **DEPARTMENT**

Growth Management

---

### **STAFF RECOMMENDED MOTION**

Staff recommends 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 Avenue.

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 consideration by 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 Avenue:

<b>Direction</b>	<b>Zoning Designation</b>
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.

At the May 13, 2019 meeting, the Planning and Zoning Board voted 5—0 to forward Ordinance 2019-05 to the Town Commission with the recommendation of approval.

---

## **FISCAL IMPACT**

Not applicable.

## **FUNDING ACCOUNT**

Not applicable.

**PUBLIC HEARINGS**

The Town Commission's second and final reading is scheduled for Monday, June 17, 2019, at 6:00 p.m.

TC\nvs