

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2019-07 (Second and Final Reading) — Orange Blossom Gardens Chapel of All Faiths, Inc. — Small Scale Future Land Use Map Amendment Request from Lady Lake Recreation (P) to Lady Lake Religious Facilities (RF) for Property Being Approximately 0.076 Acres Owned by the Villages Center Community Development District (VCCDD), Addressed as 1401 Paradise Drive, Portion of Land Referenced by Alternate Key 3750047, within the Orange Blossom Gardens Unit 1 Subdivision, within Town Limits

AGENDA ITEM ID

2019134

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of Ordinance 2019-07.

SUMMARY

Agent: Robert W. Merza on behalf of the Orange Blossom Gardens Chapel of All Faiths, Inc.

Property Owner: Village Center Community Development District

Parcel Number: 06-18-24-0003-000-01300

LOCATION

The subject parcel is located along the northeast intersection of Wales Plaza and Paradise Drive, addressed as 1401 Paradise Drive, next door to the Paradise Regional Pool and Recreation Center, in Section 06, Township 18 South, Range 24 East, in Lake County.

EXISTING AND PROPOSED FLU FOR THE SITE

EXISTING FUTURE LAND USE DEFINITION: Recreation Future Land Use Category.

The Recreation Future Land Use Category includes private and public recreation facilities, including, but not limited to golf courses, parks and other similar uses. The intensity standard for this land use category is limited to a maximum of 60 percent building and structure coverage and impervious surface with a maximum building height of 35 feet unless fire

protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Recreation category.

PROPOSED FUTURE LAND USE DEFINITION: Religious Facilities

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

In a Statement of Purpose, the applicant stated that the general nature or object of the Orange Blossom Gardens Chapel of All Faiths corporation is to conduct religious worship and instruction, churches, pastorium, and other institutions connected therewith of a religious, educational, charitable or benevolent character to the end that its own members and others may be generally instructed and guided. The mission is to “advance spiritual growth and enlightenment among its membership by loving people into a life changing relationship with Jesus Christ”. The Church has no immediate plans to develop the subject parcel; however, they decided to purchase the land to have options for future church building expansion.

EXISTING CONDITIONS

The subject parcel consists of a .076-acre area that is developed as a landscaping curbing in front of the existing 8,696-square-foot Chapel of Christian Faith Church building, along the elevation facing Paradise Drive.

The general vicinity east and south currently exhibits a mix of recreational amenities as well as residential areas in character with the overall development within The Villages featuring a Lake County Urban Medium Density. 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 Agreement outlining terms pertaining to permitted land uses, hours of operation, landscaping buffering, and other elements in conjunction with the corresponding overall site development and projected growth in accordance with the Orange Blossom Gardens Chapel of All Faiths, Inc. future plans.

ADJACENT PROPERTY CHARACTERISTICS

To the west across Paradise Drive: Bocce Ball Court VCCDD Amenities with a future land use of Lady Lake Recreation (P).

To the east: Existing Chapel of Christian Faiths Building with a future land use of Lady Lake Religious Facilities (RF).

To the north: Paradise Regional Pool and Recreation Center VCCDD Amenities with a Future Land Use of Lady Lake Recreation (P).

To the south: Chapel of Christian Faiths Building with a future land use of Lady Lake Religious Facilities (RF).

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 .076-acre parcel is presently zoned Mixed Residential Medium Density (MX-8) in Lady Lake, which permits development at maximum of eight dwelling units per net buildable acre or recreation land uses at an intensity up to .50 FAR. The applicant is requesting to change the current Lady Lake Recreation to Lady Lake Public Facilities District.

POTABLE WATER: The site is presently serviced by the Villages Center Community Development District central potable water system.

SEWER: The site is presently serviced by the Villages Center Community Development District central sanitary sewer system.

TRANSPORTATION:

The local roadways that will be affected by this project are Paradise Drive and Wales Plaza, which are both Town maintained roads. Just recently, the Town took on the maintenance of Wales Plaza from the intersection of Paradise Drive to Owen Drive and Vermont Street. It is expected that the church will be expanding in the future, at which point a Traffic Impact Analysis will be required at the time of site plan submittal for the expansion. Based on the proposed build-out of a 3,332-square-foot addition, there is low impact to the local road system.

COMPARISON OF TRAFFIC GENERATION BASED ON LAND USE (ITE 8th Edition)

Land Use	ITE Code	Peak Hour Trip Rate	Critical Peak Hour	Percentage Entering	Percentage Exiting
Single Family	210	1.02 per Unit	PM	63	37
Church	560	11.76 per 1000 Sq. Ft.	SUN	50	50

STORMWATER: Any new development project will be required to adhere to St. Johns River Water Management District guidelines as applicable. As per FEMA FIRM MAP 12069C0170E effective December 18, 2012, the parcel is within the 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.

The Small Scale Future Land Use Map Amendment Application was received on Tuesday, April 30, 2019, and has been reviewed and determined to be complete satisfying the necessary criteria as required under the Town’s Comprehensive Plan.

Notices to inform the surrounding four property owners within 150 feet of the subject parcel by the small scale request were mailed Thursday, May 23, 2019. The property was posted Thursday, May 23, 2019.

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed application for Ordinance 2019-07 and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

At the June 10, 2019 meeting, the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2019-07 to the Town Commission with the recommendation of approval.

At the July 1, 2019 meeting, the Local Planning Agency voted 5 to 0 for approval of Ordinance 2019-07.

At the July 1, 2019 meeting, the Town Commission voted 5 to 0 for approval of Ordinance 2019-07 upon first reading.

WT/nvs