

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2019-21 (First Reading) — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of One Lot Being Approximately 0.16 Acre, Located in Orange Blossom Gardens Unit 1, Owned by Jonathan Thompson and Van T. Bui-Thompson, Referenced by Alternate Key Number 2585943

AGENDA ITEM ID

2019245

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2019-21 as presented.

SUMMARY

Jonathan Thompson filed an application on behalf of Jonathan Thompson and Van T. Bui-Thompson to amend the Future Land Use designation for a property located within Orange Blossom Gardens Unit 1. The property consists of one lot, involving approximately 0.16 acre in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The lot is addressed as 1002 Aloha Way.

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, October 28, 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 16 property owners within 150 feet on Monday, October 28, 2019. The properties were also posted the same day.

FUTURE LAND USE

Existing Future Land Use designation is Lake County Medium Urban Density. It 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 Future Land Use designation is 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 1002 Aloha Way:

Direction	Future Land Use Designation
North	Lake County Medium Urban Density
East	Lady Lake- Manufactured Home- High Density
South	Lake Paradise
West	Lady Lake- Manufactured Home- High 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 applicant 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 may 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 St. Johns River Water Management District (SJRWMD) guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2019-21 was ready for transmittal to the Planning and Zoning Board.

At the November 12, 2019 meeting the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2019-21 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Local Planning Agency will consider Ordinance 2019-21 on Monday, December 2, 2019 at 5:45 p.m.

The second and final reading of Ordinance 2019-21 is scheduled for Monday, December 16, 2019 at 6 p.m.

TC/nvs