

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2020-04 —An Ordinance of The Town of Lady Lake Amending the Permitted Uses for Certain Property Owned by Elijah Bailey, Jr., Being Approximately 40.44 Acres and Zoned Planned Unit Development (PUD) and Heavy Commercial (HC), Referenced By Alternate Key Numbers 1282594, 1282608, and 3374916, Located North of Lake Ella Road and West of Highway 27/441 Within the Town Limits of Lady Lake in Lake County, Florida; Providing for Severability; Establishing an Effective Date.

AGENDA ITEM ID

2020060

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2020-04 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2020-04 the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2020-04.

SUMMARY

On Monday, May 4, 2020, David Springstead filed an application on behalf of Elijah Bailey, property owner, to amend the zoning entitlements for approximately 40.44 acres of property located in the Town of Lady Lake, Florida. The property is currently zoned Planned Unit Development (PUD) and has entitlements for land uses as adopted by Ordinance 2015-11.

At this time, the applicant has requested to amend the uses granted under Ordinance 2015-11 providing a limited number of specific uses, and to reduce the footprint of development by 9.90 acres. Under the proposed Ordinance 2020-04, the following uses have been requested as outlined in the Memorandum of Agreement:

Permitted Uses: Those uses permitted by the Town's Land Development Regulations consistent with a PUD, Commercial zoning and High-Density Residential zoning and as stated and depicted on the attached plan and as follows:

- Professional/Business Offices
- Medical Offices/Clinic
- Commercial/Retail Sales Business
- Hotels
- Restaurants (without drive-through window)
- Multi-family Apartments/Condominiums
- Health/Exercise Club/Spa

The maximum number of residential units consisting of multi-family apartments and condominiums within the development will not exceed 500 units.

The conceptual plan indicates that seven buildings will be constructed at a height of five floors for the condominiums and apartments, with building number one containing commercial uses on the first floor. Two buildings, each being 6,000 square feet, have been proposed as restaurants. A five-story hotel has also been proposed on the plan, as well as a one-story community pool and recreation center.

The subject properties lie in Section 28, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Direction	Zoning Designation
North	Lady Lake Heavy Commercial
East	Lady Lake Heavy Commercial
South	Lady Lake Planned Unit Development
West	Lady Lake Single Family 6 dwellings units per acre.

The Rezoning application was received on Monday, May 4, 2020, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding 19 property owners within 150 feet of the property proposed by the rezoning request were mailed Thursday, May 21, 2020. The properties were posted on Tuesday, May 26, 2020.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

At the January 22, 2020 Special Commission meeting, it was the consensus of the Town Commission (four members present) to move forward with the project as proposed.

The Technical Review Committee (TRC) members individually reviewed Ordinance 2020-04 and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2020-04 for first reading on Monday, July 6, 2020 at 6 p.m., and for second and final reading on Monday, July 20, 2020 at 6 p.m.

TC/nvs