

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2020-05 (Second and Final Reading) — An Ordinance of the Town of Lady Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 5, Section 5-4, “Zoning District Uses”; Amending the Height Requirements for Specified Zoning Designations; Amending the Application Review Process by the Technical Review Committee For Planned Unit Developments

AGENDA ITEM ID

2020137

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2020-05 providing for a text amendment to the Town of Lady Lake Land Development Regulations (Ordinance No. 94-08) Chapter 5, Section 5-4, “Zoning District Uses”.

SUMMARY

At the July 6, 2020 Town Commission meeting, Commissioner Holden placed an item on the agenda to discuss limiting the height of building in the Town to a maximum of two stories. The discussion was a result of a proposal for a development of multiple five-story buildings on South Highway 27/441 that was being considered for approval at that time. At the July 20, 2020 meeting, the project was approved by the Town Commission given that that had given the applicant consensus for approval at a prior meeting. Nonetheless, the proposal did bring to light that it may be in the Town’s best interest to have a maximum height restriction for buildings within the Town, as there is not such a restriction in place at the present time. It was the consensus of the Town Commission to direct staff to draft an ordinance imposing a height restriction of 35 feet for multi-family projects, and 55 feet for other commercial developments in the Town.

Since that time, staff has looked at various projects that have been approved by the Town Commission in the recent past. Upon review of the developments, a maximum height restriction of 35 feet does not seem plausible for developments of three stories. Village Veranda, an assisted living facility of three stories, has a maximum height of 45 feet. Elan, a

three-story assisted living and memory care facility, has a maximum height of 44 feet. Oak Leaf Villages Apartments, a three-story development, has a maximum height of 44 feet as well.

In order to provide for development of three stories and still meet the requirements of the architectural design standards, the building height for assisted living facilities, skilled nursing facilities, condominiums, hotels, motels, and apartments is being proposed at a maximum height of 45 feet. In the Heavy Commercial zoning designation, as well as the Industrial zoning designation, other commercial buildings are proposed at a maximum height of 55 feet. Maximum height is interpreted to mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy. The height limitations shall also apply to all architectural features not intended for human occupancy.

In addition, it is proposed that two-story developments must maintain a minimum setback of 30 feet from any property line when adjacent to single-family developments, and a minimum setback of 50 feet for three story developments.

Site plans which have already been approved that may have heights in excess of those proposed by Ordinance 2020-05 are exempt from adhering to the new restrictions. All site plans and building permits which are approved following adoption of the ordinance are subject to the new regulations. A variance to the height restrictions may be applied for in accordance with Chapter 3, Section 14 of the Land Development Regulations should a developer or builder feel there is a hardship imposed by the limitation of the heights as set forth by this ordinance.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed Ordinance 2020-05 and determined it to be complete and ready for transmittal to the Planning and Zoning Board.

At the August 10, 2020 meeting, the Planning and Zoning Board voted 4 to 0 to forward Ordinance 2020-05 to the Town Commission with the recommendation of approval.

At the September 9, 2020 Special Meeting, the Town Commission voted 4 to 0 to approve Ordinance 2020-05 upon First Reading.

TC/ns