

PLANNING AND ZONING MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2020-12 — An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of Property being Approximately 1.26 Acres from Lake County Urban Medium to Lady Lake Commercial General (Retail Sales & Services) (RET), owned by M & L Lady Lake, LLC, referenced by Alternate Key Number 1237998

AGENDA ITEM ID

2020176

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Option 1: Motion to forward Ordinance 2020-12 to the Town Commission, recommending approval.

Option 2: Motion to forward Ordinance 2020-12 to the Town Commission, recommending denial.

Staff supports Option 1, recommending approval of Ordinance 2020-12.

SUMMARY

30AIP Lady Lake LLC submitted an application on behalf of M & L Lady Lake, LLC, to amend the Future Land Use designation for a property, involving approximately 1.26 acres Lake County Urban Medium to Lady Lake Commercial General (Retail Sales & Services) (RET) in Section 07, Township 18 South, Range 24 East in Lake County, Florida. The property is addressed as 401 North Highway 27/441

The existing Future Land Use designation is Lake County Medium Urban Density. The proposed Future Land Use designation is Lady Lake Commercial General (Retail Sales & Services) (RET).

The application was received on Wednesday, October 21, 2020. 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 of a recommendation by the Planning and Zoning Board.

Staff mailed notices to inform the surrounding five property owners within 150 feet on Monday, October 21, 2020. The properties were also posted the same day.

FUTURE LAND USE

Existing FLU - Lake County Medium Urban Density — 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 FLU - Lady Lake Commercial General (Retail Sales & Services) (RET) — This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) and 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 Commercial General category.

Properties Adjacent to 401 North Highway 27/441:

Direction	Future Land Use Designation
North	Lady Lake- Manufactured Home- High Density
East	Lady Lake- Commercial General (Retail Sales and Service)
South	Lady Lake- Commercial General (Retail Sales and Service)
West	Lady Lake- Commercial General (Retail Sales and Service)

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 convenience store with fuel pumps on the property to construct a new convenience store with fuel pumps and a car wash.

POTABLE WATER: The existing convenience store is serviced by a private well. The new convenience store will be serviced by the Town of Lady Lake.

SEWER: The existing convenience store is serviced by a private septic system. The new convenience store will be serviced by the Town of Lady Lake.

SCHOOLS: Not factored for project, this is a commercial development.

TRANSPORTATION: The proposed development will generate 91 additional PM Peak Hour trips.

PARKS & RECREATION: The small-scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is not increasing the population.

STORMWATER: Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FISCAL IMPACT

Not applicable.

FUNDING SOURCE

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2020-12 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency will review Ordinance 2020-12 at a regular meeting to be held on Monday, December 7, 2020.

The Commission's first reading of Ordinance 2020-12 is scheduled for Monday, December 7, 2020 at 6:00 p.m. The second and final reading is scheduled for Monday, December 21, 2020, at 6:00 p.m.