

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

AGENDA ITEM TITLE

Ordinance 2020-13 — An Ordinance Rezoning One Property being Approximately 1.26 Acres from Lake County Planned Commercial (CP) to Lady Lake Planned Commercial (CP), Owned by M & L Lady Lake, LLC, Referenced by Alternate Key Number 1237998.

AGENDA ITEM ID

2020177

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Option 1: Motion to forward Ordinance 2020-13 to the Town Commission, recommending approval.

Option 2: Motion to forward Ordinance 2020-13 to the Town Commission, recommending denial.

Staff supports Option 1, recommending approval of Ordinance 2020-13.

SUMMARY

30AIP Lady Lake, LLC submitted an application on behalf of M & L Lady Lake, LLC, to rezone property from Lake County Planned Commercial (CP) to Lady Lake Planned Commercial (CP) consisting of approximately 1.26 acres 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 zoning designation is Lake County Planned Commercial (CP). The proposed zoning designation is Lady Lake Planned Commercial (CP). The CP designation is consistent with the adjacent properties presently in the Town of Lady Lake's jurisdiction.

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 recommendation by the Planning and Zoning Board.

Staff mailed notices to inform the five surrounding property owners within 150 feet on Monday, October 26, 2020. The properties were also posted the same day. Appropriate

legal descriptions and survey information have been included with the submitted application.

ZONING

Existing Zoning: Lake County Planned Commercial (CP) — The purpose of the "CP" planned commercial district is to provide for any commercial Land Use currently available in any other commercial district and to provide for any commercial Land Use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "CP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual Development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated Land Use.

Proposed Zoning: Lady Lake Planned Commercial (CP) — This district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Conceptual development plans or a memorandum of agreement and bubble plan are required to be submitted along with the rezoning application.

Properties Adjacent to 401 North Highway 27/441:

Direction	Zoning Designation
North	Lady Lake Mixed Residential Medium Density
East	Lady Lake Planned Commercial
South	Lady Lake Planned Commercial
West	Lady Lake Planned Commercial

PAST ACTIONS

The Technical Review Committee found that Ordinance 2020-13 was ready for transmittal to the Planning and Zoning Board.

FISCAL IMPACT

Not applicable.

FUNDING SOURCE

Not applicable.

FUNDING ACCOUNT

Not applicable.

PUBLIC HEARINGS

The first reading of Ordinance 2020-13 is scheduled to go before the Town Commission on Monday, December 7, 2020 at 6 p.m. The second and final reading is scheduled for Monday, December 21, 2020 at 6 p.m.