

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2020-17 — First Reading — An Ordinance Rezoning Two Lots Owned by J Richard R. Rollins and Edith C. Rollins, Being Approximately 0.25 Acres, Located in Orange Blossom Gardens Unit 3, Referenced by Alternate Key Numbers 1483549 and 1200458

AGENDA ITEM ID

2020222

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the first reading of Ordinance 2020-17.

SUMMARY

Thomas E. Shaw with T Shaw Construction filed a rezoning application on behalf of property owners Richard R. Rollins and Edith C. Rollins to rezone property consisting of two lots located within Orange Blossom Gardens Unit 1. The property consists of approximately 0.25 acres in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The lots are addressed as 903 Silver Oak Avenue and 914 Silver Oak Avenue.

The existing zoning designation is Lake County Residential Medium (RM). The proposed zoning designation is Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages that are presently in the Town of Lady Lake's jurisdiction. The applicant will be placing a single-family residence on the lots.

The application was received on Wednesday, November 4, 2020. Staff has determined it is complete and satisfies the requirements of the Land Development Regulations (LDRs) and the Comprehensive Plan. It is ready for consideration by the Planning and Zoning Board.

Staff mailed notices to inform the 48 surrounding property owners within 150 feet on Wednesday, November 25, 2020. The property was posted on Monday, November 30, 2020. The appropriate legal description and survey information have been included with the submitted application.

ZONING

Existing Zoning: Lake County Residential Medium (RM) — The purpose of this district is to provide for a single-family residential home district in an urban area, along the boundaries of any municipality which might logically be expected to expand and annex or be able to provide urban convenience and facilities.

Proposed Zoning: Lady Lake Mixed Residential Medium Density (MX-8) — This district is established to implement comprehensive plan policies to provide moderate density single family and manufactured home dwelling units in urban environments at a density not to exceed eight dwelling units per acre, and it is intended to serve as a transitional zone between multi-family and single-family residential uses.

Properties Adjacent to 903 Silver Oak Avenue:

Directions	Zoning Designation
North	Lady Lake Mixed Residential Medium Density (MX-8)
East	Lake County Residential Medium (RM)
South	ROW/Lake County Residential Medium (RM)
West	Lady Lake Mixed Residential Medium Density (MX-8)

Properties Adjacent to 914 Silver Oak Avenue:

Directions	Zoning Designation
North	ROW/Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)
West	Lake County Residential Medium (RM)

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 lots to construct a conventional built home on each. 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.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2020-17 was ready for transmittal to the Planning and Zoning Board.

At the December 14, 2020 meeting, the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2020-17 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2020-17 for second and final reading at a special meeting to be held on Wednesday, January 20, 2021 at 6 p.m.

FISCAL IMPACT

Not applicable

SOURCE OF FUNDING

Not applicable

FUNDING ACCOUNT

Not applicable

TC/ns