

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2020-13 — Second and Final Reading — 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

2021009

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the second and final reading of Ordinance 2020-13.

SUMMARY

30AIP Lady Lake, LLC submitted an application on behalf of M & L Lady Lake, LLC to rezone consisting of approximately 1.26 acres property from Lake County Planned Commercial (CP) to Lady Lake Planned Commercial (CP), located 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 provide for any commercial land use, subject to Town Commission approval, currently available in other "commercial" zoning districts and to provide for any commercial use for which no provision is made elsewhere in this code. The intent is to establish "CP" districts individually under approved site plans and conditions necessary to promote the general welfare and to secure coordinated economic land use.

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.

At the December 14, 2020 meeting, the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2020-13 to the Town Commission with the recommendation of approval.

At the January 4, 2021 meeting, the Town Commission voted 5 to 0 to approve Ordinance 2020-13 upon first reading.

FISCAL IMPACT

Not applicable

SOURCE OF FUNDING

Not applicable

FUNDING ACCOUNT

Not applicable

TC/ns