

TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2021-02 (Second and Final Reading) — Ron W. Black — Large Scale Future Land Use Amendment from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District for Certain Property being Approximately 269.15 Acres, Owned by Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee; Referenced by Alternate Key Numbers 1279810, 3325451, 1279801, 1770700, 1279828, and 1279780; Located South of County Road 466 and East of Cherry Lake Road in Lake County, Florida

AGENDA ITEM ID

2021097

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2021-02.

SUMMARY

Applicant, Ron W. Black, on behalf Triston Gustavo Meucci Life Estate, Shirley H. Meucci, and Louis Meucci Trustee, requests to amend the Future Land Use designation of properties south of County Road 466 and east of Cherry Lake Road, which includes approximately 269.15 acres within Town of Lady Lake limits, from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District.

The Large-Scale Future Land Use Map Amendment application was received on July 14, 2020. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan in accordance to what is being proposed under the MDD-TND designation, and is ready for final consideration by the Town Commission.

Notices to inform the 42 surrounding property owners within 150' of the property of the proposed amendment were mailed on Monday, January 25, 2021. The property was also posted on Monday, January 25, 2021. The properties were also posted Monday, January 25, 2021. Notice was again provided via letter of the second and final reading of Ordinance 2021-02 on Monday, May 3, 2021, and the property was posted again on Monday, May 10, 2021.

IMPACT ON TOWN SERVICES

A Concurrency Determination Statement has also been included as part of the Large-Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town services.

Potable Water

Potable Water Systems - CUP allocation of 1.188 million gpd (2026)

Current water systems usage 730, 193 gpd

Demand Contingent on Occupants of Development (457,807 gpd available)

Estimated consumption 253,000 gpd

Sewer

The projected demand on the wastewater system is 253,000 gpd.

Reuse

The project is proposed to generate 1,610 ERU's at build-out, for a total of 0.4411 MGD.

A 10" Reuse Main is adjacent to the property on CR 466.

Schools

The property is proposed to generate 232 students and is located within the Lake County School Board CSA#8 with current 2021 Attendance Zones, as follows: The Villages Elementary with 658 students; Carver Middle with 649 students; and Leesburg High with 1,411 students.

Transportation

Traffic Analysis indicates that the project will generate a total of 10,197 new daily trips of which 921 trips will occur during the PM peak hour. During the PM peak hour, 479 vehicles are forecasted to enter the project and 443 vehicles are projected to exit the site.

Parks & Recreation

The project site plan will meet or exceed the recreation space requirement of the Comprehensive Plan Level of Service Objective of four acres per 1,000 residents. The applicant has provided 64 acres of open space and nine acres of park and trails.

Stormwater

Project will be required to adhere to SJRWMD guidelines.

A justification statement has also been included as part of the Large-Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

FUTURE LAND USE

Direction	Future Land Use Designation
North	Lady Lake - Commercial General (RET) and Mixed Residential Medium Density (MR-MD), Other Institutional Facilities (OIF), Lake County (CFO)
East	Lake County - Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General - Retail Sales and Services (RET)
South	Lake County - Urban Low Density
West	Sumter County - Commercial and Agriculture

On Thursday, March 4, 2021 letters were sent to various state agencies to notify them of the proposed Large Scale Future Land Use Amendment. No objections to the amendment were received.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-02 was ready for transmittal to the Planning and Zoning Board.

At the February 8, 2021 meeting, the Planning and Zoning Board voted 4 to 0 to forward Ordinance 2021-02 to the Town Commission with the recommendation of approval.

At the March 1, 2021 meeting the Local Planning Agency voted 5 to 0 for approval of Ordinance 2021-02.

At the March 1, 2021 meeting the Town Commission voted 5 to 0 to approve Ordinance 2021-02 upon first reading.

TC/ns