

# **TOWN COMMISSION MEETING AGENDA ITEM**

## **TOWN OF LADY LAKE, FLORIDA**

### **AGENDA ITEM TITLE**

Ordinance 2021-07 (First Reading) Rezoning — North Lake Presbyterian Church — Redesignating Zoning Classification for Certain Property Being Approximately 8.47 Acres Owned by North Lake Presbyterian Church, Inc.; Referenced by Alternate Key Numbers 1629586, 2689552, 3539605, and 2830476; within Lake County, Florida

### **AGENDA ITEM ID**

2021108

### **DEPARTMENT**

Growth Management

### **STAFF RECOMMENDED MOTION**

Growth Management staff recommends approval of the first reading of Ordinance 2021-07.

### **SUMMARY**

On April 1, 2021, applicant Greg Beliveau of LPG Urban and Regional Planners filed an application on behalf of North Lake Presbyterian Church to rezone property being approximately 8.47 acres in the Town of Lady Lake. The request is to change the property from Lake County Rural Residential (R-1), Lake County Community Commercial (C-2) and Town of Lady Lake Single-Family Low Density Residential (RS-3) and Lady Lake Planned Commercial (CP) to Town of Lady Lake Planned Commercial (CP).

On August 3, 2015, Phillip and Donna Willman came before the Town Commission seeking approval to rezone property being approximately three acres located on County Road 25 (Teague Trail) just south of Griffin Avenue within the Town of Lady Lake. Under Ordinance 2015-02, the property was rezoned to Planned Commercial (CP), and the following uses were established as permitted uses: retail sales and services, offices, office/warehouse facilities, contractor's office, mini-storage warehouse, and motor vehicle, recreational vehicle, and boat storage facilities.

The applicant would like to use the current entitlements of the Memorandum of Agreement which governs the property under Ordinance 2015-02. They are proposing to construct storage units which can remain unfinished as one would normally find in a storage facility; or, they can be finished in a manner as to operate as a small office or storefront. Mr. Beliveau has included a conceptual layout of the property detailing the locations of the buildings on the property. The conceptual layout proposes driveway connections to County Road 25 as well as Griffin Avenue.

### Zoning Designation of Adjacent Properties

<b>North</b>	Lake County Rural Residential and Mixed Residential
<b>East</b>	Lake County Rural Residential
<b>South</b>	Lady Lake Planned Commercial
<b>West</b>	Lady Lake Light Commercial and Lake County Rural Residential

The permitted uses under the proposed Memorandum of Agreement include retail sales and services, medical offices, offices, office/warehouse facilities, contractor’s office, mini storage warehouse and motor vehicles, recreational vehicles and/or boat storage facilities.

Staff mailed notices to inform the surrounding property owners within 150 feet on Monday, April 26, 2021. The property was also posted on Monday, May 26, 2021. To date, staff has not received any letters or phone calls in support or in opposition to the application.

#### **PAST ACTIONS**

Mr. Beliveau came before the Town Commission at the Special Conceptual meeting on Monday, March 15, 2021, at which the Commission voted 4 to 0 to proceed with the Small-Scale Future Land Use map amendment application.

The Technical Review Committee found that Ordinance 2021-07 was ready for transmittal to the Planning and Zoning Board.

At the May 10, 2021 meeting, the Planning and Zoning Board voted 5 to 0 to forward Ordinance 2021-07 to the Town Commission with the recommendation of approval.

#### **PUBLIC HEARINGS**

The Town Commission is scheduled to consider Ordinance 2021-07 for second and final reading on Monday, June 21, 2021 at 6 p.m.

#### **FISCAL IMPACT**

Not applicable

#### **FUNDING SOURCE**

Not applicable

#### **FUNDING ACCOUNT**

Not applicable

TC/ns