

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

## **AGENDA ITEM TITLE**

Ordinance 2021-10 — Rezoning — Linden Street Development, LLC — Redesignating Zoning Classification from Manufactured Homes High Density (MH-9) and Heavy Commercial (HC) to Planned Commercial (CP) for Property Owned by J.T. Beahan IV; Referenced by Alternate Key Number 1771421 and Being Approximately 27.82 Acres; within Lake County, Florida

## **AGENDA ITEM ID**

2021117

## **DEPARTMENT**

Growth Management

## **STAFF RECOMMENDED MOTIONS**

1. Motion to forward Ordinance 2021-10 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2021-10 to the Town Commission with the recommendation of denial.

Staff recommends Motion Number 1.

## **SUMMARY**

On May 19, 2021, applicant Linden Street Development, LLC filed an application on behalf of J. T. Beahan IV to rezone property being approximately 27.82 acres in the Town of Lady Lake. The request is to change the property from Lady Lake Manufactured Home High Density (MH-9) and Lady Lake Heavy Commercial (HC) Lady Lake Planned Commercial (CP).

On November 16, 2020, Gelcorp Industries came before the Town Commission seeking approval to rezone property being approximately 27.82 acres and located approximately 1.5 miles south of Highway 466 and 850 linear feet north of Hartsock Sawmill Road; identified by Alternate Key 1771421.

The subject property proposes only the following uses: garage condominiums, motor vehicle and boat storage, and multi-family apartments.

The proposed Memorandum of Agreement Ordinance 2021-10 states that all uses, unless designated as 24-hour, shall be prohibited from operating between the hours of 12 a.m. and 5 a.m. Maximum building height for apartments is 45 feet and shall not exceed three stories.

Setbacks will be established at 40 feet along Hwy 27/441, 20 feet along the east and north property boundaries, ten feet along the south of the apartment complex, and 20 feet along the south of the condo storage facility. The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of water and sewer. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project.

The subject properties lie in Section 28, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Town Commission.

**Zoning Designation of Adjacent Properties**

<b>North</b>	Lady Lake Heavy Commercial (HC), Lady Lake Multi-Family Low Rise (MF-12), Lady Lake Mixed Residential Medium Density (MX-8), Lake County R-1
<b>East</b>	Lady Lake Commercial Tourist (CT)
<b>South</b>	Lady Lake Planned Commercial (CP), Lake County R-1
<b>West</b>	Lady Lake Heavy Commercial (HC), Lady Lake Public Facilities District (PFD), and ROW

Staff mailed notices to inform 17 surrounding property owners within 150 feet on Monday, May 28, 2021. The property was also posted on Monday, May 28, 2021. To date, staff has not received any letters or phone calls in support or in opposition to the application.

**PAST ACTIONS**

The Technical Review Committee found that Ordinance 2021-10 was ready for transmittal to the Planning and Zoning Board.

**PUBLIC HEARINGS**

The Town Commission is scheduled to consider Ordinance 2021-10 for first reading on Wednesday, July 7, 2021, at 6 p.m. The second and final reading is tentatively scheduled to be held on Monday, July 19, 2021, at 6 p.m.

**FISCAL IMPACT**

To be determined.

**FUNDING SOURCE**

Not applicable

**FUNDING ACCOUNT**

Not applicable

TC/ns