

# **TOWN COMMISSION MEETING AGENDA ITEM**

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

### **AGENDA ITEM TITLE**

Ordinance 2021-06 (Second and Final Reading) — Small Scale Comp Plan Amendment — North Lake Presbyterian Church — Change from Lake County Urban Medium Density (2.50 Acres) and Town of Lady Lake Single-Family Low Density (2.66 Acres) to Town of Lady Lake Commercial General - Retail Sales & Services (RET) for Property Owned by North Lake Presbyterian Church, Inc.; within Lake County, Florida

### **AGENDA ITEM ID**

2021122

### **DEPARTMENT**

Growth Management

### **STAFF RECOMMENDED MOTION**

Growth Management staff recommends approval of the first reading Ordinance 2021-06.

### **SUMMARY**

On April 1, 2021, Greg Beliveau of LPG Urban and Regional Planners filed an application on behalf of North Lake Presbyterian Church to amend the Future Land Use designation of 5.16 acres in the Town of Lady Lake. The request is to change the property from Lake County Urban Medium Density (2.50 Acres) and Town of Lady Lake Single-Family Low Density (2.66 Acres) to Town of Lady Lake Commercial General - Retail Sales & Services (RET).

### **FUTURE LAND USE**

The existing Future Land Use designation of 2.50 acres is Lake County Medium Urban Density, which provides a density of seven dwelling units per acre. The other 2.66 acres is Lady Lake Single-Family Low Density, which permits a density three dwelling units per one net buildable acre.

The proposed Future Land Use designation is Commercial General - Retail Sales and Services (RET). Commercial General (Retail Sales & Services) (RET). This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry-cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses,

professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.

**Future Land Use Designation of Adjacent Properties**

North	Lake County Urban Low Density
East	Lake County Medium Urban Density
South	Lady Lake Commercial General-Retail Sales and Services
West	Lady Lake Commercial General-Retail Sales and Services

**IMPACT ON TOWN SERVICES**

**Potable Water:** Impact to the potable water system will be determined at time of site plan. Based upon the proposed uses, there is adequate capacity at the present time.

**Sewer:** Impact to the wastewater system will be determined at time of site plan. Based upon the proposed uses, there is adequate capacity at the present time.

**Schools:** Not factored for project as it is a commercial use.

**Transportation:** There will be an increase of two PM Peak Hour Trips as a result of the amended land use.

**Parks and Recreation:** The small-scale future land use amendment will not impact the Parks and Recreation Level of Service as it is proposed to be a commercial use.

**Stormwater:** Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines.

**Flood:** The subject properties do not contain any flood plain area.

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 2021-06 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 2021-06 to the Town Commission with the recommendation of approval.

At the June 7, 2021 meeting, the Local Planning Agency voted 5 to 0 for approval of Ordinance 2021-06.

At the June 7, 2021 meeting, the Town Commission voted 5 to 0 for approval of Ordinance 2021-06 upon first reading.

**FISCAL IMPACT**

Not applicable

**FUNDING SOURCE**

Not applicable

**FUNDING ACCOUNT**

Not applicable

TC/ns