

TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2021-18 (First Reading) — Small Scale Comprehensive Plan Amendment — Gelcorp, Inc. — Change the Future Land Use Designation from Lake County Urban Medium Density to Lady Lake Commercial General – Retail Sales and Services (RET) for Property Owned by A. Papish, Inc. and Connie Hecht; being Approximately 26.77 Acres; Referenced by Alternate Key Numbers 3337956, 1698626, 1279712, and 1279640, within Lake County, Florida

AGENDA ITEM ID

2021216

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the first reading of Ordinance 2021-18.

SUMMARY

On Tuesday, August 24, 2021, applications were filed with the Town of Lady Lake by Scott Miller with Gelcorp, Inc., on behalf of property owners A. Papish Inc. and Connie Hecht to amend the Future Land Use designation of 26.77 acres into the Town's Comprehensive Plan Map. The request is to change the property from Lake County Urban Medium Density to Lady Lake Commercial General - Retail Sales and Services (RET). The subject parcels consist of four vacant lots located almost half a mile west of the intersection of Rolling Acres Road and Highway 466, just east of the La Zamora Gate; identified by Alternate Key Numbers 3337956, 1698626, 1279712, and 1279640.

The subject property is in Section 18, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property was included with the submitted application.

FUTURE LAND USE

Existing Future Land Use designation is Lake County Medium Urban Density. It provides a range of residential development at a maximum density of seven dwelling units per one net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a

conditional use, unless permitted as an Economic Development Overlay District use. May serve as a transition between more intense and less intense urban land uses.

Proposed Future Land Use designation is Lady Lake Commercial General – Retail Sales or 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 (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.

STATEMENT OF NEED

The applicant stated that the luxury garages condominium with Motor Vehicle and Boat Storage is a better product for that part of Town as it facilitates the logistic of the users and residents who would like to own their own personal storage facility to house a variety of personal property, all indoors, such as RV's, classic cars collections, motorcycle collections, etc. The applicant stated that they have deliberately proposed building a smaller, scaled-down project to ensure harmonious fit with neighborhood by maintaining over 300 linear feet of open space area between the property line and the closes building. The project will be upscaled to attract the most successful businesses while preserving to the best practicable extent mature trees on the property.

EXISTING CONDITIONS

Three of the four vacant parcels are heavily wooded and are designated as upland forests with a combination of some most common upland forest trees are such as oaks, maples, birches, pines, spruce, etc. The parcel to the north is wooded with some significant open pasture areas and rangeland characteristics. Heavy mature landscaping buffers border the southern, eastern, and western perimeters of the parcel. One structure can be found in the middle parcel.

Properties adjacent to the site:

Direction	Future Land Use Designations of Adjacent Properties
North	Lady Lake Mixed Residential Medium Density (MR-MD)
East	Recreation (P), Lady Lake Commercial General – Retail Sales and Services (RE)

South	Hwy 466 ROW/Lady Lake Commercial General – Retail Sales and Services (RE), Lady Lake Other Institutional Facilities (OIF), Lake County Urban Low Density.
West	Lady Lake Mixed Residential Medium Density (MR-MD)

Environmental

An environmental ecological site assessment will need to be performed at the time of site plan review to identify the impact on any endangered species such as Gopher Tortoises and/or Sand Skinks. According to the Soil Survey for Lake County, Florida, the site includes both Candler Sand (0 to 5 percent slopes) and Tavares Sand (0 to 5 percent slopes), gently sloping and excessively drained soils.

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for this project is 7,033 gpd for the Garage Condominiums/Office/Warehouse project. Total impact to the potable water system will be determined at time of site plan but is estimated not to exceed 28 ERUs or 7,033 gpd. Based upon the proposed uses, there is adequate capacity at the present time. Consumptive Use Permit No. 50049 issued by St. Johns to the Town provides allocation of 1.188 million gpd. Last year's average consumption per day was 739,169 gallons per day. There is approximately 448,831 gallons of available capacity under current CUP.

Sewer: Based upon the proposed uses, there is adequate capacity at the present time. Town's Central Sewer Wastewater Treatment Plant Facility System allocation is 1.0 million gpd. The average Town's sewer system usage is 611,000 gpd and currently has a capacity of 389,000 gpd. The projected demand on the Wastewater System for this project is 7,033 gpd for the apartment units. Total impact to the wastewater system will be determined at time of site plan but is estimated not to exceed 28 ERUs or 7,033 gpd.

Schools: N/A. This is a Commercial project and there is no impact to the school capacity.

Transportation: There will be an increase of 17 PM Peak Hour Trips for Warehousing, 45 PM Peak Hour Trips for Office, and 2 PM Peak Hour Trips for Mini-Warehouse. A total of 514 daily trips will be generated for the project as proposed.

Parks And Recreation: The small-scale future land use amendment is not expected to impact the Parks and Recreation Level of Service. No recreation amenities are needed for Commercial projects.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines and any Special Flood Hazard areas.

Flood: The subject properties does not contain Special Flood Hazard Areas as per FEMA Firm Map 12060C0165E effective December 18, 2012.

Staff mailed notices to inform the surrounding property owners within 150 feet on Monday, August 30, 2021. The property was also posted on Monday, August 30, 2021. To date, staff has received phone calls inquiring about the application.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-18 was ready for transmittal to the Planning and Zoning Board.

At the September 13, 2021 meeting, the Planning and Zoning Board voted 3 to 0 to forward Ordinance 2021-18 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2021-18 on Monday, October 4, 2021 at 5:30 p.m.

The second and final reading of Ordinance 2021-18 is scheduled for Monday, October 18, 2021 at 6 p.m.

TC/ns