

# **LOCAL PLANNING AGENCY MEETING AGENDA ITEM**

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

### **AGENDA ITEM TITLE**

Ordinance 2021-24 — Large Scale Future Land Use Amendment — Mark and Susan Daigneau, Douglas A. Hill, Sr. Life Estate, and Levon and Sarah Mears — Amending Property being Approximately 150.72 Acres and Located South of County Road 466, and East of Cherry Lake Road in Lake County, Florida, from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District; Referenced by Alternate Key Numbers 1279763, 1770670, 1770661, 1771498, and 1770653

### **AGENDA ITEM ID**

2021259

### **DEPARTMENT**

Growth Management

### **STAFF RECOMMENDED MOTION**

Staff recommends approval of Ordinance 2021-24, amending property being approximately 150.72 Acres, from Lake County Urban Low Density to Lady Lake Mixed Development District/Traditional Neighborhood District.

### **SUMMARY**

Applicant Greg Beliveau, LPG Urban & Regional Planners, Inc., on behalf of Mark and Susan Daigneau, Douglas A. Hill, Sr. Life Estate, and Levon and Sarah Mears, to amend the Future Land Use designation of properties south of County Road 466, and east of Cherry Lake Road, which includes approximately 150.72 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 October 14, 2021. 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 with what is being proposed under the MDD-TND designation, and is ready for consideration by the Local Planning Agency.

Notices to inform the surrounding property owners (70) within 150' of the property of the proposed amendment were mailed on Monday, October 25, 2021. The property was also

posted on Monday, October 25, 2021. On Thursday, November 18, 2021, and additional 25 property owners in Sumter County were also mailed notice of the amendment.

### **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 808,326 gpd

Demand Contingent on Occupants of Development (379,674 gpd available)

Estimated consumption 220,125 gpd

#### **Sewer**

The projected demand on the wastewater system is 220,125 gpd

#### **Reuse**

The project is proposed to generate 1,761 ERU's at build-out, for a total of 0.4825

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

#### **Schools**

The property is proposed to generate 411 students and is located within the Lake County School Board CSA#8. There is a projected generation of 276 students at the elementary level, 139 students at the middle school level, and 201 at the high school level.

#### **Transportation**

Traffic Analysis indicates that the project will generate a total of 10,760 new daily trips of which 921 trips will occur during the PM peak hour.

#### **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 195 acres of open space, and 56.3 acres specifically for parks.

#### **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**

<b>Directions</b>	<b>Future Land Use Designation</b>
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

#### **FISCAL IMPACT**

Not applicable.

#### **SOURCE OF FUNDING**

Not applicable.

#### **FUNDING ACCOUNT**

Not applicable.

#### **PAST ACTIONS**

The Technical Review Committee found that Ordinance 2021-24 was ready for transmittal to the Planning and Zoning Board.

At the November 8, 2021 meeting, the Planning and Zoning Board voted 4-1 to forward Ordinance 2021-24 to the Town Commission with the recommendation of approval.

#### **PUBLIC HEARINGS**

The Town Commission is scheduled to consider Ordinance 2021-24 for First Reading on Monday, December 6, 2021, at 6:00 p.m.

The second and final reading of Ordinance 2021-24 will be held on a date to be determined, pending review by the Department of Economic Opportunity.

WT/ns