

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

AGENDA ITEM TITLE

Ordinance 2021-29 — An Ordinance Establishing Zoning Classification for Certain Property Being Approximately 41.22 Acres Owned by Palm Property Partners-Haymaker, LLC; Referenced by Alternate Key Numbers 1739438, 1237815, and 1739454, Within Lake County, Florida; Rezoning Subject Property from Lady Lake Unclassified Designation to Lady Lake Residential Planned Unit Development (PUD)

AGENDA ITEM ID

2021273

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2021-29 to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2021-29 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2021-29.

SUMMARY

On Wednesday, November 17, 2021, a rezoning application was filed with the Town of Lady Lake, by Charles C. Hiott with Besh Halff on behalf of Palm Property Partners-Haymaker LLC, to establish a zoning designation and request land uses within the Memorandum of Agreement of Ordinance 2021-29 for parcels in Lady Lake located about one-eighth of a mile from Southeast 180th Street also known as the Marion County line, within the incorporated boundary of the Town of Lady Lake, Florida.

The rezoning application involves three parcels for a combined total of 41.22 acres (alternate key numbers 1739438, 1739454, and 1237815). The property was originally annexed into the Town and given a Future Land Use designation of Single-Family Medium Density back on April 19, 2007, within the limits of the Town of Lady Lake, Florida.

The proposed land use is as follows:

Single Family detached Dwelling Units

The applicant has provided a detailed conceptual plan showing the site was developed as a single-family subdivision consisting of approximately 160 lots.

The proposed memorandum of agreement, Ordinance 2021-29 states that the minimum open space area for the entire development is 25 percent. Within these areas, the developer can provide landscaping buffers, passive recreational areas, and other amenities. The code requires that an activity-based recreational area no less than 15,000 square feet be provided, which can feature benches, built-in grills, picnic tables, slide, jungle gym, etc.

The maximum impervious surface ratio for each lot is proposed at 55 percent. The minimum lot size is proposed at 5,600 square feet and the minimum lot width will be not less than 50 feet. Setbacks are proposed as follows:

Front Yard Setback: 25 feet minimum

Primary Rear Yard Setback: 10 feet minimum

Accessory Rear Yard Setback: 5 feet minimum (pool enclosures, screen rooms, sheds, and similar)

Side Yard Setback: 5 feet minimum

In terms of landscaping buffers, the landscaping requirement shall be designated as Landscape Buffers Class “A” around the east, west, north, and south perimeters of the subject property line as delineated in Chapter 10, Landscaping and Tree Protection, of the Land Development Regulations. This designation requires two canopy trees, three understory trees, and a hedge per every 100 linear feet. A landscaping waiver will be necessary to address the accommodation of Line Road as an existing easement access to properties abutting the southern boundaries.

The Project shall be served by the Town's central water and sewer systems. 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 property is in Section 05, 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.

Zoning Designation of Adjacent Properties

North	Lake County Agriculture
East	Lake County Agriculture
South	Lake County Agriculture

West	Lady Lake Single Family Medium Density (RS-6) and Lake County Community Facility District (CFD).
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The existing zoning designation is Lady Lake “Unclassified” Zoning Designation. The proposed zoning designation is Lady Lake Residential Planned Unit Development (PUD). The PUD designation will achieve establishing certain impervious surface ratios, clustering of lots, layout of open space areas and minimum lot size.

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

Staff mailed notices to inform the 16 surrounding property owners within 150 feet on Wednesday, November 24, 2021. The property was posted on Wednesday, November 24, 2021.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-29 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2021-29 before the Town Commission is scheduled for Monday, January 3, 2022, at 6 p.m. The second and final reading is scheduled for Wednesday, January 19, 2022, at 6 p.m.

TC/ns