

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2021-22 (Second and Final Reading) — Rezoning — Randy Heimos Life Estate — Changing the Zoning Designation from Lady Lake Residential Professional (RP) to Lady Lake Planned Commercial (CP) for Property being Approximately 6.62 Acres; Referenced by Alternate Key Numbers 1121612, 1584876, 2700416, and 3793334, within the Town Limits of Lady Lake, Florida

AGENDA ITEM ID

2021280

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the second and final reading of Ordinance 2021-22.

SUMMARY

On Wednesday, October 6, 2021, applicant David Springstead with Springstead Engineering on behalf of Randy Heimos Life Estate, submitted an application to rezone property within Lady Lake and establish requested land uses within the Memorandum of Agreement Ordinance 2021-22 for property located just south of Joe Hudson’s Collision Center, along Old Dixie Highway, approximately 250 lineal feet south of the intersection of Griffin View Drive and Old Dixie Hwy, within the limits of the Town of Lady Lake, Florida.

The rezoning application involves four parcels for a combined total of 6.62 acres (Alternate Keys 1121612, 1584876, 2700416, and 3793334).

The proposes land uses are as follows:

Retail Sales and Services, Medical Offices, Offices, Office/Warehouse Facilities, Contractor’s Office, Mini-Storage Warehouse and Motor Vehicles, Recreational Vehicles and/or Boat Storage Facilities.

The applicant has provided a detailed conceptual plan showing the site developed as a storage facility consisting of approximately 39,024 square feet of enclosed storage building area, 34,422 square feet of covered storage area, a 600-square-foot manager’s residence, and a 600-square-foot office.

The site will feature an RV pump station. The proposed hours are from 8 a.m. to 5 p.m. The applicant also proposes unattended 24-hour access to the facilities which shall be with coded keypad and automatic horizontal sliding gate.

The proposed memorandum of agreement Ordinance 2021-22 states that the developer is proposing a maximum building height of 35 feet.

Setbacks are proposed as follows:

- 1) Front Yard Setback:
 - a) Local roadway – 25 feet minimum
 - b) Collector roadway – 35 feet minimum
- 2) Rear Yard Setback: 20 feet minimum
- 3) Side Yard Setback When Adjoining:
 - a) Another lot - 20 feet
 - b) Local roadway - 25 feet minimum

In terms of landscaping buffers, landscaping requirements shall be Landscape Buffers Class “B” around the perimeter of the subject property line as delineated in Chapter 10, Landscaping and Tree Protection, of the Land Development Regulations. Owner shall install vinyl fencing for the perimeter property lines. Existing trees located within the buffer shall take the place of required trees with proper approvals. Owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town.

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 21, 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 Designations of Adjacent Properties

| | |
|--------------|-----------------------------------------|
| North | Planned Commercial (CP) |
| East | Heavy Commercial (HC) |
| South | Mixed Residential Medium Density (MX-5) |
| West | Multi-Family Low Rise (MF-12) |

The existing zoning designation is Lady Lake Residential Professional (RP). The proposed zoning designation is Lady Lake Planned Commercial (CP). The CP designation is consistent with adjacent properties that are presently in the Town of Lady Lake's jurisdiction.

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 final consideration by the Town Commission.

Staff mailed notices to inform the 30 surrounding property owners within 150 feet on Wednesday, October 20, 2021. The property was posted on Wednesday, October 20, 2021.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-22 was ready for transmittal to the Planning and Zoning Board.

At the November 8, 2021 meeting, the Planning and Zoning Board voted 5 to 0 to forward Ordinance 2021-22 to the Town Commission with the recommendation of approval.

At the December 6, 2021 meeting, the Town Commission voted 5 to 0 for approval of Ordinance 2021-22 upon first reading.

TC/ns