

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2021-26 (Second and Final Reading) — Rezoning — Property Owners: Miguel Matos and Rosa Perez, James Hartson and Daphne Peters, Nicholas and Lark Capra, Waylon and Mandy Bibler, Joseph and Melissa Denham, Richard Rotondo, and The Di Scala Family Trust — Redesignating Zoning Classification from Lady Lake County Single-Family Medium Density (RS-6) to Lady Lake Agricultural Residential (AG-1) for Property being Approximately 74 Acres; Nine Properties Referenced by Alternate Key Numbers 2688360, 2688424, 2688483, 2688556, 1809347, 1282420, 3777509, 1282454 and 3793364 Located within Lady Lake, Florida

AGENDA ITEM ID

2021281

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the second and final reading of Ordinance 2021-26.

SUMMARY

On April 19, 2007, approximately 150 acres were annexed into the Town of Lady Lake under Ordinance 2006-42. The annexation, large-scale comprehensive plan amendment, and rezoning of the property were processed to establish entitlements for the development of a subdivision on the properties. At that time, extended paving of Edwards Road was on Lake County's Capital Improvement Plan.

Shortly thereafter, the paving of Edwards Road was removed from Lake County's Capital Improvement Plan, and the housing market took a drastic fall. Park Haven, a ten-acre subdivision adjacent and west of the subject properties, was under development and utilities were being placed on the tract. The Park Haven subdivision was never completed, nor was Edwards Road ever extended. Edwards Road remains an unimproved clay road to this day.

With the collapse of the housing market and the absence of utilities, the property no longer seemed suitable for development at a density of six dwelling units per acre. The property sat idle for a number of years until it was sold off to individual owners, most tracts in excess of five acres.

On December 16, 2019, the Town of Lady Lake adopted Ordinance 2019-19, which prohibited agricultural uses in the RS-6 zoning district, of which these properties are classified. The property owners purchased these lands with the intent to use them in an agricultural manner, which they were no longer able to do pursuant to Ordinance 2019-19.

Given that the seven properties are now under separate ownership, and that there exists no central water or sewer to the properties, nor a paved road, it is very unlikely that the properties will ever be aggregated for a development of six dwelling units per acre. Each party to the rezoning application has expressed their intent to use the property for agricultural purposes. Rezoning the properties to Agricultural Residential (AG-1) will allow the property owners to use their land in a manner which they desire.

Notices to inform the surrounding 28 property owners within 150 feet of the property of the proposed amendment were mailed on Monday, October 25, 2021. The property was also posted on Monday, October 25, 2021.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-26 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 2021-26 to the Town Commission with the recommendation of approval.

At the December 6, 2021 meeting, the Town Commission voted 5 to 0 to approve Ordinance 2021-26 upon first reading.

TC/ns