

SPECIAL TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2021-25 — Second and Final Reading -Rezoning — Triston Gustavo Meucci Life Estate, Louis Meucci Trustee, Mark and Susan Daigneau, Douglas A. Hill, Sr. Life Estate, and Levon and Sarah Mears — Rezoning of Property being Approximately 421 Acres Located South of County Road 466 and East of Cherry Lake Road In Lake County, Florida from Lake County Agriculture and Planned Unit Development to Town of Lady Lake Planned Unit Development - Mixed Use PUD; Referenced by Alternate Key Numbers 1279810, 3325451, 1279801, 1770700, 1279828, 1279780, 1279763, 1770670, 1770661, 1771498, and 1770653

AGENDA ITEM ID

2022028

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2021-25, rezoning of property being approximately 421 Acres from Lake County Agriculture and Planned Unit Development to Town of Lady Lake Planned Unit Development - Mixed Use PUD.

SUMMARY

Applicant Greg Beliveau, LPG Urban & Regional Planners, Inc, on behalf of Triston Gustavo Meucci Life Estate, Louis Meucci Trustee, Mark and Susan Daigneau, Douglas A. Hill, Sr. Life Estate, and Levon and Sarah Mears, is requesting to amend the zoning designation of properties south of County Road 466 and east of Cherry Lake Road, which includes approximately 421 acres within the Town of Lady Lake limits, from Lake County Urban Low Density and Lady Lake Mixed Development District/Traditional Neighborhood District to Lady Lake Mixed Development District/Traditional Neighborhood District.

The Rezoning application was received on October 14, 2021, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations 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 Town Commission.

Under Ordinance 2021-03, 269.15 acres of the property were zoned Planned Unit Development. At this time, the applicant would like to amend the PUD to incorporate an additional 150.72 acres for the project.

The applicant has proposed to develop a mixed-use project consisting of 120,000 square feet of commercial uses, 15,000 square feet of Medical Office, 3,000 square feet of General Office/medical, 940 units of Single Family residential, 330 Multi-family apartments, 216 Townhome units Independent Living Facility and 56.3 acres of Parks and Amenities, and 138.93 acres of additional Open Space. Under Item 2 of the Memorandum of Agreement, a list of the proposed Commercial Permitted Uses are listed.

The applicant has provided a conceptual plan detailing the layout of the entire development and the uses and densities within the property.

Type	Proposal
Single Family Residential	940 units
Multi-Family Apartments	330 units
Townhome	216 units
General Office	3,000 SF
Medical Office	15,000 SF
Commercial	120,000 SF

ZONING:

Existing Zoning: Lake County Agriculture and Planned Unit Development/ Lady Lake PUD

Proposed Zoning: Lady Lake Mixed Use Planned Unit Development

Properties Adjacent to the proposed development:

Directions	Zoning Designation
North	Lady Lake - Commercial General (RET) and Mixed Residential Medium Density (MR-MD), Other Institutional Facilities (OIF), Lake County (CFD)
East	Lake County - Agricultural Residential (AR), Planned Unit Development, and Agriculture (A)
South	Lake County - Agriculture (A)
West	Sumter County- Planned Commercial and Residential

Notices to inform the surrounding 70 property owners within 150 feet of the property of the proposed rezoning were mailed on Monday, October 25, 2021. The property was also posted

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

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2021-25 was ready for transmittal to the Planning and Zoning Board.

At the November 8, 2021 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2021-25 to the Town Commission with the recommendation of approval.

At the December 6, 2021 meeting, the Town Commission voted 5-0 to approve Ordinance 2021-25.

TC/ns