

**LOCAL PLANNING AGENCY MEETING AGENDA ITEM  
TOWN OF LADY LAKE, FLORIDA**

**Please reference Commission Packet Item D-12 for supplemental materials.**

**AGENDA ITEM TITLE**

Ordinance 2022-05 — Small Scale Future Land Use Comprehensive Plan Amendment — Smith-Anderson — Change the future land use designation from Lake County Urban Low Density to Lady Lake Single Family Medium Density for property owned by William Mason Anderson and Alfreida Anderson and Carl A. Smith Trustee of the Carl A. Smith Family Trust; being approximately 24.75 acres; Referenced by Alternate Key Numbers 3907338, 1283264, and 1283329, within Lake County, Florida.

**AGENDA ITEM ID**

2022100

**DEPARTMENT**

Growth Management

**STAFF RECOMMENDED MOTION**

Staff recommends approval of the first reading of Ordinance 2022-05.

**FLU AMENDMENT PLANNING ANALYSIS**

AGENT	Charles C. Hiott with HALFF Associates, Inc. on behalf of
PROPERTY OWNER(S)	Carl A. Smith Trustee of the Carl A. Smith Family Trust and William Mason Anderson and Alfreida Anderson
PARCEL NUMBERS	29-18-24-0002-000-01501 29-18-24-0002-000-01502 29-18-24-0002-000-06600

On Thursday, May 5, 2022, applications have been filed with the Town of Lady Lake by Charles C. Hiott with HALFF Associates, Inc., on behalf of property owners William Mason Anderson and Alfreida Anderson and Carl A. Smith Trustee of the Carl A. Smith Family Trust to amend the Future Land Use designation of 24.75 acres into the Town’s Comprehensive Plan Map. The request is to change the property from Lake County Urban Low Density to Lady Lake Single Family Medium Density. The subject parcels consist of three vacant lots located approximately a mile south of the intersection of Rolling Acres Road and Highway 466, just

south of the Lake County Transfer Station, identified by alternate key numbers 3907338, 1283264, and 1283329.

The subject properties are located in Section 29, 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.

**FUTURE LAND USE**

EXISTING FLU. Existing Future Land Use designation is Lake County Low Urban Density. It provides a range of residential development at a maximum density of four dwelling units per acre.

PROPOSED FLU. Proposed Future Land Use designation is Lady Lake Single Family Medium Density (SF-MD). Development in the Single Family - Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted however, a mixed-use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

**STATEMENT OF NEED**

At the May 16, 2022, Special Conceptual Workshop Meeting, the applicant stated that the proposal of a mix of single-family residences and townhomes is a much-needed housing product in this area that could make it more affordable to families wanting to work and reside within the Town of Lady Lake.

**BACKGROUND/EXISTING CONDITIONS**

ADJACENT PROPERTY CHARACTERISTICS:

Direction	Future Land Use Designations of Adjacent Properties
North	Sunshower Lane ROW/Lake County Public Service Facility & Infrastructure
East	Lake County Urban Low Density
South	Lake County Urban Low Density
West	Lady Lake Single Family Medium Density (SF-MD)

ENVIRONMENTAL

All three parcels are heavily wooded. The two front vacant parcels are mostly defined as coniferous plantations where pine forest were artificially generated by planting seedling stock or seeds. There is a high number of pine trees per acre, and they appear in row pattern.

Additionally, the front two parcels and third adjacent parcel exhibit a conglomeration of scrub pine hardwoods species found in the upland area. Lastly, there is a 3-bedroom dilapidated dwelling located on the southeasternmost portion of the easterly parcel. There is no Special Flood Hazard Area found within these parcels as per FEMA FIRM Map 12069C0170E effective December 18, 2012.

The site is within the Town of Lady Lake Utility Service Area and will be required to connect to potable water, sanitary sewer, and reuse facilities to support the needs of the overall project.

#### Adjacent Properties

The structures built along the northern boundary are institutional in nature serving as the northwest Lake County Transfer Station providing for limited recycling and waste disposal services to the residents in this area. To the south, there are single dwelling residential lots zoned agriculture. To the east, there is a vacant 10-acre residential lot also zoned agriculture. To the west, across from Rolling Acres Road, there is a vacant 40-acre parcel with a Lady Lake Residential PUD zoning designation.

An Environmental Ecological Site Assessment was prepared on March 14, 2022, after a preliminary field and wildlife survey was conducted on February 4, 2021, for the occurrence of protected flora and fauna. Pedestrian transects were established throughout the site to assess the occurrence, or potential for species of special concern, threatened or endangered species by state and federal agency guidelines. The only threatened species found within the site is the Gopher Tortoise. All gopher tortoise burrows within proposed construction areas and adjacent 25 feet will require a relocation permit through the Florida Fish and Wildlife Conservation Commission (FWC) to a permitted recipient site. A total of eleven active/inactive gopher tortoise burrows were identified and recorded using GPS technology. Additionally, the report recommended a formal Florida Sand Skink survey to be conducted between March 1 and May 15 to confirm the presence of this threaten species. No active bald eagle nests are located within 660 feet of the project area.

According to the Soil Survey for Lake County, Florida, the site includes mostly Candler Sand, 0 to 5 percent slopes (#8) and Candler Sand, 5 to 12 percent slopes (#9), nearly level to gently sloping and sloping to strongly sloping respectively; both of which are excessively drained soils found on rolling uplands of central ridge.

#### IMPACT ON TOWN SERVICES

**Potable Water:** The projected demand on the Water System for this project is 32,250 gpd for the residential project. Total impact to the potable water system will be determined at time of Improvement Plat Plan but is estimated not to exceed 129 ERUs or 32,250 gpd (excluding

Potable Irrigation). Based upon the proposed uses, there is adequate capacity at the present time. Consumptive Use Permit No. 50049 issued by St. Johns to the Town provides allocation of 1.188 million gpd. Last year's average consumption per day was 739,169 gallons per day. There is approximately 448,831 gallons of available capacity under current CUP.

**Sewer:** Based upon the proposed uses, there is adequate capacity at the present time. Town's Central Sewer Wastewater Treatment Plant Facility System allocation is 1.0 million gpd. The average Town's sewer system usage is 611,000 gpd and currently has a capacity of 389,000 gpd. The projected demand on the Wastewater System for this project is 32,250 gpd for the residential project. Total impact to the wastewater system will be determined at time of site plan but is estimated not to exceed 129 ERUs or 32,250 gpd.

**Schools:** In accordance with the Lake County School Board student generation calculation, the project is expected to generate approximately eight elementary school students, four middle school students and six high school students for the 49 Single Family Detached units. The 80 Townhomes are expected to generate 13 elementary, six middle , and nine high school students.

**Transportation:** The project is expected to generate 95 PM Peak Hour Trips and 75 AM Peak Hour Trips. A total of 1,082 daily trips will be generated for the project as proposed.

**Parks And Recreation:** As part of the residential development, additional activity-based recreational areas will be provided internally by the development. The Parks and Recreation Level of Service is not expected to be greatly affected by the approval of this project.

**Stormwater:** Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

**Flood:** The subject properties does not contain any Special Flood Hazard Areas nor wetlands as per FEMA Firm Map 12060C0170E effective 12/18/12.

Staff mailed notices to inform the surrounding nine property owners within 150 feet of the property proposed by the annexation request on Thursday, May 26, 2022. The property was posted Tuesday, May 31, 2022.

**FISCAL IMPACT**

Not applicable.

**SOURCE OF FUNDING**

Not applicable.

**FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

The Technical Review Committee found that Ordinance 2022-05 was ready for transmittal to the Planning and Zoning Board.

At the June 13, 2022 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2022-05 to the Town Commission with the recommendation of approval.

**PUBLIC HEARINGS**

The first reading of Ordinance 2022-05 is scheduled for Wednesday, July 6, 2022, at 5:30 p.m.

The second and final reading is scheduled for Monday, July 18, 2022, at 6 p.m.

TC/nw