

LOCAL PLANNING AGENCY MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

Please reference Commission Item Number D-11 for Supplemental Materials

AGENDA ITEM TITLE

Ordinance 2022-09 – Small Scale Future Land Use Comprehensive Plan Amendment - An Ordinance Amending the Lady Lake Future Land Use Comprehensive Plan of One Lot Being Approximately 0.15 Acre, Located in Orange Blossom Gardens Unit 3, Owned by Martha K. Friedman, Referenced by Alternate Key Number 2684232, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

AGENDA ITEM ID

2022157

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Ordinance 2022-09.

SUMMARY

Martha Friedman submitted an to amend the Future Land Use designation for a property located within Orange Blossom Gardens Unit 3. The property consists of one lot, involving approximately 0.15 acre in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The lot is addressed as 990 Tarrson Boulevard.

The existing Future Land Use designation is Lake County Medium Urban Density. The proposed Future Land Use designation is Lady Lake Manufactured Home High Density.

The application was received on Tuesday, July 5, 2022. Staff has determined it is complete and satisfies the requirements of the Land Development Regulations (LDR) and the Comprehensive Plan. It is ready for consideration by the Local Planning Agency.

Staff mailed notices to inform the surrounding nine property owners within 150 feet on Monday, July 25, 2022. The properties were also posted the same day.

FUTURE LAND USE

Existing Future Land Use designation is Lake County Medium Urban Density. It provides a range of residential development at a maximum density of seven dwelling units per one net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and

intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. May serve as a transition between more intense and less intense urban land uses.

Proposed Future Land Use designation is Lady Lake Manufactured Home High Density (MH-HD). Development within the Manufactured Home, High Density land use category shall be limited to manufactured homes. Densities cannot exceed nine units per acre. Single family, multi-family, commercial, and industrial uses are prohibited, 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.

Properties Adjacent to 990 Tarrson Boulevard:

Direction	Future Land Use Designation
North	Lake County Medium Urban Density
East	Lake County Medium Urban Density
South	Lake County Medium Urban Density
West	Lake County Medium Urban Density

IMPACT ON TOWN SERVICES

A Concurrency Determination Statement has also been included as part of the Small-Scale Comprehensive Plan Amendment application, which the applicant submitted to explain expected impacts on Town services. The applicant proposes to construct a conventional built home. There will be no increase in utility services, traffic, population, or recreation use.

POTABLE WATER: No impact; the lot is served by the Village Center Community Development District Central Water System.

SEWER: No impact; the lot is served by the Village Center Community Development District Central Sewer System.

SCHOOLS: Not factored for project; no foreseen impact of students as the project is located within an active adult retirement community.

TRANSPORTATION: No impact; the existing home will be replaced with a new home. There will be no change in average daily trip generation.

PARKS and RECREATION: The small-scale future land use amendment will not cause Parks and Recreation Level of Service to be exceeded since the project is for the replacement of an existing home. Additionally, The Villages provides its residents with all Parks and Recreation Amenities.

STORMWATER: Project will be required to adhere to SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2022-09 was ready for transmittal to the Planning and Zoning Board.

At the August 8, 2022 meeting, the Planning and Zoning Board voted 5-0 to forward Ordinance 2022-09 to the Town Commission with the recommendation of approval.

PUBLIC HEARINGS

The Town Commission is scheduled to consider Ordinance 2022-09 for First Reading on Wednesday, September 9, 2022. The second and final reading will occur on Monday, September 19, 2022 at 6:00 p.m.