



# L-7

## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Oct. 3, 2016 – Second/Final Reading

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**SUBJECT:** Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 29.43± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).

**DEPARTMENT:** GROWTH MANAGEMENT

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### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission.

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Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission for second and final reading.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

## **Impact on Town Services**

### **Potable Water-**

- ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- ♦ Current water systems usage – 697,461 gpd
- ♦ Demand Contingent on Occupants of Development (482,539 gpd available)
- ♦ Estimated consumption 28,000 gpd

### **Sewer -**

- ♦ The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

### **Schools –**

- ♦ Not factored for project – no foreseen impact of students.

### **Transportation –**

- ♦ Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

### **Parks & Recreation –**

- ♦ Addition in population will not cause P&R Level of Service to be exceeded.

### **Stormwater –**

- ♦ Project will be required to adhere to SJRWMD guidelines.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

### Future Land Use

<b>Subject Property</b>	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lady Lake - Commercial Tourist (CT)
<b>East</b>	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
<b>North</b>	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
<b>South</b>	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

#### Comments:

- 1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
- 2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
- 3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
- 4.) Connection to Town Water Utility will be required to service this RV Park Site.
- 5.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

#### Past Actions

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-14 by a vote of 3-0.

At the May 2, 2016 meeting, the **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-14.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-14.

On May 10, 2016, the Large Scale Future Land Use Map Amendment package was transmittal to the **Department of Economic Opportunity (DEO)** as well as other state and regional agencies for their review. DEO reviewed the proposed amendment and identified no comments related to important state resources and facilities within the

Department's authorized scope of review that will be adversely impacted by the amendment if adopted. **Florida Department of Environmental Protection (DEP)**, the **St. John's River Water Management District (SJRWMD)**, and the **Florida Department of Transportation (FDOT)**, also found that if the amendment were to be adopted there would be no adverse effects to state resources.

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FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget       Operating       Other

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ATTACHMENTS:     Ordinance(s)     Resolution     Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

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DEPARTMENT HEAD *[Signature]*

Submitted *9/26/16*

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

*[Signature]*

*9-26-2016* TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: *10/3/16*

Date

*9/27/16*

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BOARD ACTION:     Approved as Recommended

Disapproved

Tabled Indefinitely     Continued to Date Certain

Approved with Modification