



Project Name
222-156

Date of Plan
4/05/23

Rev. No.	Description	Date

CONSTRUCTION DOCUMENTS:

CONCEPTUAL SITE PLAN
LADY LAKE STORAGE
ALL OF BLOCK 22, CONAN SUBDIVISION
LAKE COUNTY, FLORIDA

**SPECIAL TOWN COMMISSION CONCEPTUAL WORKSHOP AGENDA
ITEM
TOWN OF LADY LAKE, FLORIDA**

AGENDA ITEM TITLE

Conceptual Discussion of Storage Facility Proposal – A proposal to develop two 32,450 square foot self-storage buildings and 25 Boat & RV Parking Stalls with an Office and Security Gate and two commercial outparcels on 6.19 acres of property located on the east side of Teague Trail/CR 25, approximately 650 feet north of the intersection of Fennell Boulevard, Referenced by Alternate Key Number 1225035; within the town limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2023102

DEPARTMENT

Growth Management

SUMMARY

The Lady Lake Group, LLC has submitted a conceptual proposal to develop a self-storage facility Teague Trail/CR 25, within the town limits of the Town of Lady Lake, Florida, on 6.19 acres of property located on the east side of Teague Trail/CR 25, approximately 650 feet north of the intersection of Fennell Boulevard.

The proposal includes two 32,450 square foot self-storage buildings to be constructed in the center of the property, oriented more to the rear away from Teague Trail/CR 25. Also being proposed are 25 boat & RV parking stalls with an office and security gate. The conceptual plan indicated that two commercial outparcels will be developed along Teague Trail/CR 25 with uses that are undetermined at this time.

Ordinance 2007-15 was approved by the Town Commission on July 19, 2007, which allows the following uses:

- Office
- Medical Office
- Retail Sales
- Retail Services
- Personal Services

- Business Services
- Day Care Center
- Bank/Financial Institution
- Restaurant
- Mini-Storage Warehouses

Other uses not listed above are expressly prohibited; therefore, pending a favorable reception of the conceptual plan, the applicant will be required to amend the zoning entitlements of the Memorandum of Agreement to allow the 25 Boat and RV Parking Stalls.

There is a small office park and storage facility to the south of the subject property, and retention pond to the east of the property. In addition, the traffic volume associated with the storage facility is projected to be much less than many other commercial uses.

At this time, the Lady Lake Group, LLC is seeking the direction of the Town Commission regarding whether to advance their proposal and file the rezoning application.

PAST ACTIONS

Ordinance 2007-15 was approved on July 19, 2007.

FISCAL IMPACT

To be determined.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

CP "PLANNED COMMERCIAL"

This district is established to provide for any commercial land use, subject to Town Commission approval, currently available in other "commercial" zoning districts and to provide for any commercial use for which no provision is made elsewhere in this code. The intent is to establish "CP" districts individually under approved site plans and conditions necessary to promote the general welfare and to secure coordinated economic land use.

- 1) Permitted Uses. Any commercial land use is permitted, subject to Town Commission approval; however, the specific ordinance authorizing the establishment of a particular "CP" planned commercial district related to a specific tract of land will condition the land use and operation of the commercial function.
- 2) Uses Permitted as Special Exception Use Upon Approval: None
- 3) Uses Expressly Prohibited
 - A) Industrial uses except manufacturing fabrication.
 - B) Adult entertainment.
 - C) RV Parks.
 - D) Uses prohibited by Town, State and Federal law.
- 4) Design Standards
 - A) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty (80) percent.
 - B) Maximum building height is thirty-five (35) feet unless adequate fire protection measures are provided.
 - C) No minimum lot size is required.
 - D) No minimum lot width is required.
 - E) Setback requirements shall be established individually at the time of zoning approval.
 - F) Parking requirements shall be as required for the specific use.
- 5) Procedures to Establish CP Zoning
 - A) Application for approval shall be made to the Town utilizing the site plan application form provided by the Town and shall be accompanied by the appropriate review fee. The applicant has two (2) options when submitting an application:
 1. Option 1 - Submit a Memorandum of Agreement and a bubble plan (in accordance with the requirements below) in which case a final Site Development Plan must again be submitted after approval.
 2. Option 2 - Submit the final Site Development Plan (prepared in accordance with the site plan requirements in the Site Development Plan Regulations chapter).

- B) The application shall be accompanied by six (6) copies of any information or plans provided.
- C) A bubble plan shall include the following information:
 1. Boundary of subject property and project name.
 2. Major natural features such as lakes, streams, wetlands, and natural communities.
 3. Existing or proposed major streets.
 4. Generalized location map and legal descriptions, including acreage.
 5. Land uses and their location throughout the site with floor area tabulations.
 6. Location, size and character of any common open space and the type of organization proposed to own and maintain it.
 7. Adjacent zoning.
 8. Maximum building heights.
 9. Anticipated phasing plan.
 10. A statement of the proposed method of providing water service, fire protection, sewage disposal and stormwater management.
 11. Any additional data, plans or specification pertinent to the proposed CP.
- D) The review of a CP application shall follow the approval procedures outlined in the Site Development Plan Regulations chapter of this Code.

p) Size and Dimension Criteria

The following charts incorporate required size and dimension requirements, which shall be applicable within each zoning district. All development shall have a total land area sufficient to satisfy all standards stipulated within the land development code, including but not limited to:

- 1) Setback requirements
- 2) Open space, buffers and landscaping requirements
- 3) Surface water management
- 4) Water and wastewater facilities
- 5) Access, internal circulation and required off-street parking
- 6) Environmental protection
- 7) Soil erosion and sedimentation control standards