

b. LUC21-0003

Petitioner: Lake Louise, LLC
Agent: Fred Roberts
Planner: Ian Rynex, AICP (352-629-8329)
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A request to change land use from Medium Residential (County) to Low Intensity (City) for property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 acres.

Background:

- This property is contiguous to the city limits. It was platted for single-family development, but most lots were never developed and most of the roads never built.
- Annexation was requested to obtain city services.
- A new PD, Planned Development, will be submitted for a mix of residential product.
- Low Intensity land use is proposed with an associated land use policy.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Table 1: Traffic Circulation¹

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
CR475C/SW 42nd St SR 200 to SW 7 th Ave	4	Minor Arterial	E	35,820	18,800	C
SW 7 th Ave SW 32 nd (also 42 nd) St to SR 464	2	Local	E	29,340	4,000	B

LOS=Level of Service, AADT=Annual Average Daily Traffic

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available. A city sewer line is within 600 feet of the property. Therefore, the developer will pay to extend it to serve the development.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-storm event.²

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: Precise impact on schools is unknown at this time because the PD has not been submitted. The development is anticipated to be a mix of residential product which will have an impact on local schools.

The associated FLUP21-44568, not yet approved, would limit development to 16 units per acre and to a total of 1,146 units. According to these caps, the following school data has been generated.

Adequate capacity exists for this project from a districtwide perspective (see District Wide Utilization). Two of the three schools serving the area of this proposed Land Use change are experiencing persistent localized overcrowding. The extent of the project's adverse impacts to the already overcrowded schools is subject to a number of specifics (e.g. age-restricted? or all ages market rate, project timing, phasing, absorption rate and extent of build out).

LUC21-0003						
LAKE LOUISE					PROPOSED	ALLOWED
				DWELLING TYPE	PROJECT DWELLING UNITS	
	DISTRICT WIDE		SY 21-22	MFR	N/A	1146
SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	60th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	92%	SHADY HILL	85.6%	0.097	N/A	111
M	83%	OSCEOLA	112.6%	0.040	N/A	45
H	88%	BELLEVIEW	111.4%	0.043	N/A	49

Land Use Designation

Existing:

Medium Residential (County). This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Requested:

Low Intensity. The Low Intensity³ land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

Staff Recommendation: *Approval*

Discussion:

No further discussion

RESULT: APPROVED LUC21-0003
MOVER: Richard Kesselring
SECONDER: Kris Clere
AYES: Kesselring, Clere, Adams, Lopez, Gilchrist
ABSTAINED: Rudnianyn
EXCUSED: Boone