

PLANNING AND ZONING BOARD MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Green Key Village Subdivision — Phase 5-Preliminary Plat Plan — Proposing 16 single family residence lots on a 5.96-acre parcel zoned RS-6, within the Green Key Village Development, located on the north side of Lake Ella Road approximately one half mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road (Alternate Key 3903749).

AGENDA ITEM ID

20180345

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

1. Motion to forward the Green Key Village Phase 5 Preliminary Plat Plan to the Town Commission with the recommendation of approval.
2. Motion to forward the Green Key Village Phase 5 Preliminary Plat Plan to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1.

SUMMARY

Applicant and owner, Greg Thomas of Green Key Village, LLC, has submitted Preliminary Subdivision Plat Plans and application for approval for the Green Key Village Phase 5 Subdivision. Other supplementary documentation includes the Warranty Deed, Concurrency Determination Form, Survey, Lake County School Concurrency Capacity Reservation, and Declaration of Covenants, Restrictions, and Easements.

The Green Key Village Phase 5 proposes the construction of 16 single-family residences located on approximately 5.96 acres on the north side of Lake Ella Road approximately one half mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road (Alternate Key 3903749). Phase 5 encompasses lots 87 through 102.

The Preliminary Plat Plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) The following items are included in the packet:

1. Preliminary Plat Plan Review completed by the Town's Engineer dated November 29, 2018.
2. Preliminary Plat Plan Review completed by the Town's Building Official, dated November 26, 2018.
3. Preliminary Plat Plan Review completed by Town's Fire Inspector, dated November 20, 2018.
4. Preliminary Plat Plan Review completed by the Growth Management Department, dated November 19, 2018.
5. Preliminary Plat Plan Review completed by Lake County Public Works Department, dated November 19, 2018.
6. Preliminary Plat Plan Review completed by Lady Lake Public Works Department, dated October 24, 2018.
7. Preliminary Plat Plan Review completed by Lake-Sumter Metropolitan Planning Organization, dated October 2, 2018.

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is "RS-6" (Single Family Medium Density) allowing up to six dwelling units per acre on the 5.96-acre parcel; which is in compliance with the proposal.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of nine sheets, are drawn in 24"x36" pages and have been certified by Charles Cecil Hiott, Professional Engineer with Booth Ern Straughan Hiott, Inc. dated November 14, 2018.

COMMENTS:

Preliminary Plat Plan approval does not permit the construction of any improvements. The applicant must continue the process via the submittal and approval of an Improvement Plat Plan application. All regulatory agency permits must be submitted to the Town prior to commencing site work.

A Water, Sewer and Reuse Agreement will have to be amended between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Green Key Village Phase 5 Subdivision.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application on Thursday, November 29, 2018, finding it complete ready to move forward to the Planning and Zoning Board.

The Town Commission meeting has been tentatively scheduled to review the Green Key Village Phase 5 Preliminary Plat Plan for final consideration on Monday, December 17, 2018 at 6:00 p.m.

WT/nvs