

# PLANNING AND ZONING BOARD MEETING AGENDA ITEM

## TOWN OF LADY LAKE, FLORIDA

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### AGENDA ITEM TITLE

Green Key Village Subdivision Phase 4 — Final Plat Plan — Proposing 17 Single-Family Residential Lots on an approximately 9.59-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 and Referenced by Alternate Key 3903749

### AGENDA ITEM ID

2019106

### DEPARTMENT

Growth Management

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### STAFF RECOMMENDED MOTION

1. Motion to forward Green Key Village Subdivision Phase 4 — Final Plat Plan application to the Town Commission with the recommendation of approval.
2. Motion to Green Key Village Subdivision Phase 4 — Final Plat Plan application to the Town Commission with the recommendation of denial.

Staff is in support of motion number one.

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### SUMMARY

Applicant and owner, Greg Thomas of Green Key Village, LLC, has submitted final subdivision plat plans and application for approval for the Green Key Village Phase 4 Subdivision. Other supplementary documentation includes the Subdivision Title of Opinion, Warranty Deed, Survey, and Declaration of Covenants, Restrictions, and Easements.

The Green Key Village Phase 4 proposes the construction of 17 single-family residences on approximately 9.59 acres on the north side of Lake Ella Road, approximately one-half mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road.

The Green Key Village Phase 4 subdivision zoning is RS-6, and the plat features a typical lot measuring 120' wide by 120' deep, Tract A (Open Space and Recreation), and Tract B (Private Road); however, utility lines will be conveyed to the Town for maintenance.

The Final Plat Plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. The following items are included in the packet:

Final Plat Review completed by Town Attorney, dated 05/29/2019.

Final Plat Review completed by Town Surveyor, dated 05/23/2019.

Declaration of Covenants, Restrictions and Easement for Green Key Village Phase 4.

Subdivision Title of Opinion dated 5/26/2019.

Revised Final Subdivision Plat Plans submitted on 5/22/2019.

## **BACKGROUND**

The Town Commission approved Resolution 2013-101 on February 22, 2013, establishing that all lots within the Green Key Village Development are allowed a 20-foot minimum front yard setback.

The Green Key Village Phase 4 Subdivision Preliminary Plat Plan received approval by Town Commission on June 5, 2018. The applicant has substantially completed the improvement plans and construction plans process and is ready to proceed with the Final Plat Application.

The Sewer & Water Agreement will need to be amended between Town of Lady Lake and the Property Owner/Developer to incorporate additional ERUs to allocate adequate capacity for the lots within the Green Key Village- Phase 4 Subdivision.

## **COMMENTS**

Satisfied Items:

Applicant has addressed all outstanding Town Attorney comments.

Applicant has addressed all outstanding surveyor comments.

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## **FISCAL IMPACT**

Not applicable.

## **FUNDING ACCOUNT**

Not applicable.

**PAST ACTIONS**

The Technical Review Committee (TRC) members individually reviewed the application on Thursday, May 30, 2019, and found it to be complete and ready to move forward to the Planning and Zoning Board.

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**PUBLIC HEARINGS**

The Commission's first and final reading of the Final Plat Plans is tentatively scheduled for Monday, July 1, 2019, at 6:00 p.m.

WT/nvs