

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

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 (Alternate Key 3903749)

AGENDA ITEM ID

2019122

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the Green Key Village Subdivision — Phase 4 — Final Plat Plans.

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 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 located 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, residential single-family at a density of six dwelling units per acre. The plat features a typical lot size measuring 120' wide by 120' deep. Tract A of the plat is designated as Open Space and Recreation, and Tract B designates the area encompassing a Private Road. Utility lines which service the platted lots will be conveyed to the Town for maintenance, and the utility easement locations have been depicted on the plat.

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/Construction plans process and is ready to proceed with the Final Plat Application.

The Sewer and 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 or Revised Items: Applicant has addressed all outstanding Town Attorney comments and all outstanding surveyor comments.

PAST ACTIONS

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

At the June 10, 2019 meeting, the Planning and Zoning Board voted 3 to 0 to forward the plat of Green Key Village to the Town Commission with the recommendation of approval.

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable

TC/nvs