

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2019-115 (First and Final Reading) — A Resolution Vacating the Green Key Village Phase 3 Subdivision, As Per the Plat thereof Recorded in Plat Book 70, Pages 48 And 49, Public Records of Lake County, Florida; Being within the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2019257

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of Resolution 2019-115 as presented.

SUMMARY

On Thursday, October 24, 2019, applicant and owner Greg Thomas of Green Key Village, LLC, applied to vacate the plat of Green Key Village Phase 3. The property includes approximately 7.29 acres. A replat of the subdivision has already occurred, and was approved on Monday, October 21, 2019 by the Town Commission. The development will remain a 27-lot subdivision according to the replat that has been approved.

Originally the Green Key Village Phase 3 Subdivision final plat was approved on October 1, 2018. Upon completion of construction of the model homes, and through the closing process of the sale of a home in Phase 3, it was realized that the utility easement along the front property line was shown as ten feet on the plat. Again, the replat that was recently approved corrected the issue; however, the title attorney representing Green Key Village, LLC advised that the vacation of the Green Key Village Phase 3 plat should still take place to ensure there are no issues tied to the properties or subdivision related to that plat going forward.

The applicant has furnished a Joinder and Consent for fee simple owner Kathryn Paul for Lot 49, and John Swanson as holder of a Mortgage and Security Agreements from Green Key Village, LLC to John A. Swanson. No other parties at this time have interest in the properties; therefore, no other consent is requisite for vacating the plat.

Staff mailed notices to inform the surrounding nine property owners within 150 feet of the property proposed by the plat vacation request Monday, October 28, 2019. The property was also posted Monday, October 28, 2019.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application on Monday, November 4, 2019, and found the application complete ready to move forward to the Planning and Zoning Board.

At the November 12, 2019 meeting the Planning and Zoning Board voted 3 to 0 to forward Resolution 2019-115 to the Town Commission with the recommendation of approval.

TC/nvs