

1 **DRAFT RESOLUTION 2020-109**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 5). 5-4).**
4 **n).4).B)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH**
5 **RESTRICTS BUILDING HEIGHT WITHIN THE HEAVY COMMERCIAL ZONING DISTRICT TO**
6 **45 FEET WITH A LIMITATION OF THREE STORIES FOR MULTI-FAMILY APARTMENTS.**
7 **THE VARIANCE REQUEST IS TO ALLOW ONE APARTMENT BUILDING (BUILDING “F”) TO**
8 **BE FOUR STORIES AND 50 FEET IN HEIGHT WITHIN THE LADY LAKE SQUARE**
9 **APARTMENT COMPLEX PROPOSED AT THE SOUTHWEST CORNER OF COUNTY ROAD**
10 **25 AND GRIFFIN AVENUE, REFERENCED BY ALTERNATE KEYS 3306376 AND 3302494,**
11 **OWNED BY LADY LAKE SQUARE LLC, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY**
12 **LAKE, FLORIDA.**

13 **WHEREAS**, Lady Lake Square, LLC is the owner of certain real property located in the Town of
14 Lady Lake, Florida, more particularly described in Exhibit “A”; and

15 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of Chapter 5,
16 Section 5-4). n).4).B)., of the Town of Lady Lake Land Development Regulations which
17 restricts building height within the Heavy Commercial Zoning District to 45 feet with a
18 limitation of three stories for multi-family apartments; and

19 **WHEREAS**, the variance request is to allow one apartment building (Building “F”) to be four
20 stories and 50 feet in height within the Lady Lake Square Apartment Complex proposed at the
21 Southwest Corner of County Road 25 and Griffin Avenue, referenced by Alternate Keys
22 3306376 and 3302494, owned by Lady Lake Square, LLC, within the town limits of the Town of
23 Lady Lake, Florida; and

24 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider
25 the variance request, and having heard evidence and testimony on said request, found it to
26 be consistent with the Lady Lake Comprehensive Plan and requirements for variances set
27 forth in the Land Development Regulations of the Town of Lady Lake.

28 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,
29 Florida, hereby grants a variance from the provisions of Chapter 5, Section 5-4). n).4).B)., of
30 the Town of Lady Lake Land Development Regulations which restricts building height within
31 the Heavy Commercial Zoning District to 45 feet with a limitation of three stories for multi-
32 family apartments. The variance approval allows one apartment building (Building “F”) to be
33 four stories and 50 feet in height within the Lady Lake Square Apartment proposed at the
34 Southwest Corner of County Road 25 and Griffin Avenue, referenced by Alternate Keys

1 3306376 and 3302494, owned by Lady Lake Square, LLC, within the town limits of the Town of
2 Lady Lake, Florida.

3 This Resolution shall take effect immediately upon its adoption by the Town Commission of
4 the Town of Lady Lake.

5 **RESOLVED** this _____ day of _____, 2020, in Lady Lake, Florida, by the
6 Lady Lake Town Commission.

7 Town of Lady Lake, Florida

8 _____
9 Jim Richards, Mayor

10 Attest:

11 _____
12 Kristen Kollgaard, Town Clerk

13 Approved as to form:

14 _____
15 Derek Schroth, Town Attorney

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EXHIBIT A — LEGAL DESCRIPTION AND MAP

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Parcel ID 08-18-24-0150-012-00101 (AK 3302494); located in Section 08, Township 18 South, Range 24 East:

LADY LAKE, CONANT LOTS 1, 2, 3, 4, 13, 14, 15, 16, BLK 12, BLK 13, LOTS 1, 2, 3, 4, TRIANGULAR LOT, BLK 17, LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 BLK 18, BLKS 20, 21 & VACATED 3RD ST LYING, BETWEEN BLKS 12 & 13 & BETWEEN BLKS 20 & 21 & E 1/2 OF VACATED 3RD ST LYING ADJACENT TO LOTS 2 & 3 BLK 17, S 1/2 OF VACATED OXFORD N OF LOTS 5-8, BLK 18, VACATED OXFORD N OF LOTS 3-4 BLK 18 & S OF LOTS 13-14, BLK 12, N 1/2 OF VACATED OXFORD BOUNDED ON E BY CENTERLINE OF THIRD ST & ON W BY S'LY EXTENSION OF LOT 15, BLK 12, VACATED OXFORD E OF CENTERLINE OF THIRD ST & W OF W LINE OF RR R/W, VACATED STAPYLTON AVE BOUNDED ON W BY E LINE OF SECOND ST & ON E BY N'LY EXTENSION OF LOT 2, BLK 20, S 1/2 OF VACATED STAPYLTON AVE BOUNDED ON W BY N'LY EXTENSION OF LOT 2, BLK 20 & ON E BY CENTERLINE OF THIRD ST, VACATED STAPYLTON AVE BOUNDED ON W BY CENTERLINE OF THIRD ST & ON E BY W LINE OF RR R/W--LESS FROM SE'LY COR OF LOT 1 HOME DEPOT SUB RUN S 58-09-15 E ALONG NE'LY R/W LINE OF US HWY 441 A DIST OF 60 FT TO E'LY R/W LINE OF SECOND ST, N 31-50-57 E ALONG SAID E'LY R/W LINE 155.52 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE W'LY & HAVING A RADIUS OF 180 FT, THENCE RUN N'LY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 31-45-06 AN ARC DIST OF 99.75 FT TO THE POINT OF TANGENCY, THENCE RUN N 0-05-46 E 297.18 FT, S 89-54-13 E 3 FT, N 0-05-46 E 277.12 FT, S 89-52-31 W 84.38 FT TO E'LY R/W LINE OF SECOND ST, S 0-05-46 W 276.79 FT TO POB & LESS FROM SE'LY COR OF LOT 1 HOME DEPOT SUB RUN S 58-09-15 E ALONG NE'LY R/W LINE OF US HWY 441 A DIST OF 60 FT TO E'LY R/W LINE OF SECOND ST & POB, RUN N 31-50-57 E ALONG E'LY R/W LINE 155.52 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE W'LY & HAVING A RADIUS OF 180 FT, THENCE N'LY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 31-45-06, AN ARC DIST OF 99.75 FT TO THE POINT OF TANGENCY, THENCE RUN N 0-05-46 E 297.18 FT, S 89-54-13 E 3 FT, N 0-05-46 E 44.04 FT, S 89-54-13 E 84.38 FT, N 0-05-46 E 277.12 FT, N 89-52-31 E 765.62 FT, S 58-09-03 E 347.45 FT, S 0-29-28 W 516.64 FT, N 89-18-05 W 116.57 FT, S 31-52-45 W 400.99 FT, N 58-08-13 W 270 FT, S 31-51-47 W 325 FT TO A POINT OF NE'LY R/W LINE OF US HWY 441, N 58-09-15 W 617.68 FT TO POB-- ORB 5153 PG 1848

Parcel ID 08-18-24-0150-018-00100 (AK 3306376); located in Section 08, Township 18 South, Range 24 East:

LADY LAKE CONANT LOTS 1, 2, 15, 16, BLK 18 & W 1/2 VACATED THIRD ST LYING E OF LOTS 1 & 16 BLK 18, S 1/2 OF VACATED OXFORD BOUNDED ON E BY CENTERLINE OF THIRD ST & ON W BY N'LY EXTENSION OF W LINE OF LOT 2, N 1/2 OF VACATED STAPYLTON AVE BOUNDED ON E BY CENTERLINE OF THIRD ST & ON W BY S'LY EXTENSION OF LOT 15, BLK 18 ORB 5153 PG 1848

