

1 **DRAFT RESOLUTION 2020-114**
2 **TOWN OF LADY LAKE, FLORIDA**

3 A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 15,
4 ARTICLE II, SECTION 15-52). a). 2). C). OF THE TOWN OF LADY LAKE LAND
5 DEVELOPMENT REGULATIONS WHICH STATES THAT NO COMMERCIAL DRIVEWAY
6 SHALL BE PERMITTED WITH ITS NEAREST EDGE CLOSER THAN 100 FEET, OR IF THE
7 LOT DOES NOT HAVE 100 FEET, THEN AT ITS FURTHEST POINT FROM THE EDGE OF
8 THE NEAREST RIGHT OF WAY LINE OF AN INTERSECTING ROAD CLASSIFIED AS A
9 COLLECTOR OR ARTERIAL. THE APPLICANT IS REQUESTING A MINIMUM DRIVEWAY
10 SETBACK OF 67 FEET FROM THE INTERSECTION OF NORTH US HIGHWAY 27/441 AND
11 WEST GUAVA STREET, ON PROPERTY OWNED BY KNIGHTS REAL ESTATE INC.,
12 LOCATED AT 135 NORTH HIGHWAY 27/441 (AK 2933224), WITHIN THE TOWN LIMITS
13 OF LADY LAKE, FLORIDA.

14 **WHEREAS**, Knights Real Estate Inc., is the owner of certain real property located in the Town
15 of Lady Lake, Florida, more particularly described in Exhibit “A”; and

16 **WHEREAS**, the Applicant/Property Owner petitioned for a variance under the provisions of
17 Chapter 15, Article II, Section 15-52, a). 2). C). of the Town of Lady Lake Land Development
18 Regulations, which states that no commercial driveway shall be permitted with its nearest
19 edge closer than 100 feet, or if the lot does not have 100 feet, then at its furthest point from
20 the edge of the nearest right of way line of an intersecting road classified as a collector or
21 arterial. The variance request is to request a minimum driveway setback of 67 feet from the
22 intersection of North US Highway 27/441 and West Guava Street, located at 135 North
23 Highway 27/441 (Alternate Key 2933224), within the Town limits of 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 the 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 under the provisions of Chapter 15, Article II, Section 15-52,
30 a). 2). C)., of the Town of Lady Lake Land Development Regulations, which states that no
31 commercial driveway shall be permitted with its nearest edge closer than 100 feet, or if the
32 lot does not have 100 feet, then at its furthest point from the edge of the nearest right of way
33 line of an intersecting road classified as a collector or arterial. The variance hereby grants the
34 minimum driveway setback of 67 feet from the intersection of North US Highway 27/441 and

1 West Guava Street, on property owned by Knights Real Estate Inc., located at 135 North
2 Highway 27/441 (Alternate Key 2933224), within the Town limits of 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 21st day of **December, 2020**, in Lady Lake, Florida, by the Lady Lake
6 Town Commission.

7 Town of Lady Lake, Florida

8 _____
9 Ruth Kussard, Mayor

10 Attest:

11 _____
12 Nancy Slaton, Interim Town Clerk

13 Approved as to form:

14 _____
15 Derek Schroth, Town Attorney

16 **ACKNOWLEDGED:**

17 The undersigned landowner by the execution hereof agrees to comply with the conditions of
18 the variance as established herein.

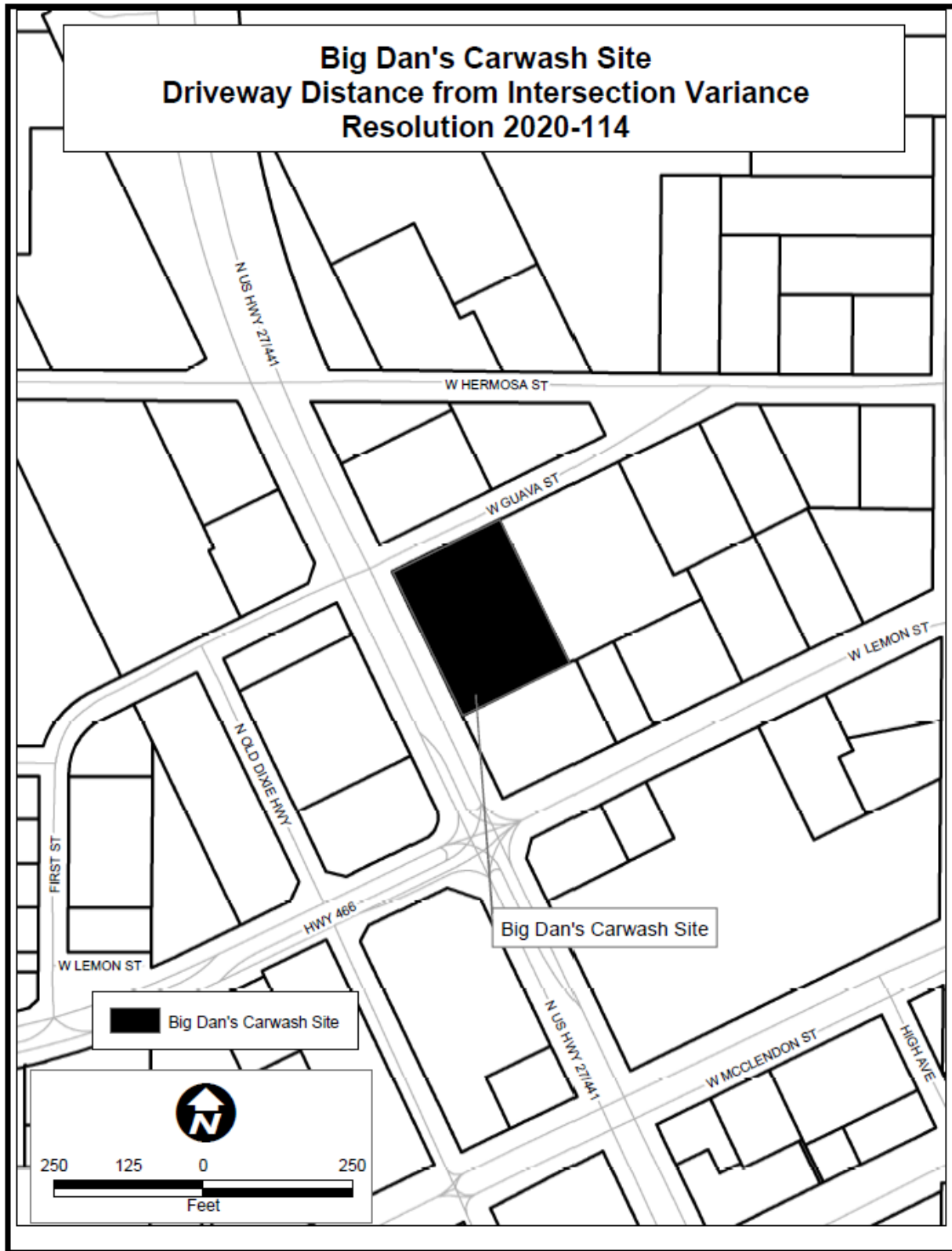
19 _____
20 Authorized Signer, Knights Real Estate Inc.

21

EXHIBIT A—Legal Descriptions and Map

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

Parcel ID 20-18-24-0400-000-04702; Section 20, Township 18 South, Range 24 East; LADY LAKE, W'LY 200.28 FT OF N'LY 55.4 FT OF LOT 47, W'LY 200.28 FT OF LOT 50--LESS FROM SE COR OF SEC 17 RUN N 89-55-43 W ALONG THE S'LY BOUNDARY LINE OF SEC 17 A DIST OF 499.35 FT TO A POINT LYING ON THE CENTERLINE OF SURVEY OF SR 500, THENCE RUN N 25-44-24 W ALONG SAID CENTERLINE OF SURVEY OF SR 500 A DIST OF 1077.83 FT, THENCE RUN N 63-26-25 E 50 FT TO THE INTERSECTION OF THE E'LY R/W LINE OF SAID SR 500 & THE S'LY R/W LINE OF GUAVA ST, A 50 FT R/W ALSO BEING THE POB, THENCE CONT N 63-26-25 E ALONG SAID S'LY R/W LINE OF GUAVA ST A DIST OF 23.04 FT TO THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE E, SAID CURVE HAVING A CENTRAL ANGLE OF 73-07-17, A RADIUS OF 26 FT, & A CHORD BEARING & DIST OF S 09-33-58 W 30.98 FT RESPECTIVELY, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE A DIST OF 33.18 FT, THENCE S 26-59-40 E A DIST OF 242.09 FT, THENCE S 63-36-36 W 10.44 FT TO A POINT LYING ALONG SAID E'LY R/W LINE OF SR 500, THENCE N 25-44-24 W ALONG SAID E'LY R/W LINE OF SR 500 A DIST OF 267.09 FT BACK TO THE POB FOR RD R/W--PB 8 PG 9 ORB 5034 PG 321.



1