

**RESOLUTION 2020-112
TOWN OF LADY LAKE, FLORIDA**

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 5). 5-4). h).7).D).1).d)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THE FRONT YARD SETBACK FOR LOCAL PRIVATE STREETS WITHIN THE MH-9 ZONING DISTRICT BE 25 FEET. THE VARIANCE REQUEST IS TO ALLOW THE FRONT YARD SETBACK TO BE 20 FEET WITHIN THE WATER OAK HILLTOP EXPANSION PHASES 1 TO 5, PROPOSED SOUTH OF GRIFFIN AVENUE AND EAST OF THE EXISTING WATER OAK COUNTRY CLUB ESTATES, REFERENCED BY ALTERNATE KEYS 1238111, 1770483, 1238277, and 3838951, OWNED BY SUN WATER OAK EXPANSION, LLC AND SUN COMMUNITIES FINANCE LP, WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA.

WHEREAS, Sun Water Oak Expansion, LLC and Sun Communities Finance LP are the owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit “A”; and

WHEREAS, the Property Owners petitioned for a variance from the provisions of Chapter 5, Section 5-4). h).7).D).1).d)., of the Town of Lady Lake Land Development Regulations which requires the front yard setback for local private streets within the MH-9 zoning district to be 25 feet; and

WHEREAS, the variance request is to allow the front yard setback to be 20 feet to the edge of the road pavement within the Water Oak Hilltop Expansion Phases 1 to 5 proposed south of Griffin Avenue and east of the Water Oak Country Club Estates, referenced by Alternate Keys 1238111, 1770483, 1238277, and 3838951, owned by Sun Water Oak Expansion, LLC and Sun Communities Finance LP, within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 5, Section 5-4). h).7).D).d)., of the Town of Lady Lake Land Development Regulations which requires the front yard setback for local private streets within the MH-9 zoning district to be 25 feet. The variance approval allows to establish the front yard setback at a minimum of 20 feet for residential structures constructed within the Water Oak Hilltop Expansion Phases 1 to 5 proposed south of Griffin Avenue and east of the Water Oak Country Club Estates, referenced by Alternate Keys

1238111, 1770483, 1238277, and 3538951, owned by Sun Water Oak Expansion, LLC and Sun Communities Finance LP, within the town limits of the Town of Lady Lake, Florida.

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

RESOLVED this 15th day of **March, 2021**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Ruth Kussard, Mayor

Attest:

Nancy Slaton, Interim Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A—Legal Descriptions and Map

Parcel #1 - 09-18-24-0004-000-02200; Section 09, Township 18 South, Range 24 East;

W 3/4 OF N 1/2 OF NW 1/4 OF SE 1/4, N 10 FT OF W 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4 ORB 5203 PG 205;

AND

Parcel #2 - 09-18-24-0004-000-02100; Section 09, Township 18 South, Range 24 East;

W 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4--LESS N 10 FT--, E 1/4 OF NW 1/4 OF SE 1/4--LESS FROM NW COR OF SE 1/4 RUN N 89DEG 01MIN 17SEC E 993.88 FT, S 00DEG 29MIN 38SEC E 25 FT TO S R/W LINE OF GRIFFIN AVE & POB, RUN N 89DEG 01MIN 17SEC E ALONG SAID S R/W LINE 331.28 FT TO E LINE OF NW 1/4 OF SE 1/4, S 00DEG 27MIN 39SEC E 648.22 FT, S 88DEG 54MIN 56SEC W 330.91 FT, N 00DEG 29MIN 38SEC W 648.83 FT TO POB ORB 5203 PG 2054;

AND

Parcel #3 - 09-18-24-0004-000-02000; Section 09, Township 18 South, Range 24 East;

N 1/4 OF SW 1/4 OF SE 1/4 ORB 5203 PG 2054;

AND

The South 990 feet of the SW 1/4 of the SE 1/4 of Section 9, Township 18 South, Range 24 East;

AND

The South 280 feet of the East 365 feet of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 24 East;

AND

The NE 1/4 of the NE 1/4 of the NW 1/4 of Section 16, Township 18 South, Range 24 East.

