

ORDINANCE 2021-09
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-8-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Legislative Findings, Purpose, and Intent.

- a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the “Local Government Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).
- b. The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-8(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.
- c. The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on July 9, 2021 and recommended to the Town Commission that said amendment be adopted by the Town Commission.
- d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan and received comments from the general public and the Local Planning Agency.
- e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Large Scale Amendment to the Future Land Use Element Map Series. The Comprehensive Plan is hereby further amended as per the Future Land Use Map Series with the large-scale amendment as indicated below:

Amendment Number: 21-L-02

Applicant/Owner: JT Beahan IV

General Location: South U.S. Highway 27/441, approximately 800 feet north of Hartsock Sawmill Road, Lady Lake, Florida 32159

Acres: Approximately 22.29 Acres

Future Land Use Change from Manufactured Homes High Density (MH-HD) to Commercial General – Retail Sales & Services (RET).

Graphic representation of this Large-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

Section 4. Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this __ day of _____, **2021** in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final Reading.

Town of Lady Lake, Florida

Ruth Kussard, Mayor

Attest:

Nancy Slaton, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT "A"

Legal Description & Map

Alternate Key 1771421 — W 1/4 OF SE 1/4 OF NE 1/4, SW 1/4 OF NE 1/4, LYING NE OF NE'LY R/W OF SR 500, E 990 FT OF N 660 FT OF SE 1/4 OF NE 1/4--LESS FROM NE COR OF SW 1/4 OF NE 1/4 RUN N 89-46-08 W ALONG N LINE OF SW 1/4 OF NE 1/4 A DIST OF 741.54 FT TO A POINT ON E'LY R/W LINE OF SR 500, S 23-16-50 E ALONG SAID R/W LINE 1187.86 FT FOR POB, CONT S 23-16-50 E ALONG SAID E'LY R/W LINE A DIST OF 259.46 FT TO A POINT ON S BOUNDARY OF SW 1/4 OF NE 1/4, S 89-48-40 E ALONG SAID S LINE 497.31 FT TO E LINE OF W 1/4 OF SE 1/4 OF NE 1/4, N 0-08-30 E ALONG SAID E LINE 238 FT, N 89-48-40 W 600.45 FT TO POB & LESS FROM NE COR OF SW 1/4 OF NE 1/4 RUN N 89-46-08 W ALONG N BOUNDARY OF SW 1/4 OF NE 1/4 A DIST OF 741.54 FT TO A POINT ON SAID E'LY R/W LINE OF HWY 27 & 441, S 23-16-50 E ALONG SAID R/W LINE A DIST OF 637.86 FT FOR POB, RUN S 89-48-40 E 819.07 FT TO E BOUNDARY LINE OF W 1/4 OF SE 1/4 OF NE 1/4, S 0-08-30 W ALONG SAID E LINE OF W 1/4 OF SE 1/4 OF NE 1/4 A DIST OF 504.50 FT, N 89-48-40 W 600.45 FT TO A POINT ON SAID E'LY R/W LINE OF HWY 27 & 441, N 23-16-50 W ALONG SAID E'LY R/W LINE 550 FT TO POB-- ORB 1810 PG 1538 ORB 3237 PG 337 ORB 4350 PG 658

LESS AND EXCEPT:

FROM THE SW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 28 TOWNSHIP 18 RANGE 24 EAST, RUN N 89 46 08 W 300 FEET TO THE POB. CONTINUE N 89 46 08 W TO THE EASTERLY ROW LINE OF SR 500, BEING APPROXIMATELY 441 FEET. THENCE S 28 16 50 E ALONG THE SAID ROW LINE A DISTANCE OF 637.86 FEET. DEPARTING SAID ROW, RUN THENCE S 89 08 40 E A DISTANCE OF 381.02 FEET, THENCE RUN N 18 06 31 W A DISTANCE OF 615.70 FEET, MORE OR LESS, TO THE POB. SAID PROPERTY BEING APPROXIMATELY 22.29 ACRES

