

SPECIAL TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval of Lady Lake Commons Final Plat, a Plat of Five Commercial Lots and Three Tracts on an 18.52-Acre Parcel Zoned Heavy Commercial, Located West of County Road 25, South of Fennell Boulevard, and Northeast of Highway 27/441, within Lake County, Florida

AGENDA ITEM ID

2021167

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Lady Lake Commons Final Plat.

SUMMARY

Applicant and owner, Benchmark Lady Lake 25 Associates, LLC, has submitted a Final Plat Plan and application for Lady Lake Commons. Other supplemental documentation includes the Title of Opinion, Survey, Joinder and Consent, and Recorded Public Utility Easement.

The plat includes five commercial lots and three tracts and encompasses an area of 18.52 acres. Lot 1 contains a multi-tenant shopping center, and lots 2, 3, 4, and 5 exist as outparcels. Buildings have been erected on all parcels, with exception of Lot 2 which is presently under construction. Lot 5 has already been sold, and Benchmark Lady Lake 25 Associates, LLC retains ownership of the remaining properties at this time.

On August 5, 2019, Benchmark Lady Lake 25 Associates, LLC granted a public utility easement across the property, specifically Lots 1 and 2, for the maintenance of sewer infrastructure by the Town of Lady Lake.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. Attached are the following items in the packet:

- Application for the Final Plat received February 8, 2021.
- Final Plat Review completed by Town Attorney, dated 07/26/2021.

- Final Plat Review completed by Town Surveyor, dated 08/03/2021.
- Joinder and Consent documents from both landowners.
- Subdivision Title of Opinion dated 4/28/21
- Final Plat Plan dated 4/28/21 by Joel A. Seymour, PSM

The applicant has substantially completed the Construction Plans for all lots within the plat, apart from Lot 2, and is ready to proceed with the Final Plat.

COMMENTS:

Applicant has addressed all outstanding Town Attorney comments.

Applicant has addressed all outstanding surveyor comments.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the plat application and found the application complete ready to move forward to the Planning & Zoning Board.

At the August 9, 2021 meeting, the Planning and Zoning Board voted 4 to 0 to forward the Lady Lake Commons Final Plat to the Town Commission with the recommendation of approval.

WT