

# **TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA**

**AGENDA ITEM TITLE**

Green Key Village Subdivision — Phases 5 & 6-Preliminary Plat Plan — Proposing 93 single family residence lots on the remainder area of the parent parcel consisting of approximately 24.11 +/- acres of land, zoned RS-6, within the Green Key Village Development, located on the north side of Lake Ella Road approximately ½ mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road (Alternate Key 3903749).

**AGENDA ITEM ID**

2022051

**DEPARTMENT**

Growth Management

**STAFF RECOMMENDED MOTION**

Staff recommends approval for the Green Key Village Subdivision — Phases 5 & 6-Preliminary Plat Plans as presented.

**SUMMARY**

Applicant and owner, Greg Thomas of Green Key Village, LLC, has submitted Preliminary Subdivision Plat Plans and application for approval for the Green Key Village Phases 5 and 6 Subdivision. Other supplementary documentation includes Warranty Deed, Concurrency Determination Form, Survey, Lake County School Concurrency Capacity Reservation and Declaration of Covenants, Restrictions, and Easements.

The Green Key Village Phases 5 & 6 proposes the construction of 93 single-family residences located on approximately 24.11 acres on the north side of Lake Ella Road approximately ½ mile east of Rolling Acres Road, addressed as 1635 Lake Ella Road (Alternate Key 3903749). Phases 5 and 6 encompasses lots 87 through 179. The typical lot size measure 52-foot wide by 120-foot deep and 62-foot wide by 127-foot deep.

As a reminder, they obtained a variance from Open Space Requirements to be satisfied cumulative rather than as per each stand along phase (Resolution 2017-108). The overall open space area is 25 percent.

The Preliminary Plat Plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) Attached are the following items in the packet:

Preliminary Plat Plan Review completed by the Town's Engineer dated December 23, 2021 (Satisfied).

Preliminary Plat Plan Review completed by the Town's Building Official, dated February 17, 2022(Satisfied).

Preliminary Plat Plan Review completed by Town's Fire Inspector, dated February 22, 2022 (Satisfied).

Preliminary Plat Plan Review completed by the Growth Management Department, dated February 28, 2022 (Satisfied).

Preliminary Plat Plan Review completed by Lady Lake Public Works Department, dated March 2, 2022 (Satisfied).

Preliminary Plat Plan Review completed by Lake County Public Works Department, dated December 7, 2021 (Satisfied).

Preliminary Plat Plan Review completed by Lake-Sumter Metropolitan Planning Organization, dated February 18, 2022 (Satisfied).

Lake County School Board Concurrency Application and Service Provider Form dated October 28, 2021.

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is "RS-6" (Single Family Medium Density) allowing up to six (6) dwelling units per acre on the 24.11-acre parcel; which is in compliance with the proposal. The subject property located in Section 18, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and survey of the property was included with the submitted site plan application.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of eight sheets, are drawn in 24"x36" pages and have been certified by Keith Edward Riddle, Professional Engineer with Riddle Newman Engineering, Inc. dated February 16, 2022.

**COMMENTS:**

Preliminary Plat Plan Approval does not permit the construction of any improvements. The applicant must continue the process via the submittal and approval of an

Improvement Plat Plan application. All regulatory agency permits must be submitted to the Town prior to commencing site work.

A Water, Sewer and Reuse Agreement will have to be amended between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Green Key Village Phases 5 & 6 Subdivision.

**FISCAL IMPACT**

None.

**FUNDING ACCOUNT**

None.

**PAST ACTIONS**

The Technical Review Committee (TRC) members individually reviewed the application on Monday, March 7, 2022, finding the application complete ready to move forward to the Planning & Zoning Board.

At the March 14, 2022, Planning and Zoning regular meeting, the board voted 4-0 to forward the Preliminary Plat Plan to the Town Commission with the recommendation of approval.