

1 **DRAFT RESOLUTION 2022-104**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 5). 5-4).**
4 **e).4).D)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH**
5 **REQUIRES THE MAXIMUM IMPERVIOUS SURFACE RATIO OF PAVED AREAS WITHIN THE**
6 **RS-6 ZONING DISTRICT NOT TO EXCEED 45 PERCENT OF THE LOT SIZE. THE VARIANCE**
7 **REQUEST IS TO ALLOW UP TO 54 PERCENT OF IMPERVIOUS SURFACE RATIO FOR ANY**
8 **ONE LOT WITHIN THE GREEN KEY VILLAGE PHASES 5 & 6 SUBDIVISIONS, WITH AN**
9 **AVERAGE OF 48 PERCENT IMPERVIOUS SURFACE RATIO OVERALL, REFERENCED BY**
10 **ALTERNATE KEY 3903749, OWNED BY GREEN KEY VILLAGE LLC, LOCATED AT 1635 LAKE**
11 **ELLA RD., WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA.**

12 **WHEREAS**, Green Key Village, LLC is the owners of certain real property located in the Town of
13 Lady Lake, Florida, more particularly described in Exhibit “A”; and

14 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of Chapter 5,
15 Section 5-4). e).4).D)., of the Town of Lady Lake Land Development Regulations which
16 requires the maximum impervious surface ratio of paved areas within the RS-6 zoning district
17 not to exceed 45 percent of the lot size; and

18 **WHEREAS**, the variance request is to allow a maximum of up to 54 percent of impervious
19 surface ratio for any one lot within the Green Key Village Phases 5 & 6 Subdivisions, with an
20 average of 48 percent impervious surface ratio overall, on property referenced by Alternate
21 Key 3903749, owned by Green Key Village, LLC, within the town limits of the Town of Lady
22 Lake, Florida; and

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

27 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,
28 Florida, hereby grants a variance from the provisions of Chapter 5, Section 5-4). e).4).D). of
29 the Town of Lady Lake Land Development Regulations which requires the maximum
30 impervious surface ratio within the RS-6 zoning district not to exceed 45 percent of the lot
31 size. The variance grants up to 54 percent of impervious surface ratio for any lot within the
32 Green Key Village Phases 5 & 6 Subdivisions, with an average of 48 percent impervious
33 surface ratio overall, on parcel addressed as 1635 Lake Ella Road, referenced by Alternate Key

1 3903749, owned by Green Key Village, LLC, within the town limits of the Town of Lady Lake,
2 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 ____ day of _____ 2022, in Lady Lake, Florida, by the Lady
6 Lake Town Commission.

7 Town of Lady Lake, Florida

8 _____
9 Jim Rietz, Mayor

10 Attest:

11 _____
12 Nancy Wilson, Town Clerk

13 Approved as to form:

14 _____
15 Derek Schroth, Town Attorney

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EXHIBIT A—Legal Description and Map

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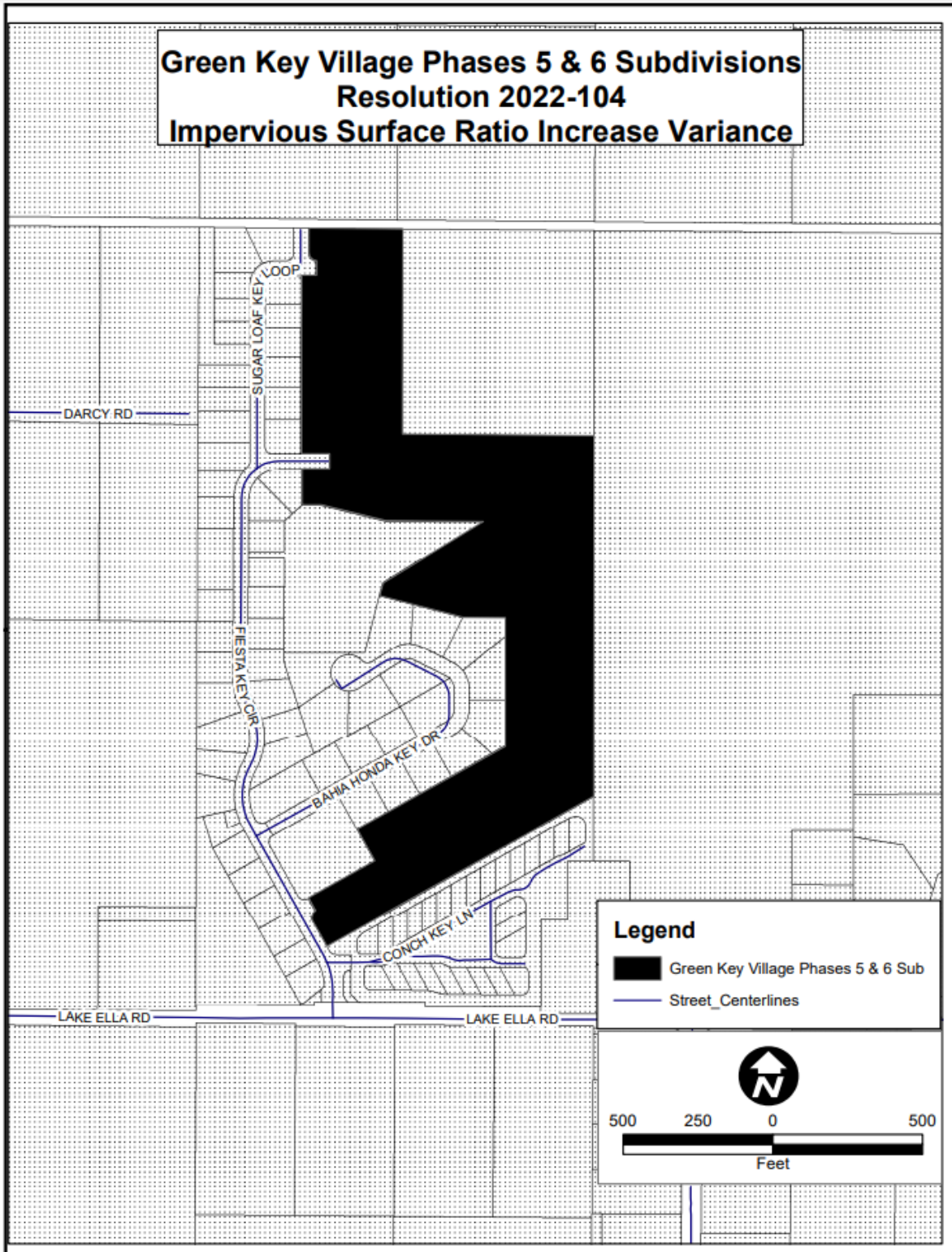
Parcel ID - 29-18-24-0301-00B-00000; Section 29, Township 18 South, Range 24 East.

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GREEN KEY VILLAGE PHASE 2 PB 68 PG 34-36 TRACT B--LESS GREEN KEY VILLAGE PHASE 3 PB

4

70 PG 48-49 & LESS GREEN KEY VILLAGE PHASE 4 PB 71 PG 55-56



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