

1 **DRAFT RESOLUTION 2022-120**  
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 5). 5-4).**  
4 **h).7). D).3)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH**  
5 **REQUIRES THE REAR YARD SETBACK TO BE A MINIMUM OF 10 FEET. THE VARIANCE**  
6 **REQUEST IS TO ALLOW A MINIMUM OF A 5-FOOT REAR YARD SETBACK FOR ALL LOTS**  
7 **LOCATED WITHIN THE PINE BROOK VILLAGE MOBILE HOME PARK ON PROPERTY**  
8 **OWNED BY PINE BROOK MANAGEMENT LLC AT 601-690 PINE BROOK CIRCLE,**  
9 **REFERENCED BY ALTERNATE KEY 1584922, WITHIN THE TOWN LIMITS OF LADY LAKE,**  
10 **FLORIDA.**

11 **WHEREAS,** Pine Brook Management, LLC is the owner of certain real property located in the  
12 Town of Lady Lake, Florida, more particularly described in Exhibit “A”; and

13 **WHEREAS,** the Property Owners petitioned for a variance from the provisions of Chapter 5,  
14 Section 5-4). h).7).D).3), of the Town of Lady Lake Land Development Regulations which  
15 requires the rear-yard setback within the MH-9 zoning district be a minimum of 10 feet; and

16 **WHEREAS,** the variance request is to allow for the reduction of the rear yard setback along  
17 the entire Pine Brook Village Mobile Home Park to be set at 5 feet for lots addressed 601-690  
18 Pine Brook Circle, referenced by Alternate Key 1584922, owned by Pine Brook Management,  
19 LLC, within the town limits of the Town of Lady Lake, Florida; and

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

24 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,  
25 Florida, hereby grants a variance from the provisions of Chapter 5, Section 5-4). h).7).D).3).of  
26 the Town of Lady Lake Land Development Regulations which requires the rear-yard setback  
27 within the MH-9 zoning district be a minimum of 10 feet. The variance approval hereby grants  
28 the rear yard setback to be set at 5 feet for the entire Pine Brook Village Mobile Home Park for  
29 lots addressed as 601-690 Pine Brook Circle, referenced by Alternate Key 1584922, owned by  
30 Pine Brook Management, LLC, within the town limits of the Town of Lady Lake, Florida.

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



**EXHIBIT A—Legal Description and Map**

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The North 595 feet of the West 610 feet of the East ½ of the Northeast ¼ of the Southeast ¼, of Section 21, Township 18 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT the North 33 feet thereof for road right of way.

And LESS AND EXCEPT

The South 81 feet of the East 42 feet of the North 595 feet of the West 610 feet of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 21, Township 18 South, Range 24 East, Lake County, Florida. AND LESS AND EXCEPT the East 19 feet of the North 514 feet of the North 595 feet of the West 610 feet of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 21, Township 18 South, Range 24 East, Lake County, Florida.

