

1 **DRAFT ORDINANCE 2023-05**  
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**  
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**  
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**  
6 **SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND**  
7 **PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 A. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a  
11 Comprehensive Plan pursuant to Florida Statute 163.3184, known as the “Local Government  
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a  
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a  
14 Comprehensive Plan).

15 B. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-(83),  
16 and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and Ordinance  
17 94-16, approved on October 12, 1994.

18 C. The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land Use  
19 Map Series of the Town of Lady Lake Comprehensive Plan on July 3, 2023 and recommended to  
20 the Town Commission that said amendment be adopted by the Town Commission.

21 D. The Town Commission has held public hearings on the proposed amendment to the Future  
22 Land Use Map Series of the Comprehensive Plan and received comments from the general public  
23 and the Local Planning Agency.

24 E. The Town of Lady Lake has complied with the requirements of the Act for amending the  
25 Comprehensive Plan.

26 **SECTION 2: Authority.**

27 This ordinance is adopted in compliance with and pursuant to the Local Government  
28 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 — 163.3243,  
29 Florida Statutes, as amended.

30 **SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.**

31 The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land  
32 Use Element Map Series with the small-scale amendment as indicated below:

33 Owner: Hien D Nguyen and Barbara D Kleinschrodt

1 General Location: Northeast corner of HWY 466 and Clay Avenue

2 Acres: Approximately 0.682 acres

3 Future Land Use: Change from Lady Lake Mixed Residential – Low Density (MR-LD) to Town of  
4 Lady Lake Commercial General - Retail Sales and Service (RET)

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

7 **SECTION 4: Severability.**

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

13 **SECTION 5: Effective Date.**

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

15 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this  
16 \_\_\_\_ day of \_\_\_\_ 2023.

17 Town of Lady Lake, Florida

18 \_\_\_\_\_  
19 Jim Rietz, Mayor

20 Attest:

21 \_\_\_\_\_  
22 Nancy Wilson, Town Clerk

23 Approved as to form:

24 \_\_\_\_\_  
25 Derek Schroth, Town Attorney

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### EXHIBIT A — Legal Description and Map

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#### Parcel ID 17-18-24-0004-000-05801; ALTERNATE KEY 2801573

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W 125 FT OF S 1/4 OF SW 1/4 OF SE 1/4 LYING N OF N'LY R/W OF SR 466--LESS W 25 FT & LESS N 30 FT & LESS FROM SW COR OF SE 1/4 RUN N 0-10-07 E ALONG W LINE OF SE 1/4 A DIST OF 127.62 FT TO A POINT ON W'LY PROJECTION OF A N R/W LINE OF CR 466, N 84-11-09 E 25.14 FT FOR POB, RUN N 0-10-07 E 29.79 FT, S 55-18-05 E 36.37 FT, N 84-11-09 E 71.49 FT, S 0-10-07 E 6.03 FT TO A POINT ON N R/W LINE OF CR 466, S 84-11-09 W ALONG SAID N R/W LINE 101.62 FT TO ADDITIONAL RD R/W-- ORB 4197 PG 2307 ORB 6090 PG 1065

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#### Parcel ID 17-18-24-0004-000-05800; ALTERNATE KEY 2515678:

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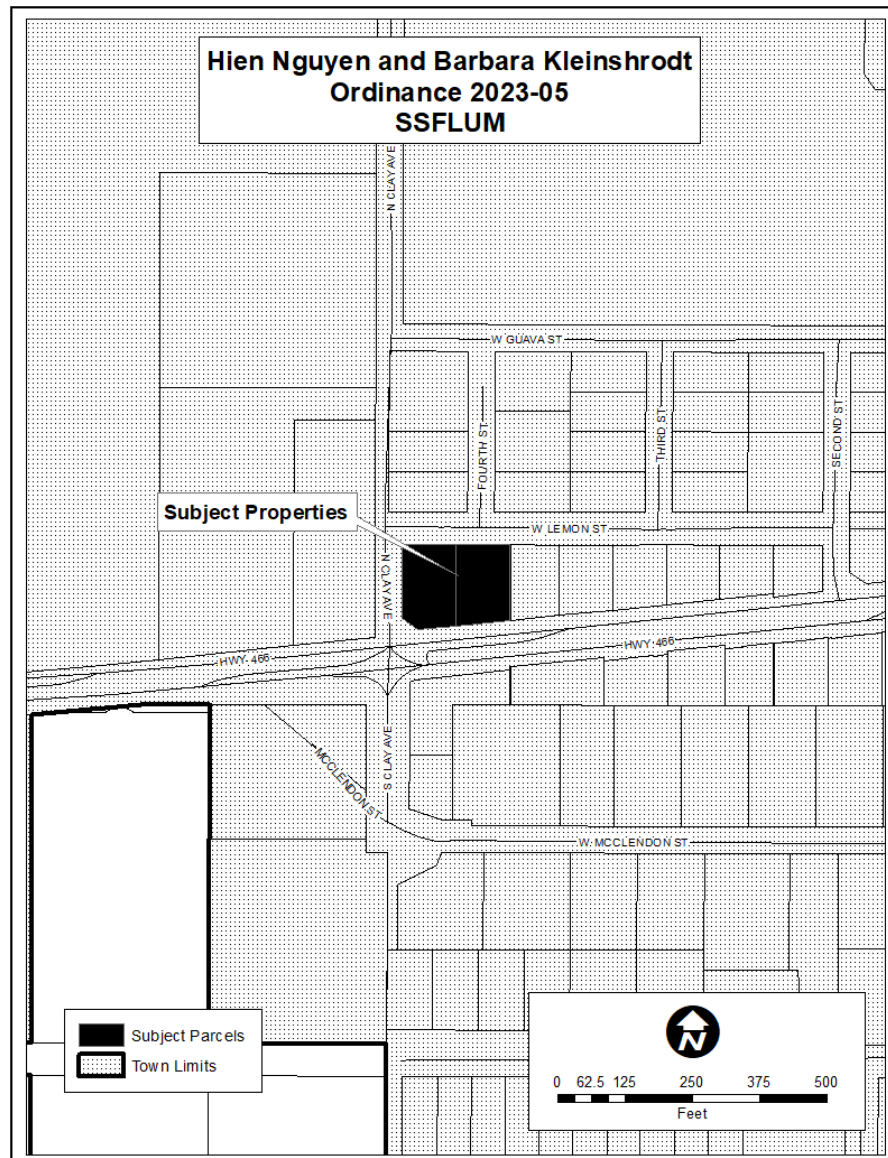
E 100 FT OF W 225 FT OF S 1/4 OF SW 1/4 OF SE 1/4 LYING N OF N'LY R/W OF SR 466 & LYING S OF LEMON ST IN POTTER SUB--LESS FROM SW COR OF SE 1/4 RUN N 0-10-07 E ALONG W LINE OF SE 1/4 A DIST OF 127.62 FT TO A POINT ON W'LY PROJECTION OF N R/W LINE OF CR 466, N 84-11-09 E ALONG SAID N'LY R/W LINE 126.76 FT FOR POB, RUN N 0-10-07 E 6.03 FT, N 84-11-09 E 103.77 FT, S 0-10-07 W 6.03 FT TO N R/W LINE OF CR 466, S 84-11-09 W 103.77 FT TO ADDITIONAL RD R/W-- ORB 4973 PG 433 ORB 6090 PG 1066

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