



ORDINANCE 2025-03
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR CERTAIN PROPERTY BEING APPROXIMATELY 1.63 ACRES OWNED BY ANITA F VALDEZ FAMILY TRUST; REFERENCED BY ALTERNATE KEY NUMBER 1280061, WITHIN THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY FROM SINGLE FAMILY LOW-DENSITY RESIDENTIAL (RS-3) TO RESIDENTIAL PROFESSIONAL (RP); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, on March 10, 2025, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed the proposed Ordinance 2025-03 and recommended approval to the Town Commission of the Town of Lady Lake; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Residential Professional" (RP). Said petition has been approved by the Town Commission of the

Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Single Family Low-Density Residential" (RS-3) to "Residential Professional" (RP).

SECTION 2: Severability

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

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this
21st day of April, 2025.

Town of Lady Lake, Florida


Ed Freeman, Mayor

Attest:


Nancy Wilson, Town Clerk

Approved as to form:



Derek Schroth, Town Attorney



EXHIBIT A—Legal Description and Map

Alternate Key: 1280061; Parcel Number: 20-18-24-0001-000-00100

THE E 300 FT OF THE N 226 FEET OF THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 18S, RANGE 24E; AND THE S 6 FT OF THE FOLLOWING DESCRIBED PROPERTY: THE E 300 FT OF THE N 232 FT OF THE 1W ¼ OF THE NE ¼ OF SECTION 20 TOWNSHIP 18S RANGE 24E

