

SPECIAL TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Water Oak Bishop and Evergreen Drainage Improvements-Major Modification to Site Plan 10/18-002 — Proposing Installation of New Storm Drain Structures and Pipes along Trevino Drive, Bishop Drive, Spruce Drive, East Pine Drive, and Evergreen Lane, within the Water Oak Estates Country Club (Alternate Key 3538951)

AGENDA ITEM ID

2019007

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water Oak Bishop and Evergreen Drainage Improvements — Major Modification to Site Plan 10/18-002, as presented.

SUMMARY

On October 23, 2018, Town staff received a Major Modification to Site Plan application and plans submitted by Daniel R. Gibbs with Atwell, LLC, representing Sun Communities Finance LP, property owners for the Water Oak Country Club Estates site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.a.

The property is zoned “Manufactured Housing up to nine dwelling units per acres” (MH-9). The Future Land Use is Manufactured Home High Density (MH-HD,) which allows for the proposed land uses and improvements and is compatible and consistent with the Town’s Comprehensive Plan.

The plan proposes to construct new storm drainage structures and pipes along Trevino Drive, Bishop Drive, Spruce Drive, East Pine Drive and Evergreen Lane to direct and capture the water down to the basin and discharge into existing lakes.

The applicant stated that the site was previously built back in the 1980s and there was very little infrastructure put in for stormwater conveyance. The design allows for two

areas that do not have storm structures to convey the stormwater during large storm events. One area (Evergreen Lane) drains to Lake Sunshine, and the other area (Bishop Drive) drains to Kidney Lake. The drainage improvements seek to alleviate the potential of flooding at certain homes where water cannot be conveyed in the swales or roadways down to the existing lakes.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including drainage, grading and erosion control. The application was determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The civil engineering site plans, consisting of 13 sheets, have been submitted on 24" x 36" sheets and certified by Daniel R. Gibbs, Professional Engineer with Atwell, LLC, are dated December 12, 2018.

Town staff and Neel-Schaffer Engineering completed reviews. The following items are included in the packet:

Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated January 7, 2019 (Satisfied).

St. John's River Water Management District Storm Water Permit No. 19000-17 dated November 09, 2018.

FISCAL IMPACT

None

FUNDING ACCOUNT

None

PAST ACTIONS

The Technical Review Committee members individually reviewed the Site Plan application on Wednesday, November 13, 2018, and provided comments.

The Planning and Zoning Board does not review Site Plan Modifications.