

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Water Oak Sewer Connection Conversion — Major Modification to Site Plan 08/18-003 — Proposing to connect the Water Oak Sewer System into the Town of Lady Lake wastewater plant, for treatment of wastewater currently being treated by the Water Oak Estates Country Club, providing for conveyance of newly constructed off-site utility; on property identified by Alternate Key Number 3538951.

AGENDA ITEM ID

2019043

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water Oak Sewer Connection Conversion — Major Modification to Site Plan 08/18-003, as presented.

SUMMARY

On August 28, 2018, Town staff received a Major Modification to Site Plan application and plans submitted by Daniel R. Gibbs with Atwell, LLC, representing property owner, Sun Communities Finance LP, 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 acre” (MH-9), and the Future Land Use is Manufactured Home High Density (MH-HD), compatible and consistent with the Town’s Comprehensive Plan.

The plan proposes to connect the sewer system being privately owned, operated, and maintained by Sun Communities into the Town’s wastewater system. As part of the scope, the owner/developer will be constructing a new pump station in an area adjacent to existing wastewater treatment plant, then connect new gravity sewer and existing force main from existing lift station to new pump station. All utility lines associated with the sewer treatment system that are internal to the development shall remain the

responsibility of Water Oak Estates. Reversal of flow in the existing force main will be established from new pump station to existing lift station. Lastly, the owner/developer will bore a new force main from the lift station under U.S Hwy 27/441 to the existing Town sanitary system manhole behind the RaceTrac convenience store site. The developer has requested to connect to said sewer facilities and that the Utility allocate and reserve sufficient capacity in its sewer facilities to serve the development's requirements.

The applicant stated that the site was originally developed in the 1980s. With the Hilltop expansion on the horizon, the spray fields will be eliminated, thus leading to connecting to existing Town's sewer facilities as a much more efficient way to serve existing and new home sites with sewer utilities. The developer will be executing a Sewer Agreement and paying for the corresponding allocations as per the Sewer Agreement.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including drainage, grading and erosion control. It 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 February 28, 2019.

Utilities Town Engineer Review by Jason Shepler with Mittauer and Associates, Inc., dated February 20, 2019, is included in the packet.

FISCAL IMPACT

None

FUNDING ACCOUNT

None

PAST ACTIONS

The Technical Review Committee members individually reviewed the application regarding the Site Plan application on Thursday, February 21, 2019, and provided comments. The Planning and Zoning Board does not review Site Plan Modifications.

WT/nvs