

# **TOWN COMMISSION MEETING AGENDA ITEM**

## **TOWN OF LADY LAKE, FLORIDA**

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### **AGENDA ITEM TITLE**

Consideration of Wastewater Treatment Plant Decommissioning for Water Oaks - Major Modification to Site Plan MJM 03/19-001 — Proposing to Decommission the Wastewater Treatment Plant for Water Oak Country Club Estates Located at 106 Evergreen Lane after Sewer Connection Conversion into Town Utility System is Complete and Accepted (Alternate Key 3538951)

### **AGENDA ITEM ID**

2019091

### **DEPARTMENT**

Growth Management

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### **STAFF RECOMMENDED MOTION**

Staff recommends approval of the Water Oak Wastewater Treatment Plant Decommissioning — Major Modification to the Site Plan MJM 03/19-001, as presented.

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### **SUMMARY**

On February 28, 2019, Town staff received a Major Modification to Site Plan application and plans submitted by Daniel R. Gibbs with Atwell, LLC, in representation of 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 7-11).b).

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

The plan proposes to decommission the wastewater treatment plant (WWTP) after the completion of the connection into the Town of Lady Lake wastewater utility system. While Phase 1 of the connection conversion involves constructing a new pump station in an area adjacent to the existing wastewater treatment plant and connecting new gravity sewer to new pump station, Phase II establishes the cease of operations of the WWTP by disconnecting

all electrical, gas and phone services to the WWTP site, removing and disposing of all electrical, mechanical, and structural elements including tanks and footings, removing remaining force main, backfill where tanks are removed with clean fill and compact, regrade site as needed, and seed and mulch all disturbed areas.

All utility lines associated with the sewer treatment system that are internal to the development shall remain the responsibility of the property owner/developer. On April 15, 2019, the developer executed a Sewer Agreement and has already paid for the corresponding sewer impact fee allocations for the exiting lots within Water Oak Country Club Estates.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including demo, 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 seven sheets, were submitted on 24" x 36" sheets and certified by Daniel R. Gibbs, Professional Engineer with Atwell, LLC, and are dated May 3, 2019.

Jason Shepler with Mittauer and Associates, Inc. completed the review. The review by Jason Shepler, Utilities Town Engineering consultant with Mittauer and Associates, Inc., dated May 8, 2019, is included in the packet.

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**FISCAL IMPACT**

Not applicable

**FUNDING ACCOUNT**

Not applicable

WT/nvs