

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for Pine Brook Master Mobile Home Park Plan – MJSP 03/19-002 — Proposing 40 Units on Approximately 7.58 Acres along Griffin View Drive, Just North of the Lady Lake Mobile Home Park, Identified by Alternate Key Number 1584922

AGENDA ITEM ID

2019145

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the Pine Brook Master Mobile Home Park Plan MJSP 03/19-002 as presented.

SUMMARY

On Thursday, March 21, 2018, the Town of Lady Lake received a Master Mobile Home Park Plan and application submitted by Wick Engineering Services, Inc., on behalf of property owner Pine Brook Management LLC for the construction of a 40-unit mobile home park along Griffin View Drive.

Under Ordinance 2018-30, the Town Commission approved the re-designation of zoning classification for the property from Lake County Rural Residential (RI) to Lady Lake Manufactured Homes High Density (MH-9) on June 18, 2018. The future land use is Manufactured Home High Density (MH-HD) and the parcel is approximately 7.58 acres.

The proposed Pine Brook Mobile Home Park will have access via a private road that will have direct access to Griffin View Drive through a private drive; an existing private road connecting the Lady Lake Mobile Home Park to this proposed project.

The mobile home park will feature amenities including Open space areas featuring activity-based recreation areas; including Bocce ball and outdoors benches.

The master mobile home park plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including setbacks, landscaping, engineering, environmental protection and developmental standards for the MH-9 Manufactured Home

Rental Park guidelines. The applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The site is within the Town of Lady Lake utility service area, and the applicant will be connecting to the Town's potable water to satisfy the demand of the new development; however, they will be utilizing the Lady Lake Mobile Home Park Wastewater Treatment Plant for sewer. Irrigation will be done via a well.

The Civil engineering site plans, consisting of ten sheets, have been submitted on 24" x 36" sheets and certified by Kenneth R. Wicks, Professional Engineer with Wicks Engineering Services, Inc., are drawn February 2, 2018, with a final revision dated June 28, 2019.

Landscaping and Irrigation Plans were submitted, consisting of three sheets drawn and certified by L. R. Huffstetler, Registered Landscape Architect with L.R. Huffstetler, Inc., dated March 12, 2019.

Town staff, Neel-Schaffer Engineering, Fire Inspector Kerry Barnett, and Building Official Ron Rowe completed reviews. The following items are included in the packet:

- Site Plan Review completed by Growth Management on 7/17/2019 (Satisfied).
- Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated 7/23/2019 (Satisfied).
- Review by Fire Inspector Kerry Barnett dated 7/9/2019 (Satisfied).
- Review by Building Official Ron Rowe dated 7/16/2019 (Satisfied).
- Review by Lady Lake Public Works dated 6/18/2018 (Satisfied).
- Review by Lake County Public Works dated 6/20/19 (Satisfied).
- Lake-Sumter MPO comments dated 4/10/2019 (Satisfied).

TREE REQUIREMENTS

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide Landscaping Buffers Class "A" along the north, east and west elevations.

OTHER REQUIREMENTS (APPROVAL WITH CONDITIONS)

The applicant will be required to provide an executed Ingress and Egress Access Easements agreement for the site prior to issuing development order.

The applicant will be required to provide and execute a 10-foot utility easement prior to issuing development order.

PAST ACTIONS

On Tuesday, July 23, 2019, the Technical Review Committee members individually reviewed the application regarding the Master Mobile Home Park Plan application and provided final comments.

The Planning and Zoning Board does not review Master Mobile Home Park Plans/Site Plans.

FISCAL IMPACT

Not applicable

FUNDING ACCOUNT

Not applicable

WT/nvs