

SPECIAL COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Water Oak Estates Golf Course Club House and Dog Park Site Improvements – Major Modification to Site Plan MJM 01/20-001 — Proposing Approximately 9,250 Square Feet of a Fenced Dog Park, 700-Square-Foot Covered Pavilion, Paved Golf Cart Area, Paved Driveway, 6-foot Connecting Sidewalk and Dog Wash with Drinking Water Facility (Alternate Key 3538951)

AGENDA ITEM ID

2020116

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTIONS

Staff recommends approval of the Water Oak Estates Golf Course Club House and Dog Park Site Improvements – Major Modification to Site Plan MJM 01/20-001.

SUMMARY

On Monday, June 17, 2019, Town staff received a New Major Site Plan application and plans submitted by James Y Zinner with Jim Zinner PE 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. The project was titled the Water Oak Estates Golf Course Club House.

On Monday, January 13, 2020, Town staff received a New Major Site Plan application and plans submitted by James Y Zinner with Jim Zinner PE 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. The project was titled the Water Oak Dog Park Site Improvements.

On August 18, 2020, the engineer of record indicated that both drainage projects were going to be combined under Major Site Plan MJM 01/20-001 since a swale was no longer proposed at the Golf Course Club House site and the proposed pond at the Dog Park site would satisfy the restaurant and dog park projects.

The property is zoned “Manufactured Housing up to 9 dwelling units per acres” (MH-9), and 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.

SITE IMPROVEMENTS

The plan proposes the development of an area approximately 375 linear feet by 160 linear feet; roughly just under one acre of land consisting on a 9,250-square-foot fenced dog park area located in the west vicinity of the Water Oak Golf Course Clubhouse. The dog park will feature a six-foot wide sidewalk to enter the dog enclosures. The sidewalk area will be approximately 600 square feet.

A main feature of the proposed dog park is the provision of an enclosure for small dogs and another one for larger dogs. There will be a 50 foot by 14 foot covered pavilion centered in between the two enclosures to provide shelter to resident park-goers, offering 700 square feet of shade area.

The improvements also include a proposed paved golf cart storage area consisting of approximately 2,920 square feet and a paved driveway to be located west of the existing cart garage and just south of the new dog park consisting of 2,366 square feet of impervious surface area. Lastly, a dog wash and drinking water facility will be provided for the canine visitor’s and owner’s use and enjoyment.

STORMWATER

The drainage portion of the “Water Oak Golf Course Club House” (restaurant) project, has been rolled in with the “Water Oak Golf Course Club House and Dog Park” (dog park) project; combining both projects under one set of plans. The engineer of record was able to negotiate with St. John’s Water Management District to incorporate the stormwater management that was going to accommodate the additional impervious area for the restaurant with the stormwater management system for the Dog Park so the bypass swale originally proposed for the restaurant is no longer needed.

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 three sheets, have been submitted on 24" x 36" sheets and certified by James Y Zinner, Professional Engineer with Jim Zinner PE, LLC, drawn on January 12, 2020, with final revisions dated August 17, 2020.

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

- Review No. 1 for the general site development completed by Neel-Schaffer Engineering, dated August 27, 2020 (Satisfied).
- Review by Fire Inspector Kerry Barnett dated August 18, 2020 (Satisfied).
- Review by Building Official Mike Desorcy dated August 19, 2020 (Satisfied).
- St. John's River Water Management District Storm Water Permit No. 19000-23 dated August 14, 2020.

PAST ACTIONS

The Technical Review Committee members individually reviewed the application regarding the Site Plan application on Tuesday, August 18, 2020, and determined the submittal adequate for review and provided comments.

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

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

WT/ns