

COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Water Oak Country Club Estates New Maintenance Building MJM 04/20-002 Major Modification to Site Plan — Proposing the Construction of a 5,600-Square-Foot Maintenance Building with 16 Parking Spaces, New Lift Station/Force Main and Construction of a 20-Foot Wide Cart Path, within the Water Oak Estates Country Club; Located East of the Pro-Shop and Just North of the 18-hole of the Water Oak Golf Course, between Orange Blvd. and Bishop Drive, Identified by Alternate Key Number 3793724

AGENDA ITEM ID

2020138

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water Oak Country Club Estates New Maintenance Building MJM 04/20-002 Major Modification to Site Plan.

SUMMARY

On Monday, April 14, 2020, Town staff received a New Major Site Plan application and plans submitted by Daniel R. Gibbs with ATWELL Inc., 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 scope of work consists of the construction of a 5,600-square-foot maintenance building featuring 16 parking spaces, the construction of a lift station/force main, and the construction of a 20-foot wide cart path.

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 project area is approximately 3.1 acres of which approximately 1.1 acres is proposed to be impervious surface area with the other 2 acres remaining as open space.

The applicant proposes to demolish and remove a 4,163-square-foot metal building and construct a new 5,600-square-foot maintenance facility building approximately 19' 4" in height. The new maintenance building features two 57' x 19.3' covered areas off the building rear, and the building will connect to a Sanitary Grinder Pump and 2-inch new force main.

The improvements also include the paved cart path extension of Orange Boulevard consisting of approximately 700 linear feet in length and 20 feet in width of asphalt. Underground utilities include the construction of approximately 640 linear feet of 8-inch PVC water main, 260 linear feet of 6-inch PVC water main, and 980 linear feet of 2-inch force main. Other improvements are 16 parking spaces, including a concrete paved ADA Florida Accessible parking space in front of the building, a new fire hydrant by the entrance of the maintenance building, and some site landscaping.

STORMWATER

The drainage portion of the "Water Oak Estates New Maintenance Building" will be provided by a proposed dry retention area to be located just north of the new building. A proposed fence tying into an existing fence will separate the retention pond area from the rest of the site.

The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including drainage, grading, erosion control, and utilities. 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 nine sheets, have been submitted on 24" x 36" sheets and certified by Daniel R. Gibbs, Professional Engineer with ATWELL Inc., drawn on April 03, 2020 with final revisions dated September 10, 2020.

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

Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated September 8, 2020 (Satisfied).

Review by Fire Inspector Kerry Barnett dated September 1, 2020 (Satisfied).

Review by Building Official Mike Desorcy dated April 21, 2020 (Satisfied).

St. John's River Water Management District Storm Water Permit No. 19000-24 dated April 23, 2020- Pending.

PAST ACTIONS

The Technical Review Committee members individually reviewed the application regarding the Site Plan application on Thursday, September 10, 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.

TC/ns