

COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the Water Oak Country Club Estates New Maintenance Operations Building Major Modification to Site Plan MJM 02/21-002 – Proposing the Construction of a one-story 1,680-square-foot Operations by the Golf Course Restaurant, featuring nine Parking Spaces, Constructing a 840-square-foot of Covered Area for three parking spaces, Proposing a Dumpster Enclosure and Perimeter Fencing , within the Water Oak Estates Country Club, located just west of the Golf Cart Garage, along Hickory Hill, identified by Alternate Key Number 1584809.

AGENDA ITEM ID

2022107

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water Oak Country Club Estates - New Maintenance Operations Building MJM 02/22-002 Major Modification to Site Plan.

SUMMARY

On Tuesday, February 15, 2022, 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 main project scope of work consists of the construction of a 1,680-square-foot Maintenance Operations Building, Construction of an 840-square-foot of Covered Area for three parking spaces, Construction of Dumpster Enclosure and Perimeter Fencing.

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 .77 acres of which approximately .32 acres is proposed to be impervious surface area with the other .45 acres remaining as open space/pervious area.

The area where the new maintenance operations building will be erected, immediately west of the Golf Cart Garage, is a cleared and vacant piece of land with no improvements. The scope of the demolition is limited to the removal of a few pavers placed northwest of the Golf Cart Garage and removal of striping on the adjacent parking lot to the east.

The improvements also include the construction of underground utilities being approximately 80 linear feet of 4-inch Sanitary Sewer PVC and 270 linear feet of 1 ¼ inch PE force main connecting with a Sanitary Grinder Pump, 175 linear feet of 4-inch PVC Fire main, and 95 linear feet of 2-inch water main PE pipe connecting to a proposed 1,240-linear-foot 8-inch PVC water main that goes all the way to the other maintenance building located by Bishop Drive and Orange Blvd.

Other improvements include nine parking spaces including a concrete paved ADA Florida Accessible parking space in front of the building and three covered parking spaces, a double gate with Knox Padlock, a new fire hydrant by the entrance gate, and a 36-inch Nyoplast Basin with infiltration trench. The site will be stabilized by gravel, except where the ADA Florida Accessible parking space, connecting sidewalk, and the three covered parking spaces are located, since this facility is not open to the public.

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 eleven sheets, have been submitted on 24" x 36" sheets and certified by Daniel R. Gibbs, Professional Engineer with ATWELL Inc., drawn on February 8, 2022, with final revisions dated May 24, 2022.

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

Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated June 22, 2022 (Satisfied).

Review by Fire Inspector Kerry Barnett dated May 27, 2022 (Satisfied).

Review by Building Official Robert Kegan with SAFEBuilt dated February 24, 2022 (Satisfied).

St. John's River Water Management District Storm Water Permit No. 19000-27 (Pending as of May 25, 2022).

PAST ACTIONS

On February 23, 2022, the Town Commission voted 5-0 at their regular meeting to approve the construction of the Water Oak Country Club Estates New Maintenance Building #1 under Major Modification to Site Plan MJM 09/21-001. This project is currently under construction.

The Technical Review Committee members individually reviewed the application regarding the Site Plan application 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.