

COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of approval for the Water Oak Country Club Estates Hilltop Amenity Area - Major Modification to Site Plan MJM 07/22-001 – Proposing a Resort-style Pool with Beach Entry and In-pool Benches, Hot Tub Area, a 840-square-foot Restroom Facility, a 8,500-square-foot Dog Park, a 3,900-square-foot Event Lawn, Beer Garden/Eating Area featuring eight tables and 32 chairs, Outdoor Kitchen, Mail Kiosk Building, Pool Equipment Room, Dumpster, and Landscaping Areas, located on the Northwest quadrant of the Hilltop Expansion Phases 2-4, just south of home sites 281 and 287, and just east of the Satellite Recreation Building along Norman Street, owned by Sun Water Oak Expansion LLC, identified by Alternate Key 1770483.

AGENDA ITEM ID

2022183

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water Oak Country Club Estates – Hilltop Amenity Area MJM 07/22-001 Major Modification to Site Plan.

SUMMARY

On Monday, July 11, 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 Resort-style Pool with proposed Beach Entry and In-pool Benches, Hot Tub Area, a 840-square-foot Restroom Facility, a 8,500-square-foot Dog Park Area, a 3,900-square-foot Event Lawn Area, 950-square-foot Beer Garden/Eating Area featuring eight tables and 32 chairs, 880-square-foot Outdoor Kitchen Area, 77 regular parking spaces, including four Florida ADA Accessible Parking Spaces and six Golf Cart Parking Spaces.

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 3.43 acres of which approximately 1.50 acres is proposed to be impervious surface area with the other 1.93 acres remaining as open space/pervious area.

The area where the Hilltop Amenity Area will be constructed, immediately east of the Satellite Recreation Building along Norman Street, is cleared and part of the Hilltop Expansion improvements.

The improvements also include the construction of a 144-square-foot Mail Kiosk Building, a 100-square-foot Pool Equipment Room and Dumpster Area. The Pool deck will feature approximately 18,600 square feet of area with a maximum occupancy of 840 occupants while the Pool Area will be able to hold 105 occupants. The total pool area capacity between the pool and pool can reach up to 945 occupants.

Other improvements include the construction of a proposed 10-foot cart path that will connect the westerly parking area to the easterly parking lot.

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 September 14, 2022.

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 October 6, 2022 (Satisfied).

Review by Fire Inspector Kerry Barnett dated September 16, 2022 (Satisfied).

Review by Building Official Branko Dimovski with SAFEBuilt dated August 22, 2022 (Satisfied).

General adjacent water retention pond improvements are covered under the Water Oak Hilltop Expansion Phases 2-4 - St. John's Water Management District Permit No. 1900-18.

PAST ACTIONS

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.