

TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the Sewer and Water Utility Agreement for Sumter County Commercial Center, LLC— a mixed-use development which may include multifamily residential, assisted living facility and commercial uses, on approximately 40.35 acres of land, located west of the intersection of Cherry Lake Road and Highway 466 in Sumter County, Florida

AGENDA ITEM ID

2019115

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Sewer and Water Utility Agreement for Sumter County Commercial Center, LLC.

SUMMARY

Sumter County Commercial Center, LLC., is the owner of property being approximately 40.35 acres, located west of the intersection of Cherry Lake Road and Highway 466 in Sumter County, Florida. On October 4, 2019, the owner of the property entered into an agreement with the Town of Lady Lake for the purpose of reserving 38,025 gallons per day of water capacity, as well as 38,205 gallons per day of sewer capacity to serve the proposed development of a resort hotel and spa with commercial uses. The proposed development never came to fruition, and the property has set vacant since that time.

At this time, the property owner would like to purchase an additional 47,975 gallons of both water and sewer capacity to serve a newly proposed mixed-use development which may include multi-family residential, assisted living facility, and commercial uses. The purchase price of the additional capacity is \$896,832.00.

The Town of Lady Lake, Lake County, Sumter County, the St. John's Water Management District (SJRWMD), and the Southwest Florida Water Management District (SWFWMD)

have coordinated on the project for the past few months, and all have consented to servicing the property with Town of Lady Lake utilities, despite the fact that the property does lie in Sumter County, Florida, and also within the jurisdiction of SWFWMD.

On May 14, 2019, the St. John's River Water Management District issued its Notice of Intended District Decision for the application to amend the Town of Lady Lake's Consumptive Use Permit (Application #2B-069-50049-7) for the purpose of modifying the Town's service boundary area to include the 40.35 acres of land owned by Sumter County Commercial Center, LLC.

In addition, the owner, and or subsequent owner or owners, have agreed to utilize the Town's reuse water supply as well; however, estimates for those needed capacities have not been made at this time. When that quantity is known, the owner will purchase the capacity for that utility as well.

In 2008/09, all three utilities (water, reuse water, and sewer) were extended along Highway 466 from Rolling Acres Road, west to Cherry Lake Road. These utilities terminate at the subject property; therefore, they are immediately available for connection pending all necessary approvals for development.

This agreement was reviewed by Town Attorney, Derek Schroth and Town Staff and determined correct in form for consideration and approval by the Town Commission.

FISCAL IMPACT

Not applicable.

FUNDING ACCOUNT

Not applicable.

TC/nvs