

TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Conveyance of Sewer Infrastructure from Sun Communities, Inc./Sun Communities Finance LP to the Town of Lady Lake for offsite improvements constructed for Water Oak Country Club Estates located at the intersection of Highway 27/441 and County Road 25, addressed as 106 Evergreen Lane (Alternate Key 3538951)

AGENDA ITEM ID

2020040

DEPARTMENT

Growth Management Department

STAFF RECOMMENDED MOTION

Staff recommends approval of the conveyance of sewer infrastructure from Sun Communities, Inc./Sun Communities Finance LP, to the Town of Lady Lake for offsite improvements constructed for Water Oak Country Club Estates located at the intersection of Highway 27/441 and County Road 25, addressed as 106 Evergreen (Alternate Key 3538951).

SUMMARY

Sun Communities Finance LP, Inc. is the property owner of Water Oak Estates Country Club, a gated active retirement lifestyle mobile home park with an existing parent parcel covering approximately 350 acres, and a recent expansion adding 30 acres and proposing an additional 300 home sites, to bring the total to up to 1614 lots. The main entrance and general location is at the intersection of County Road 25 and North Highway 27/441, also referenced as Water Oak Boulevard. The development exhibits multiple active retirement lifestyle amenities including club houses, a restaurant, and golf courses.

In order to serve the development with sewer supply for all residents, the applicant brought before the Town Commission a sewer agreement seeking to reserve 85,500 gallons per day or 342 Equivalent Residential Units (ERUs). The Town Commission considered and approved the

agreement on April 15, 2019. The lump sum for the total ERU allocation in the amount of \$1,084,824.00 has been satisfied by the applicant as per the Sewer Utility Agreement terms.

At the April 15, 2019 Town Commission meeting, the Town also considered and approved the civil plans for Sun Communities connecting into the Town's wastewater system. It was stated on the record that all utility lines associated with the sewer treatment system that are internal to the development shall remain the responsibility of Water Oak Estates and the off-site improvements were to be conveyed to the Town.

As of December 23, 2019, the Developer is connected to Town Sewer Facilities, and at the present time the applicant has prepared the necessary documents for conveyance of sewer infrastructure to the Town of Lady Lake.

This conveyance will satisfy the terms as agreed to by the Town and Sun Communities Finance LP as per the Sewer Utility Agreement executed on April 15, 2019. A cost estimate of the utility has been provided by the applicant as prepared by Miller Pipeline, and a two-year bond in the amount of \$10,444.50 (or ten percent of the estimated construction costs) will be issued to Town of Lady Lake as beneficiary. The Town Attorney, Public Works Director, and Finance Director have reviewed the item and given their consent to approve. In addition, Public Works' staff has verified that all work has been completed in accordance to the approved civil plans.

A 20-foot Sanitary Sewer Easement over, across and under has been granted to the Town of Lady Lake for maintenance of utilities conveyed to the Town.

FISCAL IMPACT

\$104,445.00 (value of infrastructure conveyed)

SOURCE OF FUNDING

Not applicable

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

All inspections by the Fire Inspector and Public Works staff have been conducted and the infrastructure has been found acceptable to be conveyed to the Town at this time.

WT/nvs