

SPECIAL COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration for the Lady Lake Square Apts. Sewer Line/Griffin Avenue Force Main Upgrade MJM 02/21-001 – Proposing a New 12-inch Forcemain Beginning at Fennell Blvd. and Running North to Griffin Avenue, running along a 15-foot easement west of County Road 25 and up to the Lady Lake Post Office site, then Continuing on a 20-foot easement thereafter west of County Road 25 and south of Griffin Avenue along a 44-acre parcel owned by Lady Lake Square LLC, identified by Alternate Keys 3305124 and 3302494.

AGENDA ITEM ID

2022025

DEPARTMENT

Growth Management Department

STAFF RECOMMENDED MOTION

Approve the Lady Lake Square Apts. Sewer Line/Griffin Avenue Force Main Upgrade MJM 02/21-001 as presented.

SUMMARY

In association with the Benchmark Sewer Line Agreement, the applicant submitted civil site plans detailing the proposed extension of the main collection line that serves the entire north end of Town from the southwest corner of Fennell Blvd to Griffin Avenue along CR 25.

The new 12-inch PVC Sewer force main will begin at the south boundary of Fennell Blvd. and run north in an 80-linear-foot directional bore under Fennell Blvd. It will continue to run North to Griffin Avenue along a 15-foot easement west of County Road 25 and up to the Lady Lake Post Office site for approximately 530 linear feet, then continue within a 20-foot easement approximately 1,262 linear feet thereafter west of County Road 25 up until reaching south of Griffin Avenue. Then a 6-inch PVC Sewer force main will continue west along the south boundary of Griffin Avenue approximately 1,602 linear feet to connect with existing Pump Station #7 located just west of the Old Vineyard Road public right of way.

The project is expected to correct the “bottleneck” situation with Pump Stations #6 and #7 by redirecting sewer flow to the east, thus upgrading the Town’s Sewer System.

The developer has agreed to fund all the “soft” costs including the engineering, design, regulatory permitting, and any due Utility Impact Fees for the proposed Lady Lake Apartments project. Benchmark is also granting the easement area on their property for the new collection line.

The Town’s portion of the costs is expected to be offset by the Sewer Impact Fees collected for the Lady Lake Square Apartments Development, which is projected to generate approximately \$395,318.00 from just Sewer impact fees.

The engineering plans were submitted by Robert F. Robb with Robb & Taylor Engineering Solutions, Inc., consisting of fourteen pages, dated January 31, 2022. Reviews were completed by Jason Shepler, Professional Engineer and VP Environmental Services with Mittauer & Associates, Inc. on December 20, 2021, and were found overall to be in compliance and satisfactory to Town’s specifications.

FISCAL IMPACT

\$395,318.00

SOURCE OF FUNDING

Utilities Impact Fees

FUNDING ACCOUNT

401-3503-535-63-10

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