

TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Water and Sewer Utility Agreement for the RV-Boat Storage Facility – New Major Site Plan MJSP 01/19-001 – Requesting Utilities Capacity Reservation of 8 Water ERUs and 8 Sewer ERUs for an approved 152-unit RV Storage site featuring 19 parking spaces on an 8.38-acre parcel located along South Highway 27/441, just south of the Lady Lake Auto Salvage Site, identified by alternate key number 1015049.

AGENDA ITEM ID

2022083

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Staff recommends approval of the Water and Sewer Utility Agreement for the RV-Boat Storage Facility.

SUMMARY

Discount RV-Boat Storage of Lady Lake, LLC, is the property owner of approximately 8.38 acres along south Highway 27/441, just south of Lady Lake Auto Salvage, identified by Alternate Key Number 1015049. The RV-Boat Storage Facility is a town-approved project consisting of 152 of enclosed, covered, and uncovered RV and/or Boat Storage units, providing 19 parking spaces, located just north of the Discount Mini Storage. The property is zoned “HC” (Heavy Commercial) which allows for the proposed storage facility under approved Special Exception Use Ordinance 2018-17. The Future Land Use is RET-Commercial General – Retail Sales and Services, which is compatible and consistent with the Town’s Comprehensive Plan for the use.

In order to serve the additional development with water and sewer capacity, the owner/developer is seeking to reserve 2,000 gallons per day or 8 Equivalent Residential Units (ERUs) for water and 2,000 gallons per day or 8 Equivalent Residential Units (ERUs) Irrigation will be served by Well Water.

The Developer has agreed to utilize the Town's water and sewer facilities to benefit the Development and to the terms and conditions hereinafter set forth in the attached

Agreement, as provided by Utility (The Town). Additionally, since the developer will be constructing a Dump Station as part of the scope of the project, please find enclosed the required Dump Station Wastewater Treatment Agreement. The applicant will have 30 days from the execution of these agreements to pay for the capacity.

The Lump Sum for the total ERUs allocation is \$38,056.00. Should Developer fail to pay the corresponding Impact Fees allocations as provided herein, the Town, in its sole discretion, may rescind and void this Agreement in its entirety.

The agreements were reviewed by Town Attorney, Derek Schroth and Town Staff and determined correct in form for consideration and approval by the Town Commission.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.