

COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Acceptance, Conveyance, and Payment of the Lady Lake Square Sewer Line Extension Improvements constructed along Griffin Avenue and County Road 25, including Utility Easements on Private Property referenced by Alternate Key Numbers 3902886, 3302494, 3305124, and 1224993.

AGENDA ITEM ID

2023047

DEPARTMENT

Growth Management

STAFF RECOMMENDED MOTION

Approval of the Acceptance, Conveyance, and Payment of the Sewer Line Extension Improvements constructed by Benchmark Lady Lake Square, LLC to the Town of Lady Lake.

SUMMARY

Benchmark - Lady Lake Square, LLC is the owner and developer of approximately 42.02 acres of land along Griffin Avenue and County Road 25, including properties referenced by Lake County, Florida Alternate Key Numbers, 1224993, 3302494, 3305124, and 3902886, also known as Lady Lake Square.

On February 23, 2022, the Town Commission approved an agreement with Benchmark - Lady Lake Square, LLC to construct a new 12-inch PVC Sewer force main that begins at the southern boundary of Fennell Boulevard and runs north in an 80-linear-foot directional bore under Fennell Boulevard and continues to run North to Griffin Avenue along a 15-foot easement west of County Road 25 and to the Lady Lake Post Office site for approximately 530 linear feet, then continues within a 20-foot easement approximately 1,262 linear feet thereafter west of County Road 25 until reaching south of Griffin Avenue. A 6-inch PVC Sewer force main has been constructed that runs 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 Major Modification to Site Plan application for the improvements was approved by the Town Commission on February 23, 2022.

The developer has completed all improvements and has prepared the necessary documents for conveyance of this infrastructure to the Town of Lady Lake for improvements across the property, along with dedicating the necessary easements for Town's access, operation, and maintenance of the infrastructure.

This conveyance will satisfy the terms as agreed by the Town and Benchmark - Lady Lake Square, LLC to reimburse the developer for final costs as outlined per the executed agreement.

In your packets you will find the following:

Public Utility Easement Documents

Bill of Sale (actual amount of reimbursement payment by the Town)

Engineer's Sale of Material/Tabulation of Turnover Materials Breakdown

2-year Maintenance Bond in the amount of 20 percent of Construction Costs to the Town

Certified As built plans

The Town Attorney, Public Works Director, and Finance Director have reviewed the item and given their consent to approve.

PAST ACTIONS

On February 23, 2022 the Town Commission approved the Major Modification to Site Plan application MJM 02/22-001 and the execution of an agreement with Benchmark Lady Lake Square, LLC to construct the Sanitary Sewer improvements.

FISCAL IMPACT

\$471,065.25 (Value of Infrastructure)

FUNDING ACCOUNT

401-3503-535.63-10