



## WORKSHOP MEETING OF THE LADY LAKE TOWN COMMISSION

**DATE:** Monday, May 18, 2015  
**TIME:** 5:00 p.m.  
**PLACE:** 409 Fennell Blvd.  
Town Hall Commission Chambers

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

### AGENDA

1. Call to Order: Mayor Ruth Kussard
2. Roll Call
3. Public Comment
4. Discussion/Direction Regarding a Request from The Villages to Allow Building Permits and Inspections on the Lots Either Owned by or Under Contract with The Villages in the Enclaves to be Permitted Through the Town and Discussion of Possibly Annexing in These Homes (Kris Kollgaard)
5. Discussion/Direction Regarding When Water and Sewer Agreements are Needed (Kris Kollgaard)
6. Adjourn

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not proved by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Special Commission Workshop Meeting 05-18-15

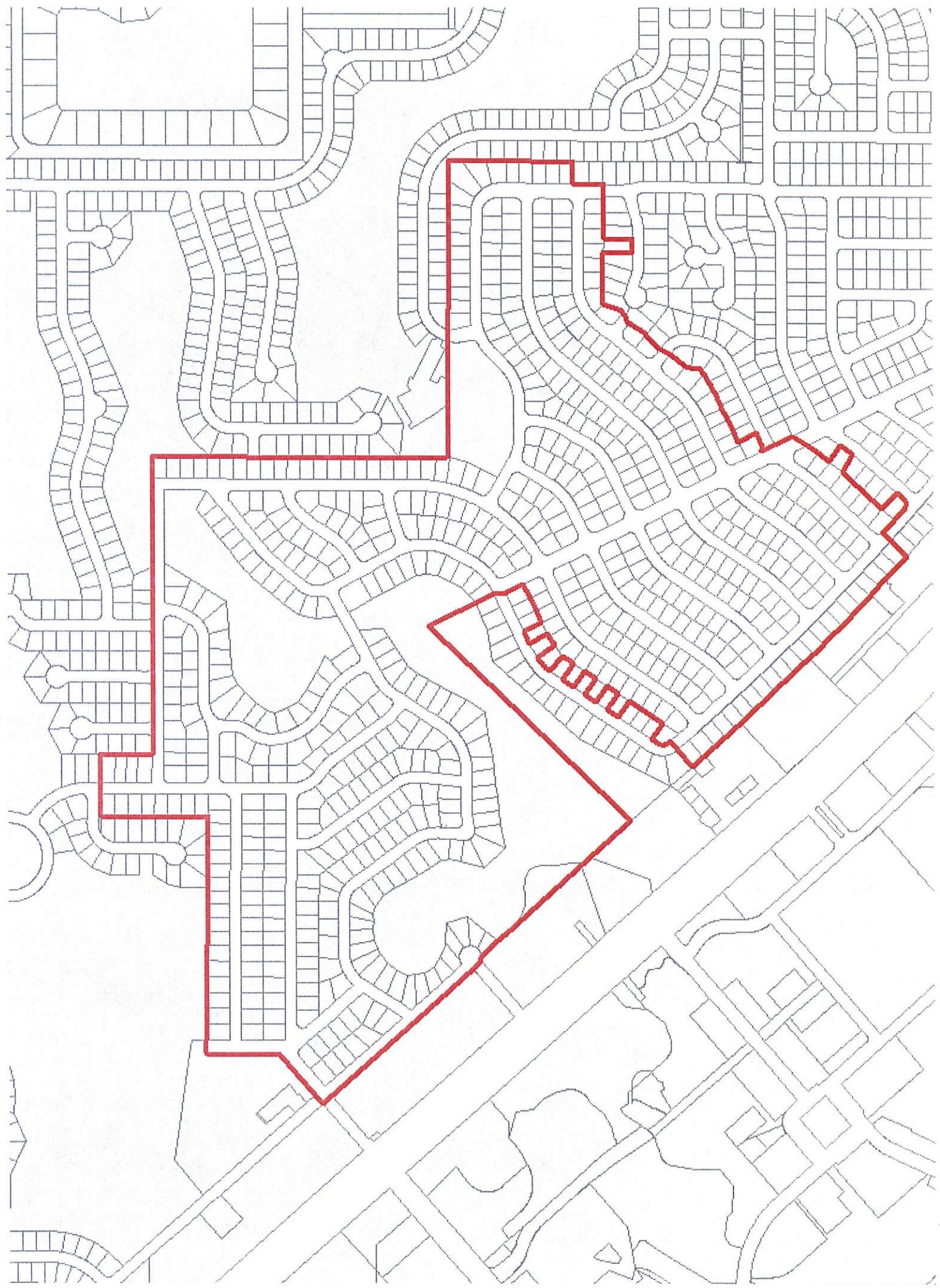
# Town of Lady Lake

Revenue Potential per Lady Lake Property

Description	Total	Population of Lady Lake	Per Capita	Average Household
<u>Ad Valorem Taxes (3.8781 Millage):</u>				
Homes average \$100,000	\$ 388.00			
Homes average \$100,000 w Homestead Exemption	\$ 194.00			
Homes average \$150,000	\$ 582.00			
Homes average \$150,000 w Homestead Exemption	\$ 388.00			
Average Ad Valorem Home \$100,000 - \$150,000	\$ 388.00			
2015 Ad Valorem Revenue	\$ 3,061,188.00	14,275	\$ 214.44	2
2015 CST Revenue	\$ 773,983.63	14,275	\$ 54.22	2
<u>Communication Service Tax:</u>				
<u>State General Sales Tax Collection Per Capita</u>				
Infrastructure Sales Tax Revenue	\$ 1,298,182.00			
Local Half Cent Sales Tax Revenue	\$ 769,496.42			
2015 Sales Tax Revenue	\$ 2,067,678.42	14,275	\$ 144.85	2
2015 Local Option Gas Tax Revenue	\$ 156,571.32	14,275	\$ 10.97	2
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Total Estimated 2015 Revenue Per Lady Lake Property with two per household				
				\$ 428.89
				\$ 108.44
				\$ 289.69
				\$ 21.94
				\$ 848.96



0.25 sq miles





DISCLAIMER:  
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## Kris Kollgaard

# 5

**From:** Derek Schroth <dschroth@bowenschroth.com>  
**Sent:** Monday, April 20, 2015 12:44 PM  
**To:** Kris Kollgaard  
**Subject:** RE: Water and Sewer Agreements

Good Afternoon Kris:

The current process gives the Commission some discretion and oversight. If the Commission wants to relinquish that oversight, I do not have a problem with it.

Sincerely,

DEREK A. SCHROTH  
BOWEN & SCHROTH, P.A.  
600 Jennings Ave.  
Eustis, Florida 32726  
Telephone: (352) 589-1414  
Facsimile: (352) 589-1726  
Florida Bar No. 0352070  
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*Florida Bar Board Certified in City, County and Local Government Law.*



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**From:** Kris Kollgaard [mailto:[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)]  
**Sent:** Monday, April 20, 2015 12:06 PM  
**To:** Derek Schroth  
**Subject:** FW: Water and Sewer Agreements

Good Afternoon Derek,

Do you have any concern if we don't do water and sewer agreements in cases where there is no special terms need to be considered or negotiated (see email below). Thanks, Kris

Kristen Kollgaard  
Town Manager  
Town of Lady Lake  
(352) 751-1545  
[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)

Note: The Lady Lake Town Hall hours are Monday - Thursday 7:30 am - 6:00 pm

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**From:** Thad Carroll  
**Sent:** Thursday, April 16, 2015 12:22 PM  
**To:** Kris Kollgaard  
**Cc:** CT Eagle  
**Subject:** Water and Sewer Agreements

Kris,

In recent months multiple projects have been approved for development in the Town of Lady Lake through the site plan process. Concurrent with site plan approval, it has been the practice of the Town to execute Sewer, Water, and Reuse Utility Agreements for projects which require more than 3 ERUs for the project. As you are aware, these agreements serve to confirm that with the purchase of the ERUs the Town agrees to provide the necessary capacity for the development for a term of ten years; recent agreements are worded as follows:

**10. TERM.** The term of this Agreement shall be for a period of 10 (ten) years from the date hereof. This Agreement shall automatically renew upon each tenth year anniversary date for another 10 (ten) years unless terminated by the Town of Lady Lake. The Town of Lady Lake may terminate this Agreement at any time for any reason after the initial 10 (ten) year term by providing written notice to the Owner at least 60 days prior to termination.

I am not sure as to how these agreements came to be, although I do agree that such agreements should be executed where the developer has 1) some performance obligation, 2) is serving an unincorporated area, or 3) are entitled to some reimbursement (recapture) for installation and/or conveyance to the Town for utility infrastructure. In cases where there is no reimbursement provision, or other criteria as formerly stated, it seems as though the ERUs could be simply purchased in accordance to the current impact fee schedule and allocated to the project without an agreement. I don't know what event would have to occur to cause us to rescind the capacity we have sold, or even if we could rescind capacity given that impact fees were collected. Lastly, CT had brought up a good point in that we have a lot of zoning in place that allows significant variation in the types of development or redevelopment that could occur in the Town.

A current example is one in which a restaurant is planning to occupy a space in a shopping center. If this space were retail, it may require 2 ERUs; however, given that it is a restaurant, it will require 10 ERUs. With infrastructure in place, there is nothing special about the proposal, they simply just need to purchase 10 ERUs. Again though, our current policy is such that we would do an agreement for capacity in this amount (above 3 ERUs).

I am wondering if we can do away with the agreement process if no special terms need to be considered or negotiated. The agreements could remain as a tool to utilize where merited; however, requiring that these agreements be mandatory seems a bit taxing on staff to create and review if they simply serve as a receipt of purchased capacity.

If you or CT have anything additional to add or consider regarding possibly amending our procedures pertaining to the Utility Agreement process please share. Thanks.

Thad Carroll, AICP, LEED Green Associate  
Growth Management Director  
Town of Lady Lake  
(352) 751-1521  
[tcarroll@ladylake.org](mailto:tcarroll@ladylake.org)

Note: The Growth Management Department's office hours are Monday - Thursday 7:30 am - 6:00 pm

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