



Legislation Details (With Text)

<b>File #:</b>	20-4359	<b>Name:</b>	UTILITY SERVICES AGREEMENT WITH MSH PROPERTY HOLDINGS FOR PROPERTY LOCATED IN PALM BEACH COUNTY, FLORIDA	
<b>Type:</b>	Discussion Item	<b>In control:</b>	Village Council	
<b>On agenda:</b>	4/13/2021	<b>Final action:</b>		
<b>Title:</b>	UTILITY SERVICES AGREEMENT WITH MSH PROPERTY HOLDINGS FOR PROPERTY LOCATED IN PALM BEACH COUNTY, FLORIDA			
<b>Code sections:</b>				
<b>Attachments:</b>	1. 1. Developer Agreement MSH Property Holdings			

Date	Ver.	Action By	Action	Result
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**ITEM: UTILITY SERVICES AGREEMENT WITH MSH PROPERTY HOLDINGS FOR PROPERTY LOCATED IN PALM BEACH COUNTY, FLORIDA**

**REQUEST:** Approval of a Utility Services Agreement Reserving Potable Water Capacity for the Property Owned/Controlled by MSH Property Holdings in Palm Beach County, Florida.

**EXPLANATION:** The 2018 Utility Rate Study established Water, Sewer and Fire Capacity charges for new customers. Payment of these charges allow land owners to purchase system capacity provided sufficient capacity is available to meet both short term and long term system needs. These rates were approved by the Village Council in August of 2018 and became effective on October 1, 2018. A Capacity Charge is a one-time payment made by every new potable water and wastewater customer to allow the Utility to recover the value of system capacity constructed and available. It is a type of "impact fee" imposed on new Utility customers, rather than existing customers. Capacity Fees are required to be paid prior to the Utility Director executing regulatory permitting documents certifying that capacity is available.

This project is located at 3381 Fairlane Farms Road and is being developed as a K-9 Resort.

This Utility Service Agreement reserves capacity for water, sewer and fire and vests the property owner with the capacity reserved. If the use of the property as developed is less intense than that for which capacity was reserved, the property owner shall be entitled to a refund of Capacity Charges. The property owner will remain fully vested for the amount of capacity reserved. In addition to Capacity Fees, the property owner is required to pay meter fees and administrative charges at the time of connection.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** NO

**QUASI-JUDICIAL:**

**FIRST READING:**

**SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** The Village will receive \$57,625.00 in Capacity Charges from the Developer to be

used for eligible utility system investments.

**WELLINGTON FUNDAMENTAL:** Economic Development

**RECOMMENDATION:** Approval of a Utility Services Agreement Reserving Potable Water Capacity for the Property Owned/Controlled by MSH Property Holdings in Palm Beach County, Florida.