

Indian River County, Florida
Department of Utility Services
Board Memorandum

Date: May 7, 2020
To: Jason E. Brown, County Administrator
From: Vincent Burke, PE, Director of Utility Services
Prepared By: John M. Boyer, P.E., Utilities Engineer
Subject: Developer’s Agreement for the Installation of Off-Site Sewer Mains to Vero Beach Medical Office Building

Description and Conditions:

The proposed Vero Beach Medical Office Building will be located at 3955 Indian River Boulevard and will connect to the county sewer system located at the northeast corner of Indian River Boulevard and 41st Street. Indian River County Department of Utility Services (IRCDUS) has requested that the developer, Vero Beach Medical Office Building, LLC (Developer), upsize the proposed sanitary sewer force main from 4-inches diameter to 6-inches diameter to allow connections from future development along Indian River Boulevard.

Attachment 1 is a proposed Developer’s Agreement with the Developer for reimbursement of a portion of the subject sanitary sewer force main. The Developer’s Agreement is stipulated to reimburse the Developer for the county’s share of the cost of up-sizing the force main upon its completion, acceptance by the county, and dedication to the county. The reimbursement is detailed in Section 1 of the Developer’s Agreement.

Analysis:

The installation of the sanitary sewer force main will benefit the proposed development and future growth along Indian River Boulevard. The 6-inch diameter force main will run along the east side of Indian River Boulevard from the intersection of Indian River Boulevard and 41st Street south to the north limits of the proposed development, a distance of approximately 785 linear feet, as illustrated in Exhibit B of the attached agreement. As shown on Exhibit C of the attached agreement, the estimated offsite force main cost sharing between the Developer and IRCDUS is as follows:

Developer’s Share	\$ 27,354.59
<u>County’s Share</u>	<u>\$ 6,416.51</u>
Total Project Cost	\$33,771.10

The costs were determined based on a hydraulic fair share (81% Developer’s share; 19% county’s share) of the off-site construction costs.

Funding:

Funds for this project are derived from the Utilities Capital Fund. Utilities capital fund revenues are generated from impact fees.

Description	Account Number	Amount
Vero Beach MOB Off-Site Forcemain	472-169000-20519	\$ 6,416.51

Recommendation:

Staff recommends approval of the Developer’s Agreement with Vero Beach Medical Office Building, L.L.C., and authorize the Chairman to execute the Developer’s Agreement on their behalf.

Attachments:

1. Vero Beach Medical Office Building Developer’s Agreement