

**INDIAN RIVER COUNTY, FLORIDA  
DEPARTMENT OF UTILITY SERVICES**

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**Date:** April 19, 2017

**To:** Jason E. Brown, County Administrator

**From:** Vincent Burke, P.E., Director of Utility Services

**Prepared By:** Arjuna Weragoda, P.E., Capital Projects Manager

**Subject:** Collier Creek Estates Subdivision (Utility Phase 2) and Harbor Point Subdivision (Utility Phase 3) Petition Water Assessment Project, Resolutions I (Preliminary Assessment Roll) and II (Public Hearing Date)

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**BACKGROUND**

On April 11, 2017, under Utilities Services Item 12-G1, the Indian River County Board of County Commissioners (BCC) unanimously authorized staff to proceed with the design for Utility Phase 2 of Collier Creek Estates Subdivision and Utility Phase 3 of Harbor Point Subdivision petition water assessment project. See Attachment 4 for a map of the area. The BCC also directed staff to apply for a Florida Department of Environmental Protection (FDEP) permit and to proceed with the resolution process of the proposed assessment project.

**ANALYSIS**

The Collier Creek Estates (Utility Phase 2) and Harbor Point (Utility Phase 3) Subdivision water assessment project has 60 benefitting parcels. The parcels vary in size with an average parcel size of 0.58 acre. According to current tax records, the 60 parcels consist of:

- 13 vacant lots
- 47 constructed single family homes

The proposed 8-inch watermain will connect to the existing 12-inch main at the southwest corner of Wave Street and Fleming Street. The total project cost is estimated at \$375,000, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$6,250.00 will be levied against all 60 benefitting parcels. Once the design is complete, staff will submit plans to the City of Sebastian for a right-of-way permit.

A Providing Resolution (Resolution I) is shown in Attachment 1 and presented for adoption by the BCC.

A Setting Resolution (Resolution II) is shown in Attachment 2 and is presented for adoption by the BCC to hold a Public Hearing about the project, overall costs, and the amount of the assessment for each property owner in the benefited area. Pending BCC approval, a Public Hearing will be scheduled for Tuesday, June 13, 2017, at 9:05 A.M. in the Indian River County Commission Chambers. An assessment roll and assessment plat have been prepared and are on file with the Clerk to the BCC and the Utility Department. If the BCC adopts Resolutions I and II, staff will follow procedures for newspaper publications and will notify residents by mail to inform them of the preliminary assessment roll and the public hearing.

**FUNDING:**

Funds for this project are derived from the Assessment Fund. Assessment Fund revenues are generated from connection fees paid by the benefitting property owners.

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
Collier Creek Estates Utility Phase 2 and Harbor Point Utility Phase 3 Water Assessment	473-169000-16515	\$ 375,000.00

**RECOMMENDATION**

The staff of the Utilities Department recommends the following:

- 1) Adopt the resolution providing for the installation of the water main within Utility Phase 2 of Collier Creek Estates Subdivision and Utility Phase 3 of Harbor Point Subdivision, subject to the terms outlined in the resolution. The BCC shall establish the applicable interest rate at the time the final assessment roll is approved.
- 2) Adopt a resolution setting the time and place of the Public Hearing on Tuesday June 13, 2017, at 9:05 am, in the Indian River County Commission Chambers.

**LIST OF ATTACHMENTS:**

1. Providing Resolution (Resolution No. I)
2. Setting Resolution for Public Hearing (Resolution No. II)
3. Assessment Roll
4. Assessment Area Map