

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

Date: January 20, 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 Petition Water Assessment Project Utility Phases 1, 1A and 1B (UCP 4125), Resolutions I (Preliminary Assessment Roll) and II (Public Hearing Date)

BACKGROUND

On April 5, 2016, under Regular Agenda Item 12-G1, the Indian River County Board of County Commissioners (BCC) unanimously authorized staff to proceed with the design for Utility Phase I of the Collier Creek Estates Subdivision petition water assessment project. On August 16, 2016, BCC approved amending the original assessment area to include Phases 1A and 1B. Now that the design is complete, staff would like the Board to consider the next step of the assessment process.

ANALYSIS

The Collier Creek Estates Subdivision has 141 parcels benefitting from the water main. The parcels vary in size. The average parcel size is 0.66 of an acre. Staff received signed petitions from 100 of the 141 residential parcels, or 70.92% of the property owners in favor of the project. The 141 parcels according to tax records are zoned as follows:

- 21 Vacant lots
- 120 Single Family Residential parcels

The subject assessment portion of the project will consist of installing approximately 9,600 linear feet of 8-inch and 6-inch PVC water main, with ten (10) fire hydrants as well as water services to each parcel. The proposed 8-inch watermain will connect to the existing 16-inch main on S. Wimbrow Drive to the north and the existing 8-inch main on Englar Drive to the south. The total project cost is estimated at \$881,250, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$6,250.00 will be levied against all 141 benefitting parcels. Pending the outcome of today's BCC decision, staff will apply for permits to the Florida Department of Environmental Protection (FDEP) and the City of Sebastian.

A Providing Resolution (Resolution I) is presented for adoption by the BCC.

A separate resolution (Resolution II) is presented for adoption to hold a Public Hearing to discuss the advisability, project cost, and amount of the assessment for each property owner in the benefited area. Pending BCC approval, a Public Hearing is tentatively scheduled for Tuesday, March 14, 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 Board of County Commissioners.

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 Water Assessment	473-169000-16515	\$ 881,250.00

RECOMMENDATION

The staff of the Utilities Department recommends the following:

- 1) Adopt the resolution providing for the installation of the water main within utility Phases 1, 1A and 1B of the petition water assessment project for the Collier Creek Estates Subdivision, subject to the terms outlined in the resolution. The Board of County Commissioners 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 – March 14, 2017, at 9:05 am.

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