



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

Date: August 1, 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: Developer Agreement For The Installation Of the Offsite Water Main and Sewer Lines to Lost Tree Preserve

DESCRIPTIONS AND CONDITIONS:

The Lost Tree Preserve Plan Development (PD), will consist of 389 single-family units to be located at the southwest corner of the intersection of Old Dixie Hwy and 69th Street. The Phase I portion of the development intends on constructing 82 single family units. The PD is proposing to extend water and wastewater facilities to their property located at 4250 65TH Street. The Developer of the PD, LOST TREE PRESERVE, L.L.C., is connecting to the county water and sewer system located along the east side of Old Dixie Highway at 69th Street. The county has requested extending the existing 12-inch water main along Old Dixie Highway to complete a dead-end water main for redundancy, water quality and to serve approximately eighteen (18) existing parcels. In addition, it was requested to upsize the water main and force main to account for future growth along 69th Street and Old Dixie Hwy. As part of the construction, the Developer will be constructing approximately 4,440 linear feet of water main along Old Dixie Hwy heading north of the North County Charter School and heading west along 69th Street to the western limits of the entrance to Lost Tree Preserve Plan Development.

Attachment 1 is a proposed Developer’s Agreement with Lost Tree Preserve, LLC, for reimbursement of a portion of both the subject water main and force main. The Developer’s Agreement is stipulated to reimburse the Developer for the county’s share of the cost of the water main and force main upon their completion, acceptance by the county, and dedication to the county and a certain number of building permits issued. The reimbursement is detailed in Section 1 of the Developer’s Agreement.

ANALYSIS:

The construction will comprise of approximately a 12-inch diameter water main west along the east side of Old Dixie Highway north approximately 1,500 feet to the southeast corner of 69th Street and Old Dixie Hwy. Then it will run along the north side of 69th Street from the south east corner of 69th Street and Old Dixie Highway, west to the western limits of the entrance to Lost Tree Preserve Plan Development, a distance of approximately 1,488 linear feet for a total of 2,988 linear feet. As shown on Exhibit B of the attached agreement, the estimated offsite watermain cost sharing between the Developer and the county is as follows:

Developer’s Share	\$214,899.35
County’s Share	\$105,845.95
Total Project Cost	\$320,745.30

The installation of the force main will benefit existing residents and future growth along 69th Street. The 6-inch diameter force main west along the south side of 69th Street from the south west corner of 69th Street and Old Dixie Highway to the west limits of the proposed turn lane into Lost Tree Preserve Plan Development, a distance of approximately 1,700 linear feet. As shown on Exhibit C of the attached agreement, the estimated offsite forcemain cost sharing between the Developer and the county is as follows:

Developer's Share	\$ 90,290.18
<u>County's Share</u>	<u>\$ 44,471.28</u>
Total Project Cost	\$134,761.46

Construction of the water main and the force main capacity will allow the county to coordinate expansion of the utility's water distribution and sewage collection systems with development of the site, as well as provide service to future projects. As future projects connect to the mains, capacity fees will be collected, along with line extension fees. The costs were determined based on a hydraulic fare (67% Developer's share; 33% county's share) share of up-sizing the infrastructure to serve future development.

FUNDING:

Funding for this proposal is derived from the Utilities Capital Fund. Capital fund revenues are generated from impact fees. Furthermore, new growth has created the need for the expansion or construction of the facilities, and that new growth will benefit from the expansion or construction of the facilities

Description	Account Number	Amount
Lost Tree Preserve – Water Line Extension	472-169000-17535	\$105,845.95
Lost Tree Preserve – Sewer Line Extension	472-169000-17536	\$ 44,471.28

RECOMMENDATION:

Staff recommends approval of the Developer's Agreement with Lost Tree Preserve, L.L.C., and authorize the Chairman to execute the Developer's Agreement on their behalf.

ATTACHMENT(s):

Lost Tree Preserve Developers Agreement (11 Pages)