



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6768, **Version:** 1

Subject:

Approval, Re: Contract for Sale and Purchase from Aaron Comino for the Save Our Indian River Lagoon (SOIRL) Sharpes Zone B Septic to Sewer Conversion Project - District 1.

Fiscal Impact:

FY 2023/2024 - 1260/271010/5610000/518751 - Save Our Indian River Lagoon Trust Fund - Land - \$50,000.00

Dept/Office:

Public Works Department / Land Acquisition / Natural Resources Management Department / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners approve and authorize the Chair to 1) execute the attached Contract for Sale and Purchase, 2) authorize the Chair to execute all required closing documents related to the Contract, and 3) approve any necessary Budget Change Requests associated with this request.

Summary Explanation and Background:

The subject property is located in Section 31, Township 23 South, Range 36 East, west of US Highway 1 on the corner of Melaleuca Road and Chestnut Drive in Cocoa.

The Natural Resources Management Department, in conjunction with the Utility Services Department, is undertaking a project known as the Sharpes Zone B Septic to Sewer Conversion Project to help improve water quality in the Indian River Lagoon by reducing excess nitrogen and phosphorus that is polluting the lagoon. The Comino parcel is located within the Sharpes Zone B septic to sewer project, included in the Save Our Indian River Lagoon Project Plan, as approved by the Board of County Commissioners. The Plan specifically identifies septic system removals and updates as a key component to reducing pollutant loadings to the Indian River Lagoon. The project will include the construction of a sanitary sewer lift station and force main for the purpose of septic to sewer conversion.

The Comino parcel has been identified as an ideal location for a lift station due to it being centrally located within the project zone. This location will allow for a shallower gravity sewer system resulting in an estimated overall savings in construction costs greater than \$10,000.00. In addition, the parcel is on a corner lot off a larger road which will provide easier access for maintenance as well as having fewer neighbors adjacent to the lift station. This parcel will be well situated to also provide future service to the adjacent neighborhood west of the SOIRL project zone.

Fair market value was established by obtaining an appraisal report from Integra Realty Resources Orlando, dated March 13, 2024, with an appraised value of \$40,000.00.

The owner purchased this parcel in November 2022 as an investment property and has removed the existing mobile home with the intent of putting in a new mobile home to sell as improved property. The owner has offered to sell the parcel for no less than \$50,000.00.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:

Upon execution by the Chair, Public Works Department will contact the Clerk's office to make arrangements to pick up the original executed Contract for Sale and Purchase.