



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3409, **Version:** 1

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### **Subject:**

Approval, Re: Contract for Sale and Purchase with Donna R. Dean for the Zone M-Milford Point Septic to Sewer Conversion Project - District 2.

### **Fiscal Impact:**

\$415,000, to be funded by the Save Our Indian River Lagoon Trust Fund (Fund 1260)

### **Dept/Office:**

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

### **Requested Action:**

It is requested that the Board of County Commissioners approve and authorize the Chair to execute the attached Contract for Sale and Purchase.

### **Summary Explanation and Background:**

The subject property is located in Section 31, Township 24 South, Range 37 East, on the west side of Milford Point Drive in Merritt Island.

Natural Resources Management Department is undertaking a project known as Zone M Milford Point Drive Septic to Sewer Conversion, in conjunction with Utility Services Department, to help improve the Indian River Lagoon water quality by reducing excess nutrient loading. Milford Point Drive is located within Zone M, a project approved by the Board of County Commissioners in the Save Our Indian River Lagoon Project Plan. This project will consist of constructing an Air-Vac Pump Station, vacuum and force main lines, lift station and sewer service connections.

Fair market value was established by obtaining an appraisal report from Callaway & Price, Inc., dated August 23, 2021, with an assigned value of \$365,000.00. The owner considered the short supply of buildable waterfront lots of this size (.29 acres) located on Merritt Island and the current escalating real estate trends, and offered to sell the parcel for no less than \$415,000.00.

The Dean property is located on the west side of Milford Point Drive and identified as one of three potential locations for an Air-Vac Pump Station site. Efforts to obtain a parcel on the east side of Milford Point Drive was not successful. The option of pursuing a possible location on the south side of Merritt Island Causeway creates two concerns. First, the additional costs for getting the system to this location would be substantial because it would involve an additional 650 linear feet (more or less) of vacuum sewer system (with no additional service potential) and a direct bore under State Road 520. The Engineer of Record has estimated the additional cost for construction at this alternate location to be a minimum of \$150,000 to \$250,000.00, with today's increasing construction costs. The second concern is whether a deep direct bore under State Road 520 will affect the suction lift capacity of the system. This bore would end up being between 12' and 20' below the road. If there are future issues with this portion of the line, it would be extremely difficult to get to it, which would then impact sewer service downtime and maintenance costs. In addition, substantial amounts of coquina rock are anticipated at that depth. Depending on the density of the rock the conventional bore

technology may not work.

From a cost, construction and system function point of view, accepting the seller's price for the Dean parcel is recommended by staff and the project design consultant as the best option. It would provide easy access, and minimize real and imagined impacts from the residents.

The User Department approves this request. The Save Our Indian River Lagoon Project Plan specifically identifies septic to sewer conversions as a key component to reducing pollutant loadings to the Indian River Lagoon.

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.