



AGENDA REPORT
May 30, 2019

**Discussion Re: County Stormwater Retention Pond Property at Wickham
Road & NASA Blvd.**

SUBJECT:

County Stormwater Retention Pond Property at Wickham Road and NASA Blvd.

FISCAL IMPACT:

None. Options 1 or 2 would reduce current ongoing maintenance costs.

DEPT/OFFICE:

ACM Development

REQUESTED ACTION:

It is requested that the Board of County Commissioners discuss property exchange options and provide direction to staff regarding the existing retention pond located at the SE corner of the intersection of Wickham Road and NASA Blvd.

SUMMARY EXPLANATION and BACKGROUND:

On April 4, 2019, the BOCC directed staff to prepare an agenda report providing options for Board consideration with regard to a possible or potential opportunity to exchange the County-owned retention pond site located at the southeast corner of the intersection of Wickham Road and NASA Boulevard (new NASA). The existing retention area serves to treat stormwater runoff from the intersection. It was created as a part of the Florida Department of Transportation Off-System road project to align NASA Boulevard to match existing Ellis. The pond site was acquired in order to provide needed roadway right-of-way as well as the pond. The County is currently obligated to maintain the pond at the County's cost.

Any sale or exchange of this parcel of land would necessarily need to include provisions to provide stormwater treatment to permanently replace the existing stormwater treatment provided by the existing pond (including all required permits or permit modifications). Further, staff feels it is advisable that the transaction should also include the requirement that in order to permanently benefit the public, the proposer be required to maintain the replacement stormwater treatment pond in perpetuity (relieving the County of this responsibility and cost). Finally, the proposer would be required to adequately provide for the design, permitting, and construction of appropriate additional technical engineering details necessary to among other things, facilitate the functionality of drainage in the area and provide reasonable road right-of-way needs (land) for both Wickham Road and NASA

Boulevard, all at the proposer's cost. All of these conditions could be properly described in a sale or exchange agreement with a proposer, developer.

Option 1: Public RFP, as briefly discussed by the BOCC under Board Reports on April 4, 2019, the Board could direct staff to prepare a Request For Proposal, seeking, from any interested party, a proposal to exchange/purchase this parcel. For the reasons outlined above, Staff recommends the RFP include a conceptual description of the requirements the proposal must accomplish as outlined above plus other proposed items the Board could consider to be in the public interest. This effort would require staff to prepare an RFP advertisement of sufficient detail and limitations to assure the desired final result without excessively restricting the possibilities in order to avoid an unnecessary chilling effect for potential interested parties.

Option 2: Private Exchange, Matthew Development (a local development company) currently has a property under contract which is adjacent to the existing pond and has been working toward an exchange agreement proposal. that is expected to comply with all the conditions outlined above. The adjacent parcel under contract for purchase is currently owned by the City of Melbourne. County staff has partially coordinated with Matthew Development but has discontinued after the April 4th Board discussion, awaiting direction.

Option 3: Do nothing and continue to maintain the existing stormwater pond (status quo).

Option 4: Other Board direction.

CLERK TO THE BOARD INSTRUCTIONS:

Return Board memorandum to Public Works Department and County Manager's Office.

ATTACHMENTS:

Description

No Attachments Available



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May 31, 2019

MEMORANDUM

TO: John Denninghoff, Assistant County Manager

RE: Item J.1., Discussion of County Stormwater Retention Pond Property at Wickham Road and NASA Boulevard

The Board of County Commissioners, in regular session on May 30, 2019, approved Option 2; private exchange with Matthew Development (a local development company), regarding the existing retention pond located at the southeast corner of Wickham Road and NASA Boulevard.

Your continued cooperation is greatly appreciated.

Sincerely yours,

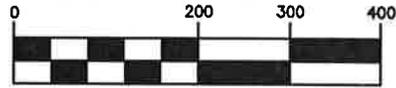
BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/cmw

GRAPHIC SCALE



(IN FEET)

1 inch = 200 feet

