

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown, County Administrator
FROM: Richard B. Szpyrka, P.E., Public Works Director
SUBJECT: Arabella Reserve Developers Agreement
DATE: September 6, 2018

DESCRIPTION AND CONDITIONS

GRBK GHO Arabella Reserve, LLC, (Developer) proposes to develop a single family home subdivision located in the southeast quadrant of 49th Street and 58th Avenue in Indian River County, Florida known as Arabella Reserve.

Action Item 10.2 of the 2014 Gifford Neighborhood Plan identifies improvements to the intersection of 49th Street and 58th Avenue to include signalization.

As part of the Developers Agreement for Water Way Village, the Developer of Waterway Village is required to plan, design, and construct a four-lane roadway segment for 58th Avenue between 49th Street and 53rd Street. However, the Developer is not required to acquire/dedicate right-of-way for improvements outside of property owned/controlled by the Developer. The intersection improvements by the Developer of Waterway Village include left turn lanes for all approaches, signalization, sidewalks, and crosswalks.

The Developer of Waterway Village is moving forward with design of the 58th Avenue widening project and has provided the County with 30% plans that shows the need for right-of-way in the southeast quadrant of the 49th Street and 58th Avenue intersection. The proposed Developers Agreement between the County and Arabella Reserve LLC, allows the County to partner with the Developer to obtain right-of-way and stormwater treatment capacity in a cost efficient manner. The Arabella Reserve subdivision design is consistent with the intersection and roadway widening project design and the proposed agreement. The net cost to the County for right-of-way and for the Developer to design, permit and construct stormwater treatment capacity at the intersection of 49th Street and 58th Avenue is \$83,226.78.

FUNDING

Funding in the amount of \$83,226.78 is budgeted and available from Secondary Roads/Right of Way/58th Ave & 49th Street, Account # 10921441-066120-18015

RECOMMENDATION

Staff recommends the Board approve the Developers Agreement between the County and GRBK GHO Arabella Reserve, LLC, funding in the amount of \$83,226.78, and authorize the Chairman to execute the Developers Agreement on behalf of the Board.

ATTACHMENTS

Developers Agreement w/Attachments

DISTRIBUTION

William Handler, GRBK GHO Arabella Reserve, LLC
Joseph Schulke, Schulke, Bittle, and Stoddard, LLC

APPROVED AGENDA ITEM FOR: September 18, 2018