

**Indian River County, Florida  
Department of Utility Services  
Board Memorandum**

**Date:** February 24, 2021

**To:** Jason E. Brown, County Administrator

**From:** Vincent Burke, PE, Director of Utility Services

**Prepared By:** John Boyer, PE, Utility Engineer

**Subject:** Proposed Water Main Assessment Project along 51<sup>st</sup> Avenue and Portions of Winter Beach Highlands and Winter Beach Park Subdivisions  
Resolution III: Public Hearing

**Background**

On January 19, 2021, the Indian River County (IRC) Board of County Commissioners (BCC) approved the adoption of Resolution I (2021-012) and Resolution II (2021-013) for a special assessment for certain properties abutting 51<sup>st</sup> Avenue from 65<sup>th</sup> Street to 69<sup>th</sup> Street within portions of Winter Beach Highlands and Winter Beach Park located within unincorporated Indian River County.

**Analysis**

Winter Beach Highlands Subdivision has twenty (20) residential lots. Lots 1, 3, 26 and 29 have been removed from the water assessment by way of not benefitting from the proposed water main extension or already being connected to County water, leaving sixteen (16) lots benefitting from the water assessment project. A portion of Winter Beach Park has sixteen lots (16), although lot 15 has been removed from the water assessment by way of not benefitting from the proposed water main extension or already being connected to the County water, leaving fifteen (15) lots benefitting from the water assessment project. See Attachment 1 – Assessment Area Map. Therefore, the total number of parcels in the assessment area is 31. Signed petitions indicating affirmative votes were received from 24 of the benefitting lots. Thus, 24 of the 31 (77.4%) benefitting lots are in favor of the assessment project. Since the adoption of Resolutions I and II, staff mailed out letters to the thirty-one (31) benefitting parcels notifying them of the preliminary assessment roll and the subject public hearing. Notice of the time and place of the public hearing was published in the Indian River Press Journal on February 23, 2021, and March 2, 2021, as required by Section 206.06 IRC Code.

The total project cost is estimated at \$291,400.00, which includes construction, surveying, engineering, administration. and inspection. Therefore, an equal per parcel cost of \$9,400.00 will be levied against all thirty-one (31) benefitting parcels.

The BCC, in its capacity to oversee the assessment process, shall meet as the equalizing board to hear and consider any and all support for, or complaints against, proposed special assessments, and it shall adjust and equalize the special assessments on the basis of justice and right according to Chapter 206 (Special Assessments) of the IRC Code (Attachment 2 – Resolution III and Assessment Roll).

## Public Hearings

### Funding

Funds for this project are derived from the Assessment Fund. Assessment fund revenues are generated from assessment fees paid by the benefitting property owners.

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
51 <sup>st</sup> Ave Water Main Assessment	473-169000-21501	\$ 291,400.00

### Recommendation

Staff recommends that the Board of County Commissioners open the public hearing and, after receiving input, consider adopting Resolution No. III with any revisions based on that public input.

### Attachments

1. Assessment Area Map Confirming
2. Resolution: Resolution No. III w/ Assessment Roll - Exhibit A