

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

**Date:** January 23, 2023  
**To:** Michael C. Zito, Interim County Administrator  
**From:** Sean C. Lieske, Director of Utility Services  
**Prepared by:** Harrison Youngblood, PE, Utilities Engineer, Utility Services  
**Subject:** Hanlex Vero Beach LLC Developer’s Agreement

**Background:**

Indian River County Department of Utility Services (IRCDUS) would like to enter into an agreement with the developer Hanlex Vero Beach LLC (Hanlex) of the Dollar General on 27<sup>th</sup> Avenue SW. for the cost sharing of upsizing the 8” water main that would feed them to a 12” water main. IRCDUS has also asked the developer to continue the 12” water main south of the development approximately 460’ to the southernmost county road (25<sup>th</sup> Street SW) in order to provide an adequate supply of water to the project and to residents in the southern portion of the county. The Developer shall cover 42% of the total estimated cost of the project. The Developer’s share is based on the cost that they would have incurred had they only been required to connect their development.

**Funding:**

Funding in the amount of \$111,000.00 for the project will be accounted for in the Impact Fee/Dollar General 27<sup>th</sup> Ave SW account, number 472-169000-23502. Funds for this project are derived from capital funding. Capital funding is generated from impact fees. Furthermore, new growth has created the need for the expansion or construction of the facilities, and that new growth will benefit from the expansion or construction of the facilities.

Description	Account Number	Amount
Impact Fee/Dollar General 27 <sup>th</sup> Ave SW	472-169000-23502	\$111,000.00

**Recommendation:**

Staff recommends that the Board of County Commissioners approve the Hanlex Vero Beach LLC Developer’s Agreement with the County, and authorize the Chairman to execute the agreement to reimburse Hanlex Vero Beach LLC in the amount of \$111,000.00 for the work performed in the agreement.

**Attachment:**

1. Developers Agreement between Hanlex Vero Beach LLC and IRC