

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

**Date:** February 18, 2020

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

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

**Prepared By:** Arjuna Weragoda, PE, Capital Projects Manager

**Subject:** Public Hearing for the Citrus Hideaway Subdivision Water Assessment Project, Resolution III

## Background

On February 4, 2020, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution I (2020-011) and Resolution II (2020-012) for certain benefitting property abutting 75<sup>th</sup> Court as well as certain properties within Citrus Hideaway Subdivision, which lies within unincorporated Indian River County.

## Analysis

Citrus Hideaway Subdivision has 10 residential lots and Tract A for a total of 11 properties, per Plat Book 10 Page 26. Lot 1 is already connected to the County potable water system via the existing water main along CR-510. Although the parcel situated at the northwest corner of the subdivision is not within Citrus Hideaway Subdivision, that parcel is considered a benefitting property. Therefore, the total number of parcels in the assessment area is 11. Since the adoption of Resolutions I and II, staff mailed out letters to the eleven (11) benefitting parcels notifying them of the preliminary assessment roll and the subject public hearing.

The proposed project consists of a 6-inch water main, which will connect to the existing 16-inch main located along CR-510. The total project cost is estimated at \$78,116.72, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$7,101.52 will be levied against all 11 benefitting parcels. The design is now complete, and a Florida Department of Environmental Protection (FDEP) permit and an IRC right-of-way permit have been secured.

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, the 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 Indian River County.

The Certificate of Dedication within the plat of Citrus Hideaway Subdivision (Attachment 4) states that all streets and easements are dedicated for the use of public utilities, cablevision and the property owners in the subdivision with the full knowledge that the same are not dedicated to the public until there is a formal acceptance of these streets, and/or easements, or any part thereof by the County. Therefore, as part of the

## Public Hearings

subject item, a Resolution has been prepared for the County to formally accept an easement over, across and under the 60-foot private road known as 75<sup>th</sup> Court for the sole purpose of public utilities, but not to accept the street as a public street or for maintenance of the street.

### 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
Citrus Hideaway Subdivision Water Assessment	473-169000-19502	\$ 78,116.72

### Recommendation

Open the public hearing and, after receiving input, consider adopting Resolution No. III with any revisions based on that public input, as well as accepting an easement for utility purposes.

### List of attachments

1. Confirming Resolution (Resolution No. III)
2. Exhibit A: Assessment Roll
3. Assessment Area Map
4. Resolution, formally accepting an easement for utility purposes only