

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

**Date:** September 1, 2023

**To:** Indian River County Board of County Commissioners

**Through:** John A. Titkanich, Jr., County Administrator

**Prepared By:** Sean C. Lieske, Director of Utility Services

**Subject:** Developer's Agreement with Go Life Holding LLC for 12-inch Water Main Extension from 90<sup>th</sup> Avenue to 98<sup>th</sup> Avenue

**Background/Analysis:**

Go Life Holding LLC has a parcel of land of approximately 239 acres to the west of Interstate 95 (I-95) and South of Highway 60, referred to as Venetian Grove. Venetian Grove is located to the south of the Vero Beach Outlet Mall and to the east of the Verona Trace development, which currently includes 156 single family units and 290 townhouse units. In order to develop the land, the developer wishes to secure water and sewer availability for approximately 900 single family units within their 239-acre parcel.

The existing commercial and residential units located in the Urban Service Boundary (USB) to the west of I-95 are served by a single water main that runs along State Route 60. Considering the area to west of I-95 is without a redundant source of water, they could be left without water until such time as services can be restored following a break to the existing water main. Given the proposed Venetian Grove development would nearly double the current residential units in the area, the Indian River County Department of Utility Services (IRCDUS) is requiring the developer to install a redundant water main from 90<sup>th</sup> Avenue on the east of I-95 to 98<sup>th</sup> Avenue on the west of I-95. The need for an additional water main to serve the area west of I-95 within the USB has been contemplated in the County's Comprehensive Plan for several years as a means to ensure uninterrupted water service to the residents within this portion of the USB in the event of a main break along the current water main alignment.

Venetian Grove was issued a Utility Construction Permit (UCP), permit # 3626, that specifies the need to enter into a Developer's Agreement (DA) to share in the cost of the design and construction of the additional water main. The DA specifies that the developer, or their assignee, would be responsible for the design and construction of the water main and that IRCDUS will reimburse the developer based on a fair and equitable distribution of the cost. The distribution of costs is based on an evaluation of the Verona Trace development, existing commercial establishments, along with future development possibilities within the existing USB and the proposed residential units within the developer's 239-acre parcel. Based on this evaluation, IRCDUS would be responsible for approximately 60% of the design and construction costs, and the developer, or their assignee, would be responsible for the remaining 40%. The DA also specifies that specific milestones must be met based upon the number of building permits that have been issued within the proposed Venetian Grove development. Failure to meet these milestones would result in the County placing a hold on

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any additional building permits until such time as the water main gets built. Finally, the DA provides some flexibility in the alignment of the water main, but specifies it must be a minimum of a 12-inch line extending from 90<sup>th</sup> Avenue to the east of I-95 to 98<sup>th</sup> Avenue to the west of I-95.

### Funding:

The cost of the water main construction is unknown at this time so the specific amount of funding is not available. Depending upon the alignment, current estimates suggest the line would cost between \$3,000,000 to \$4,000,000. At 60%, IRCDUS would be responsible for roughly \$1,800,000 to \$2,400,000 in costs, which would come from the Impact Fee/WIP/Venetian Grove 12" Water Main account, number 472-169000-23553. Some of the costs incurred by IRCDUS would be recovered by any future development that occurs within the area. 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.

| ACCOUNT NAME                                 | ACCOUNT NUMBER   | AMOUNT      |
|--|------------------|-------------|
| Impact Fee/WIP/Venetian Grove 12" Water Main | 472-169000-23553 | \$2,400,000 |

### Recommendation:

Staff recommends the Board of County Commissioners approve the Developer's Agreement with Go Life Holding LLC for a 12-inch Water Main Extension from 90<sup>th</sup> Avenue to 98<sup>th</sup> Avenue and authorize the Chair to execute the same.

### Attachments:

Venetian Grove Developer's Agreement