INDIAN RIVER COUNTY, FLORIDA

INITIAL ASSESSMENT RESOLUTION FOR WATERS EDGE PHASE II CULVERT REPLACEMENT PROJECT

ADOPTED AUGUST 12, 2025

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RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF THE CULVERT REPLACEMENT PROJECT WITHIN THE PROPOSED WATERS EDGE PHASE II MUNICIPAL SERVICE BENEFIT UNIT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE CULVERT REPLACEMENT PROJECT; ESTABLISHING THE PROPOSED WATERS EDGE PHASE II SUBDIVISION CULVERT REPLACEMENT PROJECT MUNICIPAL SERVICE BENEFIT UNIT; PROVIDING LEGISLATIVE FINDINGS, PURPOSE AND DEFINITIONS; ESTABLISHING THE ESTIMATED CAPITAL COST; DIRECTING THE PREPARATION OF THE ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE; PROVIDING FOR THE CALCULATION OF PREPAYMENT AMOUNTS AND SETTING FORTH PROVISIONS FOR OPTIONAL AND MANDATORY PREPAYMENTS; PROVIDING FOR REALLOCATION; REPEALING RESOLUTION NO.S 2024-064, 2025-011, AND 2025-014 AND PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 1, 2025, the Board adopted Ordinance No. 2025-010, as codified in Chapter 206 of the Indian River County Code of Ordinances (the "Ordinance"), to provide a uniform method and established procedures for the levying of special assessments for essential public services and facilities pursuant to the County's home rule authority and the Uniform Assessment Collection Act; and

WHEREAS, the Ordinance repealed and replaced the County's previous special assessment procedures that were set forth in the Indian River County Code of Ordinances; and

WHEREAS, the Board recently adopted Resolution No.s 2024-064, 2025-011, and 2025-014 to impose special assessments for the replacement of culvert piping in Waters Edge Phase II Subdivision, which were imposed pursuant to the now repealed assessment process; and

WHEREAS, in order to utilize the updated procedures in the Ordinance, ensure compliance with the Uniform Assessment Collection Act, and revise the annual rate of Assessment to cover statutorily required costs, the Board now desires to repeal the previously adopted special assessments for the replacement of culvert piping in Waters Edge Phase II Subdivision and adopt this Initial Assessment Resolution to establish the revised Assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Capital and Service Assessment (the "Ordinance"), Article VIII, Section 1, Florida Constitution, section 125.01, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Initial Assessment Resolution as defined in the Ordinance.

(B) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any

gender include the correlative words of the other genders, unless the sense indicates otherwise. Words imparting the singular number, include the plural number, and vice versa.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. As used in this Initial Assessment Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Adjusted Prepayment Amount" means the amount required to prepay the Assessment for each Tax Parcel located in the MSBU, as computed pursuant to Section 12(B) hereof and revised annually pursuant to Section 13(E) hereof.

"Annual Capital Component" means the amount computed for each Tax Parcel pursuant to Section 13(A) hereof.

"Assessment" means an annual Capital Assessment, as defined in the Ordinance, imposed against property located within the MSBU to fund the Project Cost of the Culvert Replacement Project to serve the MSBU and related expenses, computed in the manner described in Section 13 hereof.

"Assessment Roll" means the non-ad valorem assessment roll relating to the Project Cost of the Culvert Replacement Project to serve the MSBU and related expenses.

"Capital Cost" means the Capital Cost, as defined in the Ordinance, and more specifically defined as all or any portion of the expenses that are properly attributable to the acquisition, design, construction, and installation (including demolition, environmental mitigation and relocation) of the Culvert Replacement Project and imposition of the Assessments under generally accepted accounting principles; and including reimbursement to the County for any funds advanced for the Capital Cost.

"Collection Cost" means the estimated cost to be incurred by the County during any Fiscal Year in connection with the preparation of the Assessment Roll and collection of Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel pursuant to Section 13(B) hereof.

“Culvert Replacement Project” means a Local Improvement, as defined in the Ordinance, and more specifically defined as the design, acquisition, construction, and installation of three Stormwater Culvert Replacements for a total of 256 linear feet of 60-inch reinforced concrete pipe and other appurtenant facilities located at the intersections of 37th Drive S.W. and 1st Street S.W. and 36th Court S.W. and 1st Street S.W. and Coouch Ditch access, including revetment pipe end protection, concrete valley gutter, asphalt pavement, six-inch watermain, guardrail, traffic striping, and Type C Ditch Bottom Inlet with 15 linear feet of 15” Polypropylene Stormwater Pipe to provide subdivision access and stormwater management services to all Tax Parcels located in the MSBU.

"Initial Prepayment Amount" means the amount computed pursuant to Section 12(A) hereof for each Tax Parcel in the MSBU to prepay the Assessment in full.

"Platted Lot" means a platted lot within the MSBU as of the date of the Final Assessment Resolution on which a Single-Family Residential Unit has been or can be constructed or sited in accordance with applicable laws and regulations.

"Project Cost" means (A) the Capital Cost of the Culvert Replacement Project, and (B) any other costs or expenses related thereto, including administration and notice costs.

"Single-Family Residential Unit" means a building consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"Statutory Discount Amount" means the amount computed for each Tax Parcel pursuant to Section 13(C) hereof.

"Tax Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Waters Edge Phase II Subdivision Culvert Replacement Project Municipal Service Benefit Unit" or **"MSBU"** means the Assessment Area as defined in the Ordinance, as described in Section 4 hereof.

SECTION 3. LEGISLATIVE DETERMINATIONS. It is hereby ascertained, determined and declared that the provision of the Culvert Replacement Project to be funded by the Project Cost provides a special benefit to the Assessed Property based upon the following legislative determinations:

(A) Upon the adoption of this Initial Assessment Resolution determining the Capital Cost and Project Cost for the Culvert Replacement Project and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations in Section 206.03 of the Ordinance are hereby ratified and confirmed.

(B) The Board has enacted the Ordinance to provide for the creation of Assessment Areas, including municipal service benefit units, and authorize the imposition of Assessments to fund the construction of Local Improvements to serve the property located therein.

(C) The Culvert Replacement Project constitutes a Local Improvement as defined in the Ordinance, which permits proper stormwater drainage and management for properties located in the MSBU and helps preserve and maintain proper ingress and egress to all properties within the MSBU. The existing culverts located at near the entrance to the MSBU and handling stormwater drainage for all properties within the MSBU are collapsing and in imminent need of replacement to ensure the drainage system within the MSBU functions properly and the subdivision entrance remains accessible.

(D) The Board desires to create the MSBU for the purpose of providing the Culvert Replacement Project to serve 86 Tax Parcels within the boundaries of the MSBU and finds that the provision of the Culvert Replacement Project serves a public purpose.

(E) The provision of the Culvert Replacement Project will provide a special benefit to the Tax Parcels located within the MSBU and will possess a logical relationship to the use and enjoyment of property by: (1) ensuring the provision of ongoing and proper drainage and stormwater management services and the availability and use of such facilities and improvements by the owners and occupants of Assessed Property to properly and safely detain, retain, convey, and treat stormwater discharged from such properties; (2) stabilizing or increasing of property values due to the presence of a comprehensive, properly functioning stormwater drainage system that safeguards and preserves ingress and egress for all properties within the MSBU; (3) increased safety and better access to property; (4) improved property appearance due to the presence of a comprehensive, properly functioning stormwater drainage system within the MSBU; (5) rendering property more adaptable to a current or reasonably foreseeable new and higher use; (6) alleviation of the burdens caused by stormwater runoff and accumulation attendant with the use of

Assessed Property; and (7) the enhancement of environmentally responsible use and enjoyment of property.

(F) All Tax Parcels within the MSBU are Platted Lots on which a Single-Family Residential Unit has been or can be sited in accordance with existing policies and procedures. Given that all such Single-Family Residential Units should generate a comparable amount of stormwater runoff, it is fair and reasonable to use Platted Lots as the Assessment Unit and to apportion the Project Cost equally upon all such Platted Lots, regardless of minor variations in Platted Lot size and the value of the Platted Lots.

(G) Due to the relative small number of property owners in the MSBU compared to the total Capital Cost and resulting Project Cost and the agreement of the property owners' association to convey the Culvert Replacement Project to the County, the County has decided to reduce the annual financial impact the Assessment will have on the real property owners in the proposed MSBU by providing a fifteen (15) year internal loan to the real property owners to allow financing for their share of the Capital Cost.

(H) The Board hereby finds and determines that the Assessments to fund the Culvert Replacement Project provide an equitable method of funding construction of the project by fairly and reasonably allocating the cost to specially benefitted property, based upon the number of Platted Lots attributable to each Tax Parcel, in the manner hereinafter described.

SECTION 4. DESCRIPTION OF PROPOSED MSBU.

(A) The proposed Waters Edge Phase II Subdivision Culvert Replacement Project Municipal Service Benefit Unit shall include the property included the Waters Edge

Plat Two Subdivision recorded in Plat Book 16, Page 67 of the Official Records of Indian River County and set forth in Appendix C attached hereto and incorporated herein.

(B) The MSBU is proposed for the purpose of improving the use and enjoyment of all properties located therein by the provision of the Culvert Replacement Project to provide a comprehensive, properly functioning stormwater drainage system and the preservation of safe and adequate ingress and egress for all properties within the MSBU.

SECTION 5. ASSESSMENT ROLL.

(A) The County Administrator is hereby directed to prepare a final estimate of the Capital Cost and Project Cost of the Culvert Replacement Project and to prepare the preliminary Assessment Roll for the Fiscal Year beginning October 1, 2025, in the manner provided in Section 206.32 of the Ordinance.

(B) The County Administrator shall apportion the Capital Cost and Project Cost of the Culvert Replacement Project among the parcels of real property within the MSBU as reflected on the Tax Roll in conformity with Article III hereof.

(C) A copy of the Ordinance, this Initial Assessment Resolution, documentation related to the estimated Capital Cost and Project Cost, and the preliminary Assessment Roll shall be maintained on file in the office of the County Administrator and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.

SECTION 6. PUBLIC HEARING. There is hereby established a public hearing to be held at 5:01 p.m. on September 10, 2025, in the Commission Chambers, Indian River County Administration Complex, 1801 27th Street, Vero Beach, Florida, to consider (A)

creation of the MSBU, (B) imposition of the Assessments, and (C) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 7. NOTICE BY PUBLICATION.

The County Administrator shall publish a notice of the public hearing authorized by Section 6 hereof in the manner and the time provided in Section 206.33 of the Ordinance. The notice shall be published no later than August 20, 2025, in substantially the form attached hereto as Appendix A.

SECTION 8. NOTICE BY MAIL.

(A) The County Administrator shall provide first class mailed notice of the public hearing authorized by Section 6 hereof by first class mail to the Owner of Each Tax Parcel of Assessed Property in the manner and time provided in Section 206.34 of the Ordinance. All first class mailed notices shall be mailed no later than August 20, 2025, in substantially the form attached hereto as Appendix B.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the County Administrator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 9. ESTIMATED CAPITAL COST.

(A) The estimated Capital Cost for the Culvert Replacement Project is $537,974.50.

(B) The resulting Project Cost of the Culvert Replacement Project will be funded through the imposition of Assessments against property located in the MSBU in the manner set forth in Article III hereof.

SECTION 10. IMPOSITION OF ASSESSMENTS.

(A) Unless prepaid, Assessments shall be imposed against all real property located within the MSBU and collected over a period of fifteen (15) years. The first annual Assessment will be included on the ad valorem tax bill mailed in November 2025.

(B) In accordance with Section 206.08 of the Ordinance, when imposed the Assessment shall constitute a lien upon the Tax Parcels located in the MSBU, which lien shall be equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid.

SECTION 11. ASSESSMENT UNITS. To reflect the relative amount of special benefit to be derived from provision of the Culvert Replacement Project, all Tax Parcels within the MSBU shall be assessed based on the number of Platted Lots included within that Tax Parcel.

SECTION 12. PREPAYMENT AMOUNTS.

(A) Upon adoption of the Final Assessment Resolution, an Initial Prepayment Amount for each Tax Parcel located within the MSBU shall be calculated as the sum of (1) the amount computed by (a) dividing the number of Platted Lots attributable to such Tax Parcel by the total number of Platted Lots attributable to all Tax Parcels within the MSBU, and (b) multiplying the result by the estimated Capital Cost of the Culvert Replacement Project.

(B) After the expiration of the time period established by the County in the Final Assessment Resolution during which it will accept the Initial Prepayment Amount, an Adjusted Prepayment Amount for each Tax Parcel shall be calculated as provided in

Section 13(E) hereof.

SECTION 13. COMPUTATION OF ASSESSMENTS. The annual Assessment shall be computed for each Tax Parcel in the manner set forth in this Section 13.

(A) ANNUAL CAPITAL COMPONENT. The "Annual Capital Component" shall be calculated for each Fiscal Year in which the Initial Prepayment Amount (or Adjusted Prepayment Amount, if applicable) of the Tax Parcel is outstanding as the annual installment of principal due based on a debt service schedule prepared with the Initial Prepayment Amount for such Tax Parcel as the beginning balance and ensuring that the principal is payable in equal installments over a 15-year period.

(B) COLLECTION COST COMPONENT. The "Collection Cost Component" shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Initial or Adjusted Prepayment Amount, as applicable, for such Tax Parcel by (b) the sum of the aggregate Initial or Adjusted Prepayment Amount, as applicable, remaining in the MSBU, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The "Statutory Discount Amount" shall be computed for each Tax Parcel as the amount the County is allowed by law to budget receipts, which shall also include the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Capital Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Capital Component and (ii) the Collection Cost Component, by (b) 0.95.

(D) ASSESSMENT. The annual Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Capital Component, (2) the Collection Cost

Component and (3) the Statutory Discount Amount.

(E) REVISION OF ADJUSTED PREPAYMENT AMOUNT. Upon certification of the Assessment Roll each Fiscal Year, the revised Adjusted Prepayment Amount for each Tax Parcel shall be computed by deducting (1) the principal component of the Annual Capital Component determined in Section 13(A) above and included on the Assessment Roll for the Tax Parcel, from (2) the Adjusted Prepayment Amount, as initially set pursuant to Section 12(B) hereof and thereafter revised pursuant to this Section 13(E) (or for the initial Assessment Roll, the Initial Prepayment Amount), utilized to compute the annual Assessment included on the Assessment Roll for such Tax Parcel.

SECTION 14. PREPAYMENT OPTION.

(A) If allowed by the Board in its sole discretion, the owner of each Tax Parcel subject to the Assessments may be allowed to prepay all future unpaid annual Assessments upon payment of an amount equal to the Initial or Adjusted Prepayment Amount for such Tax Parcel, as applicable.

(B) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(C) The amount of all prepayments made pursuant to this Section 14 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the Capital Cost or Project Cost of the Culvert Replacement Project is less than the amount

upon which such Adjusted Prepayment Amount was computed, (2) the Adjusted Prepayment Amount is reduced upon issuance of the Permanent Original Obligations, or (3) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 15. MANDATORY PREPAYMENT.

(A) The owner of a Tax Parcel subject to the Assessment shall immediately prepay all future unpaid annual Assessments for such Tax Parcel if (1) the Tax Parcel is to be acquired or otherwise transferred to an entity for which Assessments cannot be collected pursuant to the Uniform Assessment Collection Act through condemnation, negotiated sale or otherwise, (2) the Tax Parcel is subject to annexation by a governmental unit, or (3) a tax certificate has been issued and remains outstanding in respect of the Tax Parcel and the County, at its sole option, elects to accelerate the Assessment. In the case of (1) or (2) above, the owner of the Tax Parcel prior to condemnation, sale or other transfer must notify the County at least 30 days prior to the proposed acquisition or transfer date in order to allow the County sufficient time to determine the final amount due. Failure to provide such notice shall cause an automatic acceleration of such Assessment, the effective date of which is 10 days prior to the proposed acquisition or transfer date.

(B) The amount required to prepay the future unpaid annual Assessments will be equal to the Initial or Adjusted Prepayment Amount for such Tax Parcel, as applicable.

(C) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Assessments for the Tax

Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(D) The amount of all prepayments made pursuant to this Section 15 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the Capital Cost of the Culvert Replacement Project is less than the amount upon which such Adjusted Prepayment Amount was computed, or (2) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

(E) Collection by the County of mandatory prepayments pursuant to this Section 15 is supplemental and in addition to any other legally available remedy the County may seek for repayment of the Assessments.

SECTION 16. REALLOCATION UPON FUTURE SUBDIVISION. If a Tax Parcel includes more than one Platted Lot, the Assessment imposed against such Tax Parcel may be reallocated among the Platted Lots upon (1) application of the owner and (2) assignment of a distinct ad valorem property tax identification number to each Platted Lot or any combination of Platted Lots by the Property Appraiser.

SECTION 17. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act; provided however, that any Assessment against Government Property shall be collected pursuant to Section 206.45 of the Ordinance.

SECTION 18. REPEALER AND CONFLICTS.

(A) Indian River County Resolution No.s 2024-064, 2025-011, and 2025-014 are hereby repealed in their entireties.

(B) All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 19. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 20. EFFECTIVE DATE. This Initial Assessment Resolution shall take effect immediately upon its passage and adoption.

The resolution was moved for adoption by Commissioner _____, and the motion was seconded by Commissioner _____, and, upon being put to a vote, the vote was as follows:

Chairman Joseph E. Flescher	_____
Vice Chairman Deryl Loar	_____
Commissioner Susan Adams	_____
Commissioner Joe Earman	_____
Commissioner Laura Moss	_____

The Chairman thereupon declared the resolution duly passed and adopted this ___ day of August, 2025.

BOARD OF COUNTY COMMISSIONERS,
INDIAN RIVER COUNTY, FLORIDA

(SEAL)

By: _____
Joseph E. Flescher, Chairman

BCC approved: _____

ATTEST: Ryan L. Butler, Clerk of the Circuit Court and Comptroller

By: _____
Clerk

Approved as to form
and legal sufficiency:

By: _____
Jennifer Shuler
County Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 20, 2025

[INSERT MAP OF WATERS EDGE PHASE II SUBDIVISION]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE WATERS EDGE PHASE II SUBDIVISION MUNICIPAL SERVICES BENEFIT UNIT

Notice is hereby given that the Board of County Commissioners of Indian River County, Florida will conduct a public hearing to consider creation of the Waters Edge Phase II Subdivision Culvert Replacement Project Municipal Service Benefit Unit, as shown above, and to impose non-ad valorem special assessments against residential properties located therein to fund the cost of a Culvert replacement project within the proposed MSBU.

The public hearing will be held at 5:01 p.m. on September 10, 2025, in the Commission Chambers, Indian River County Administration Complex, 1801 27th Street, Vero Beach, Florida, for the purpose of receiving public comment on the proposed assessments and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County at (772) 226-1223 or Telecommunications Device for the Deaf at (772) _____, at least two (2) business days prior to the date of the hearing.

The assessments have been proposed to fund the design, acquisition, construction, and installation of three Stormwater Culvert Replacements located at the intersections of

37th Drive S.W. and 1st Street S.W. and 36th Court S.W. and 1st Street S.W. and Coouch Ditch access. The assessment for each parcel of property will be based upon the number of platted lots attributable to such parcel. A more specific description is set forth in the Initial Assessment Resolution (Resolution No. _____). Copies of the Master Capital and Service Assessment Ordinance (Ordinance No. 2025-010), the Initial Assessment Resolution (Resolution No. ____), and the Assessment Roll, showing the amount of the assessment to be imposed against each parcel of property are available for inspection at the County Administration Office, located at 1801 27th Street, Vero Beach, Florida, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

The proposed maximum annual assessment is $_____ per Platted Lot, and the assessments are proposed to be collected in fifteen (15) annual installments, commencing in 2025. The assessments will be collected on the ad valorem tax bill as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board of County Commissioners' action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the _____ at (772) _____, Monday through Friday between 8:00 a.m. and 5:00 p.m.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

APPENDIX B

FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF MAILED NOTICE

* * * * * NOTICE TO PROPERTY OWNER * * * * *

Indian River County
[Address]
[City], Florida [zip code]

INDIAN RIVER COUNTY, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF CULVERT REPLACEMENT PROJECT NON-AD VALOREM ASSESSMENTS

NOTICE DATE: AUGUST 20, 2025

Owner Name
Address
City, State Zip

Tax Parcel # _____
Legal Description: _____

As required by Section 197.3632, Florida Statutes, and the direction of the Board of County Commissioners of Indian River County (the "Board"), notice is hereby given that an annual assessment for the design, acquisition, construction, and installation of a culvert replacement project may be imposed on your property within the Waters Edge Phase II Subdivision Municipal Services Benefit Unit (the "MSBU") and collected using the tax bill collection method for the fiscal year beginning October 1, 2025 and future fiscal years. The use of a special assessment to fund improvements benefiting property within an MSBU is a fair, efficient and effective means of funding needed, local improvements.

PLEASE NOTE: This is an assessment to replace the previous special assessment regarding this project that was initially approved earlier this year and subsequently repealed to comply with Indian County's recently enacted ordinance on special assessments. This is not an additional assessment.

The total annual assessment revenue to be collected within the MSBU for the fiscal year commencing October 1, 2025 is estimated to be $_____. The annual assessment will include your fair share of the capital and administration costs related to the culvert replacement project and amounts related to collection of assessments, and statutory discounts.

The assessment for your property will be based on the number of platted lots assigned to the Tax Parcel. A more specific description is set forth in the Initial Assessment Resolution (Resolution No. _____). Copies of the Master Capital and Service Assessment Ordinance (Ordinance No. 2025-010), the Initial Assessment Resolution, and the Assessment Roll, showing the amount of the assessment to be imposed against each parcel of property are available for inspection at the County Administration Office, located at 1801 27th Street, Vero Beach, Florida, between the hours of 8:30 a.m. and 5:00 p.m.,

Monday through Friday. Specific information relating to the assessment for the above Tax Parcel is included on the last page of this notice.

A public hearing will be held at 5:01 p.m. on September 10, 2025, in the Commission Chambers, Indian River County Administration Complex, 1801 27th Street, Vero Beach, Florida, for the purpose of receiving public comment on the proposed assessments and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County at (772) 226-1223 or Telecommunications Device for the Deaf at (772) _____, at least two (2) business days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Both the non-ad valorem special assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill as mailed in November 2025. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The capital costs of the Culvert replacement project will be financed through an internal loan. This will permit the portion of the capital costs attributable to your property to be collected in 15 annual installments, commencing in November 2025.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your assessment, please contact the please contact the _____ at (772) _____, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

Waters Edge Phase II Subdivision Municipal Services Benefit Unit
For the Culvert Replacement Project

[Property Owner Name]
Parcel Number [Insert Number]

Number of Platted Lots	[Insert Amount]

Culvert Replacement Project Capital Assessment:

Initial Prepayment Amount (excludes collection and other annual costs)	$[Insert Amount]
Number of Annual Payments	15
Maximum Annual Assessment	$[Insert Amount]
Expected date of first bill:	November 2025
Total amount of annual payments:	$[Insert Amount]

*** * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * ***

APPENDIX C

DESCRIPTION OF TAX PARCELS LOCATED IN THE MSBU