



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Indian River County, Florida, will conduct a Public Hearing to consider approving a special assessment project (North Sebastian Septic to Sewer [S2S] Phase 1 project) in connection with a sewer main extension to benefit certain properties located along the east side of U.S. Highway 1 between 13230 and 14410 U.S. Highway 1, and including 12920 and 12950 U.S. Highway 1 within the unincorporated boundary of Indian River County; and certain properties along the east side of U.S. Highway 1 within the municipal boundary of the City of Sebastian between 13100 and 1614 U.S. Highway 1, including certain properties along Jackson Street, Madison Street, Davis Street, N. Central Avenue (south of Jackson Street) and including 1637 and 1727 N. Indian River Drive.

The Public Hearing will be held on Tuesday, July 18, 2017 at 9:05 a.m., or as soon thereafter as the matter may be heard, in the County Commission Chambers located on the first floor of Building A of the County Administrative Complex, 1801 27th Street, Vero Beach, Florida 32960, at which time interested parties may be heard with respect to the proposed project.

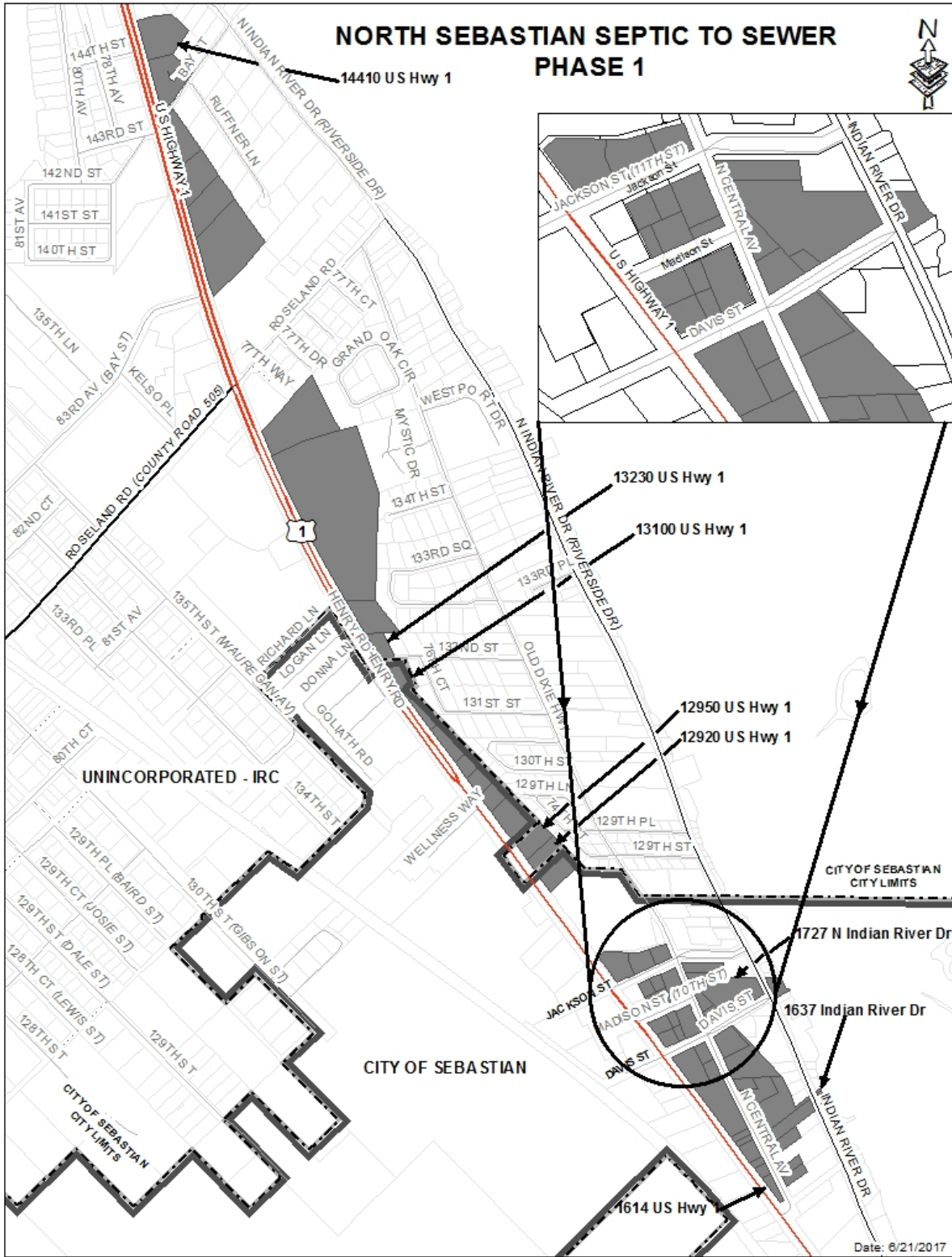
Any proposed documents, including the description of each property to be assessed and the amount to be assessed to each property, may be ascertained by the public during regular business hours (8:30 a.m. to 5:00 p.m., Monday through Friday) at the Department of Utility Services (first floor) or the Office of the Clerk to the Board of County Commissioners (second floor), of Building A of the County Administrative Complex, 1801 27th Street, Vero Beach, Florida.

Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is based.

Anyone who needs a special accommodation for this meeting must contact the County's Americans With Disabilities Act (ADA) Coordinator at 772-226-1223 at least 48 hours in advance of the meeting.

**INDIAN RIVER COUNTY BOARD OF
COUNTY COMMISSIONERS
JOSEPH E. FLESCHER, CHAIRMAN**

NORTH SEBASTIAN SEPTIC TO SEWER PHASE 1



14410 US Hwy 1

13230 US Hwy 1

13100 US Hwy 1

12950 US Hwy 1

12920 US Hwy 1

CITY OF SEBASTIAN CITY LIMITS

1727 N Indian River Dr

1637 Indian River Dr

CITY OF SEBASTIAN

1614 US Hwy

Date: 6/21/2017

RESOLUTION NO. 2017- 063

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, PROVIDING FOR A SEWER MAIN TO BE EXTENDED TO SERVE CERTAIN PROPERTIES LOCATED ALONG THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN 13230 AND 14410 U.S. HIGHWAY 1, AND INCLUDING 12920 AND 12950 U.S. HIGHWAY 1 WITHIN THE UNINCORPORATED BOUNDARY OF INDIAN RIVER COUNTY; AND CERTAIN PROPERTIES ALONG THE EAST SIDE OF U.S. HIGHWAY 1 WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF SEBASTIAN BETWEEN 13100 AND 1614 U.S. HIGHWAY 1, INCLUDING CERTAIN PROPERTIES ALONG JACKSON STREET, MADISON STREET, DAVIS STREET, N. CENTRAL AVENUE (SOUTH OF JACKSON STREET) AND INCLUDING 1637 AND 1727 N. INDIAN RIVER DRIVE (NORTH SEBASTIAN SEPTIC TO SEWER [S2S] PHASE 1 PROJECT); PROVIDING THE TOTAL ESTIMATED COST, METHOD OF PAYMENT OF ASSESSMENTS, NUMBER OF ANNUAL INSTALLMENTS, AND DESCRIPTION OF THE AREA TO BE SERVED.

WHEREAS, the Board of County Commissioners of Indian River County has determined that the improvements herein described are necessary to promote the public welfare of the county and has determined to defray the cost thereof by special assessments against certain specially benefited properties to be serviced by a sewer main extension servicing certain properties located along the east side of U.S. Highway 1 between 13230 and 14410 U.S. Highway 1, and including 12920 and 12950 U.S. Highway 1 within the unincorporated boundary of Indian River County; and certain properties along the east side of U.S. Highway 1 within the municipal boundary of the City of Sebastian between 13100 and 1614 U.S. Highway 1, including certain properties along Jackson Street, Madison Street, Davis Street, N. Central Avenue (south of Jackson Street) and including 1637 and 1727 N. Indian River Drive (North Sebastian Septic to Sewer [S2S] Phase 1 project),

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

1. The County does hereby determine that a sewer main shall be extended to benefit certain properties located along the east side of U.S. Highway 1 between 13230 and 14410 U.S. Highway 1, and including 12920 and 12950 U.S. Highway 1 within the unincorporated boundary of Indian River County; and certain properties along the east side of U.S. Highway 1 within the municipal boundary of the City of Sebastian between 13100 and 1614 U.S. Highway 1, including certain properties along Jackson Street, Madison Street, Davis Street, N. Central Avenue (south of Jackson Street) and including 1637 and 1727 N. Indian River Drive (North Sebastian Septic to Sewer [S2S] Phase 1 project), to specially benefit 112 parcels/units located therein ("Improvements"), and that the cost thereof shall be specially

RESOLUTION NO. 2017- 063

assessed in accordance with the provisions of Section 206.01 through 206.09 of The Code of Indian River County.

2. The assessment will be based on the number of existing Equivalent Residential Units (ERUs) for developed property; and for vacant property, the number of ERUs will be conservatively calculated based on existing land use designation, zoning and size.
3. The estimated cost for the Improvements is \$2,977,931.58 and the specially benefiting parcels/units will be assessed for 38.20% of the cost of the Improvements as shown on the assessment plat on file with the Department of Utility Services and the Clerk to the Board, with 21.80% being funded from a St. Johns River Water Management District Cost Share Grant, 20.00% from the Utility Assessment Fund, and 20.00% from the Optional Sales Tax Contribution. Assessments are to be levied against all lots and lands specially benefited thereby and further designated by the assessment plat with respect to the special assessments.
4. A special assessment per ERU or in the case of vacant property, calculated future ERUs, may be assessed against each of the specially benefited properties designated on the assessment plat on file with the Clerk to the Board. This special assessment may be raised or lowered by action of the Board of County Commissioners serving as the equalizing board at the public hearing, as set forth in Section 206.07 of The Code of Indian River County.
5. The special assessments shall be due and payable and may be paid in full within 90 days after the date of the as-built resolution of the Board with respect to credits against the special assessments after completion of the Improvements (the "Credit Date") without interest. If not paid in full, the special assessments may be paid in ten equal yearly installments of principal plus interest. If not paid when due, there shall be added a penalty of 1-1/2% of the principal not paid when due. The unpaid balance of the special assessments shall bear interest until paid at a rate of two percent (2%) percent per annum.
6. There is presently on file with the Department of Utility Services and the Clerk to the Board an assessment plat showing the area to be assessed, plans and specifications for the Improvements and an estimate of the cost of the proposed Improvements. All of these are open to inspection by the public at the Department of Utility Services and the Clerk to the Board.
7. A proposed preliminary assessment roll with respect to the special assessments is on file with the Department of Utility Services and the Clerk to the Board.
8. Upon the adoption of this resolution, the Department of Utility Services shall cause this resolution (along with a map showing the areas to be served) to be published at least one time in the Indian River Press Journal before the public hearing as required by Section 206.04 of The Code of Indian River County.

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

RESOLUTION NO. 2017-063

Chairman Joseph E. Flescher	<u>AYE</u>
Vice Chairman Peter D. O'Bryan	<u>AYE</u>
Commissioner Susan Adams	<u>AYE</u>
Commissioner Tim Zorc	<u>AYE</u>
Commissioner Bob Solari	<u>NAY</u>

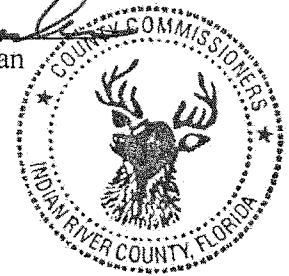
The Chairman thereupon declared the resolution duly passed and adopted this 20th day of June, 2017.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

Attest: Jeffrey R. Smith, Clerk of
Court and Comptroller

By: [Signature]
Deputy Clerk

By: [Signature]
Joseph E. Flescher, Chairman



Approved as to form and legal sufficiency:
By: [Signature]
Dylan Reingold, County Attorney