



Office of

Public Hearing 1/28/2025

**INDIAN RIVER COUNTY
ATTORNEY**

Jennifer W. Shuler, County Attorney
Susan J. Prado, Deputy County Attorney
Christopher A. Hicks, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

FROM: Susan J. Prado, Deputy County Attorney

DATE: January 15, 2025

SUBJECT: First Public Hearing – Proposed Developer’s Agreement Between Riverfront Groves, Inc. and Indian River County

This is the first of two public hearings required by Florida Statute Section 163.3225 for the approval of a proposed developer’s agreement. The second public hearing is scheduled for February 11, 2025.

Harmony Isles is a proposed residential development consisting of 237 Single Family lots and 147 townhouse units to be located at 1375 98th Avenue, Vero Beach, Florida 32966. Developer understands that as part of the development process they are to provide or pay for their fair share of the cost that the County would otherwise incur to accommodate the new growth as well as the provision for required improvements to accommodate their new proposed development. The required improvements and contributions for the proposed development are as follows:

Dedication of Right-of-way: The project will dedicate roughly 3,534 square feet on 16th Street and roughly 4 feet wide by the length of 335 feet on 98th avenue along the proposed right run lane onto 12th Street. This dedication shall occur either at final plat or with completion of the associated improvements, whichever occurs first.

Intersection/Turn Lane Improvements: The required traffic improvements are dependent on whether the development down the road (Venetian Groves) will go in. Should the Venetian Groves development proceed then this development will be required to provide the following:

1. SR60 and 98th Ave Northbound right turn overlap phase.
2. 12th St and 98th Ave:
 - a. Southbound right turn lane
 - b. Traffic Signal
3. 12th St access- westbound right turn lane
4. 16th St access – Roundabout

Should the Venetian Groves development not proceed then the required improvements for this development are as follows:

1. SR60 and 98th Ave:

- a. Northbound right turn lane
- b. Westbound left turn four section Flashing Yellow Arrow
- c. Eastbound left turn four section Flashing Yellow Arrow
- 2. 12th St and 98th Ave.
 - a. Southbound right turn lane
- 3. 12 St access – westbound right turn lane
- 4. 16th St access – Roundabout

Utility Improvements: The Developer shall pay the County for the proposed development's proportionate use of the Improvements at commencement of construction of Off-Site Utility Improvements. Developer's payment shall be calculated as follows:

- a. The number of units impacted/benefitted from the Improvements (384 units), multiplied by the price per unit (\$800.00) for a total of \$307,200.00.

Funding: The cost of recording the Developers Agreement is estimated to be \$197.00 and will be funded from the Planning and Development Services budget within the MSTU Fund/County Planning/Recording Fees, Account No.: 00420515-034830. The cost of publication of the required public notice for the public hearing(s) is estimated to be \$262.72. The cost will be funded from the Planning and Development Services budget within the MSTU Fund/County Planning/Legal Ads, Account No.: 00420515-034910.

| Account Description | Account Number | Amount |
|--|-----------------|----------|
| MSTU Fund/County Planning/Recording Fees | 00420515-034830 | \$197.00 |
| MSTU Fund/County Planning/Legal Ads | 00420515-034910 | \$262.72 |

Recommendation: Staff recommends the Board review the Proposed Developer's Agreement, open the public hearing for comment, close the public hearing and make a motion to bring the Proposed Developer's Agreement back to the Board for the required second public hearing on February 11, 2025.

Attachments: Aerial Photo
Proposed Developers Agreement with Riverfront Groves, Inc.

Copies to: Riverfront Groves, Inc.
Peter Sweeney, Esq.
Planning and Development Services
Public Works
Utilities