



Office of

Public Hearing 3/11/2025

**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: February 26, 2025

SUBJECT: First Public Hearing – Proposed Developer’s Agreement Between Meritage Homes of Florida, 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 March 25, 2025.

Lakeside West is a proposed residential planned development consisting of 201 Single Family lots to be located at north of 25<sup>th</sup> Street SW on the west side of 43<sup>rd</sup> Avenue SW. This project is proposed to be constructed in 2 phases. Phase 1 contains 153 units and phase 2 contains 48 units. 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 contained in the attached proposed Developer’s Agreement.

**Funding:** The cost of recording the Developer’s Agreement is estimated to be \$282.00 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	\$282.00
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 March 25, 2025.

**Attachments:** Aerial Photo

Document Demonstrating Location and Surrounding Zoning

Traffic Study (available to view at the Board of County  
Commission Office)

Proposed Developers Agreement with Meritage Homes of Florida, Inc.

Copies to: Meritage Home of Florida, Inc.  
David Lewis, Esq.  
Planning and Development Services  
Public Works  
Utilities