

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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**TO:** Board of County Commissioners  
**THROUGH:** John A. Titkanich, Jr. County Administrator  
**FROM:** Richard B. Szyrka, P.E., Public Works Director  
**SUBJECT:** Indigo Vero, LLC. Developers Agreement  
46<sup>th</sup> Place at Tracking Station Park  
**DATE:** August 30, 2023

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**DESCRIPTION AND CONDITIONS**

The developer who purchased the property adjacent to Tracking Station Park is constructing a subdivision comprised of residential condominium and single-family residences located at the eastern terminus of 46<sup>th</sup> Place East and south of Tracking Station Park. The development, Indigo Vero Beach, is within the City of Vero Beach, but accesses the development from 46<sup>th</sup> Place, a County roadway that also serves as the entrance to Tracking Station Park.

The developer and their engineer, Joseph Schulke, P.E., met with County staff to discuss a Developers Agreement (DA) to partner in making substantial improvements to 46<sup>th</sup> Place and to the park entrance. These improvements include relocating the entrance to Tracking Station Park to the west to remove the 90-degree bend from the park access driveway, adding sidewalk access from A1A to the park entrance, widening the roadway, adding curb and improving the drainage by adding stormwater treatment. These improvements will enhance the park access and also the access to Indigo Vero Beach. Parks and Recreation has reviewed and approved the content of the Developers Agreement.

The Developer is requesting a 20% cost participation by the County for the proposed improvements with the Developer funding the remaining 80%. The total cost of the improvements is estimate at \$563,498.00. The County’s participation is \$112,699.60. The access to Tracking Station Park is in need of improvements and it is Staff’s opinion that partnering with the Developer will be beneficial to both parties.

**FUNDING**

Although not currently budgeted, the expenses will be programmed into the 2023 Capital Improvement Element (CIE).

	Account No.	Amount
Traffic Impact Fees/District II/46 <sup>th</sup> Place @ Tracking Station Park Improvements	10215241-066510-23045	\$112,699.60

**RECOMMENDATION**

Staff recommends the Board approve the Developers Agreement with Indigo Vero, LLC., authorize District II-Traffic Impact Fee funding in an amount not to exceed \$112,699.60, and authorize the Chairman to execute the Developer Agreement after review and approval by the County Attorney as to form and legal sufficiency.

**ATTACHMENTS**

1. Indigo Vero, LLC Developers Agreement

**APPROVED AGENDA ITEM FOR SEPTEMBER 12, 2023**