



Office of

Public Hearing 03/25/2025

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: March 3, 2025

SUBJECT: First Public Hearing – Proposed Developer’s Agreement Between DRP Bookbinder Multistate, LLC 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 April 8, 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 contained in the attached Proposed Developer’s Agreement.

This is the same exact Development Agreement that the Board approved of on the two public hearings that took place on January 28, 2025, and February 11, 2025. However, the property changed hands prior to the then owner (Riverfront Groves, Inc) signing the Development Agreement. Due to the change in ownership prior to finalization and execution of the Development Agreement the proposed agreement has been updated to reflect the new owner of the property. A deed has been attached hereto to demonstrate that DRP Bookbinder Multistate, LLC is the current owner of record.

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 \$282.32. The cost will be funded from the Planning and Development Services budget within the MSTU Fund/County Planning/Legal Ads, Account No.: 00420515-034910. The cost of advertising will be reimbursed to the County by the Developer.

Account Description	Account Number	Amount
MSTU Fund/County Planning/Recording Fees	00420515-034830	\$197.00
MSTU Fund/County Planning/Legal Ads	00420515-034910	\$282.32

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 April 8, 2025.

Attachments: Aerial Photo
Proposed Developers Agreement with DRP Bookbinder Multistate, LLC
Traffic Study
Special Warranty Deed to DRP Bookbinder Multistate, LLC

Copies to: DRP Bookbinder Multistate, LLC
Planning and Development Services
Public Works
Utilities