



Office of

Public Hearing 02/11/2025

# INDIAN RIVER COUNTY ATTORNEY

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## MEMORANDUM

TO: Board of County Commissioners

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

FROM: Susan J. Prado, Deputy County Attorney

DATE: January 28, 2025

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

This is the second of two public hearings required by Florida Statute Section 163.3225 for the approval of a proposed developer's agreement. The first public hearing was held on January 28, 2025.

Harmony Isles is a proposed residential development consisting of 237 Single Family lots and 147 townhouse units to be located at 1375 98<sup>th</sup> 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 16<sup>th</sup> street and roughly 4 feet wide by the length of 335 feet on 98<sup>th</sup> avenue along the proposed right run lane onto 12<sup>th</sup> 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 98<sup>th</sup> Ave Northbound right turn overlap phase.
2. 12<sup>th</sup> St and 98<sup>th</sup> Ave:
  - a. Southbound right turn lane
  - b. Traffic Signal
3. 12<sup>th</sup> St access- westbound right turn lane
4. 16<sup>th</sup> St access – Roundabout

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

1. SR60 and 98<sup>th</sup> 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. 12<sup>th</sup> St and 98<sup>th</sup> Ave.
  - a. Southbound right turn lane
3. 12 St access – westbound right turn lane
4. 16<sup>th</sup> St access – Roundabout

**Utility Improvements:** The Developer shall pay the County for the proposed development's proportionate use of the Improvements upon issuance of the land development permit. 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 open the public hearing for comment, close the public hearing and make a motion to accept the Proposed Developer's Agreement allowing the chairman to execute the agreement and subsequently record the agreement in the public records of Indian River County.

**Attachments:** Aerial Photo

Proposed Developers Agreement with Riverfront Groves, Inc.  
Exhibit "B" GLH Developer's Agreement (loaded separately due to size)  
Traffic Impact Statement

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