

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

FROM: Ryan Sweeney; Chief, Current Development

DATE: October 1, 2021

SUBJECT: Harmony Reserve, LLC's Request for Final Plat Approval for Harmony Reserve PD Phase 4 [PD-14-10-12 / 97080101-89711]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at a regular meeting of October 12, 2021.

DESCRIPTION & CONDITIONS:

Harmony Reserve is a residential planned development (PD) project located west of 58th Avenue, between 33rd Street and 37th Street. Harmony Reserve Phase 4 represents the fourth and final phase of the overall Harmony Reserve PD project. Phase 4 consists of 94 single-family lots and 24 multi-family units on 33.47 acres, resulting in a density of 3.52 units/acre for the phase. Harmony Reserve PD is zoned PD, Planned Development, and has an L-2, Low-Density Residential-2 (up to 6 units/acre) land use designation. The overall density for the Harmony Reserve PD project is 3.30 units per acre. The final plat application for Phase 4 is on file with the Planning Division.

On January 12, 2018, the Board of County Commissioners (BCC) granted concurrent conceptual PD plan and special exception approval, and preliminary PD plan/plat approval to modify Harmony Reserve PD Phases 3 and 4. Phases 1 and 2, originally approved by the BCC on October 7, 2014, have been platted and the subdivision improvements for those phases have been completed. Phase 3 received final plat approval from the BCC on July 23, 2019. Currently, the applicant has obtained a land development permit and has commenced construction of the required Phase 4 subdivision improvements. As of this time, the applicant has built more than 75% of the required Phase 4 improvements, and has "bonded-out" for the remaining improvements. The applicant has coordinated with staff to provide the following:

1. A Phase 4 final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the Phase 4 remaining required improvements;
and

3. An executed Contract for Construction of Phase 4 remaining required improvements, with a cash deposit and escrow agreement for 125% of the cost of construction for the remaining required improvements.

The BCC is now to consider granting final plat approval for Harmony Reserve PD Phase 4.

ANALYSIS:

Some, but not all, of the Harmony Reserve PD Phase 4 required subdivision improvements have been completed. As provided for under the land development regulations (LDRs) applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining required Harmony Reserve PD Phase 4 improvements (utilities, drainage, landscaping, and roadways). Public Works, Utility Services, and Planning have approved the Engineer's Certified Cost Estimate for the remaining Harmony Reserve PD Phase 4 improvements. The County Attorney's Office has reviewed and approved the Contract for Construction of Required Improvements and an acceptable cash deposit and escrow agreement in the amount of 125% of the cost of construction for the remaining required improvements. The contract for construction and security arrangement, which represent 125% of the estimated cost to construct the remaining required improvements, will be executed by the County Administrator and will be effective upon final plat approval.

It should be noted that all improvements within Harmony Reserve PD Phase 4 will be private, with the exception of certain utilities facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required by the Utility Services Department.

RECOMMENDATION:

Based on the analysis, staff recommends that the Board of County Commissioners grant final plat approval for Harmony Reserve PD Phase 4.

ATTACHMENTS:

1. Location Map
2. Plat Layout