



# Indian River County Florida

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## Legislation Details (With Text)

**File #:** 21-1178 **Version:** 1  
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**File created:** 12/30/2021 **In control:** Public Hearings  
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**Title:** Meritage Homes's Request for Conceptual Planned Development (PD) Plan and Special Exception Approval and Concurrent Preliminary PD Plan/Plat Approval for a Project to be known as Hampton Park PD [PD-21-04-04 / 2004040192 -88914] Quasi-Judicial

**Sponsors:**

**Indexes:** Planned Development / TND / Mixed Use, Public Hearing

**Code sections:**

**Attachments:** 1. Staff Report, 2. November 18, 2021 PZC Minutes, 3. Location Map, 4. Aerial, 5. Conceptual & Preliminary PD Plan, 6. Landscape Plan

Date	Ver.	Action By	Action	Result
1/11/2022	1	Board of County Commissioners	Approved	Pass

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Staff recommends that the BCC grant conceptual PD plan and special exception approval with the following conditions: 1. Prior to issuance of land clearing and tree removal permits, the applicant shall: a. Provide documentation that the wetlands mitigation credits have been secured for the project. b. Obtain a County wetlands resource permit. c. Obtain Planning staff approval for the tree mitigation plan. 2. Prior to issuance of a land development permit, the applicant shall: a. Dedicate the proposed 8<sup>th</sup> Street right-of-way dedications. b. Obtain Planning staff approval of a final landscape and buffer plan. c. Obtain Planning staff approval of the final streetlighting design. d. Obtain Public Works approval of the final design of the 8<sup>th</sup> Street widening and restoration plan including the eastbound left turn lane, the on-site stormwater storage and treatment, and the 8<sup>th</sup> Street replacement sidewalk. 3. Prior to or via the final plat process, the applicant shall: a. Construct or bond-out the required landscape buffers. b. Construct or bond-out the required project streetlighting. c. Provide a shared pedestrian access for the residents of the Laurel Oaks Subdivision, subject to review and acceptance by the County Attorney's Office. 4. Prior to issuance of a certificate of completion, the applicant shall: a. Construct the 8<sup>th</sup> Street widening and restoration improvements including the eastbound left turn lane, the on-site stormwater storage and treatment, and the 8<sup>th</sup> Street replacement sidewalk. b. Install all required perimeter buffers and project landscape improvements. c. Install all required project streetlighting. 5. Internal sidewalks shall be constructed along the frontage of common areas and individual lots in accordance with Section 913.09 (5)(b)2. of the County LDRs.