

**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

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Mary Jane Vreeland; Planner, Current Development

DATE: October 27, 2022

SUBJECT: GRBK GHO Lucaya Pointe, LLC's Request for Final Plat Approval for a Subdivision to be known as Lucaya Pointe Phase 2 [SD-19-05-03 / 2005120072-91468]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of November 8, 2022.

DESCRIPTION & CONDITIONS:

The overall Lucaya Pointe project is a 108-unit residential "plat-over" site plan project, whereby an individual lot is established over each residential unit. Thus, each unit is conveyed to a future owner on a fee-simple lot. Phase 2 includes a total of 16 single-family units and 8 duplexes (16 units) with a density of 3.93 units/acre. The site is located on the north side of 41st Street, approximately 300 feet east of U.S. Highway 1. The subject property is zoned RM-6, Residential Multiple-Family (up to 6 units/acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/acre) future land use designation (see Attachment 1).

On February 13, 2020, the Planning and Zoning Commission granted major site plan and preliminary plat approval for Lucaya Pointe. After preliminary plat approval, the developer obtained a land development permit, completed the required subdivision improvements, and obtained a Certificate of Completion from Public Works on June 15, 2022. The applicant has submitted a final plat for the second and last phase of the project which is in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Lucaya Pointe Phase 2.

ANALYSIS:

All of the required improvements for Lucaya Pointe have been completed and inspected, and a Certificate of Completion was issued on June 15, 2022. All improvements (stormwater tracts, landscape tracts, roadways) will be private, with the exception of certain utility facilities which

will be dedicated to and guaranteed to Indian River County after plat recordation as required by the Utility Services Department. All requirements of final plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Lucaya Pointe Phase 2.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout