

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

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**TO:** Jason E. Brown; County Administrator

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

**THROUGH:** Ryan Sweeney; Chief, Current Development

**FROM:** Patrick J. Murphy; Senior Planner, Current Development

**DATE:** August 8, 2022

**SUBJECT:** GRBK GHO High Pointe, LLC's Request for Final Plat Approval for a Subdivision to be known as High Pointe West [SD-18-11-10 / 2004080145-88665]

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It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 16, 2022.

**DESCRIPTION & CONDITIONS:**

High Pointe West is a single-phase conventional 31-lot single-family subdivision on 12.59 acres. The project site is located on the south side of 65<sup>th</sup> Street, immediately east of the Lateral "G" Canal, is zoned RS-6, Residential Single-Family (up to 6 units/ acre), and has an L-2, Medium-Density Residential-2 (6 units/ acre) land use designation (see Attachment 1). The subject site is vacant and has never been previously developed. The density for High Pointe West is 2.46 units per acre. The final plat application is on file with the Planning Division.

On January 24, 2019, the Planning and Zoning Commission (PZC) granted preliminary plat approval for High Pointe West. After preliminary plat approval, the developer obtained a land development permit, constructed the subdivision improvements, and obtained a Certificate of Completion from Public Works. The applicant has submitted a final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for High Pointe West.

**ANALYSIS:**

All of the required improvements for High Pointe West have been completed and inspected, and a Certificate of Completion was issued on July 25, 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 High Pointe West.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout