

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

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director

FROM: Ryan Sweeney; Senior Planner, Current Development

DATE: March 26, 2018

SUBJECT: Ocean Trail, LLC's Request for Vacation of the Hideaway Cove Subdivision Plat [PVSD-79-04(221) / 2000120037-80175]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of April 3, 2018.

DESCRIPTION AND CONDITIONS:

Schulke, Bittle, and Stoddard, LLC, on behalf of Ocean Trail, LLC, is requesting that the Hideaway Cove Subdivision plat be vacated. The Hideaway Cove Subdivision plat is located on the east side of Highway A-1-A, approximately 800 feet north of the south County line (see attachment 2), and is a subdivision (replat) of Lot 20 of the Kansas City Colony Subdivision. Approved in 1980, the Hideaway Cove Subdivision plat established 3 lots, a single private road right-of-way (approximately 200 feet long), 20 feet of additional right-of-way along Highway A-1-A, and a 10 foot wide beach access easement.

The subdivision site is zoned RS-3, Residential Single-Family (up to 3 units/acre), and is currently vacant. There was a detached garage structure that was constructed on Lot 1 (2400 Ocean Trail). However, that structure was recently demolished, and all utility improvements that served the structure (i.e. water, sewer, and electric) have been removed and/or abandoned. The existing private road/driveway will be demolished in the future, during construction of a future oceanfront home/estate on the overall site.

The property owner, Ocean Trail, LLC, owns all of the property within the boundary of the plat as well as the adjacent property to the south (Lot 21 of the Kansas City Colony Subdivision). If the plat is vacated the property owner intends to combine the subject site with the adjacent property to the south, and construct an oceanfront estate on the combined, overall acreage.

At this time, the applicant requests that the Hideaway Cove Subdivision plat be vacated.

ANALYSIS:

The Hideaway Cove Subdivision plat was approved by the Board of County Commissioners on March 6, 1980. That subdivision plat established 3 lots, a single private road right-of-way (approximately 200 feet long), 20 feet of additional right-of-way along Highway A-1-A, and a 10 foot wide beach access easement. The required subdivision infrastructure improvements were constructed, inspected, and accepted by the County, and a detached garage structure that was constructed on Lot 1 (2400 Ocean Trail).

In July of 2017, the current property owner purchased all 3 lots within the Hideaway Cove Subdivision, as well as, the adjacent property to the south (Lot 21 of the Kansas City Colony Subdivision). The property owner's agent obtained a demolition permit for the previously mentioned detached garage structure, and that structure has been completely demolished. The property owner's agent has also coordinated with the City of Vero Beach Utilities Department and Florida Power & Light (FPL) to remove and/or abandon all of the subdivision utility improvements (i.e. water, sewer, and electric). The existing private road/driveway will be demolished in the future, during construction of a future oceanfront estate.

Vacating the plat will have the effect of abandoning all streets and easements created by the plat, providing one large acreage property desired by the owner. Consistent with guidelines established by the Board of County Commissioners, the subject plat vacation request was reviewed by all County divisions and utility providers having jurisdiction or potential interests within the platted area. All reviewing departments determined that there is no need for the private right-of-way or the easement within the platted area, and have recommended approval of the requested plat vacation with no conditions.

A separate, related request to abandon the 20 feet of additional right-of-way along Highway A-1-A has been filed by the applicant, and that request will be considered by the Board at a separate public hearing (see next agenda item). Furthermore, the plat vacation will not affect the right of convenient access to any surrounding properties.

The County Attorney's Office has reviewed and approved the attached plat vacation resolution for legal form and sufficiency, and staff has no objection to the requested plat vacation.

RECOMMENDATION:

Based on the analysis, staff recommends that the Board of County Commissioners vacate the Hideaway Cove Subdivision plat and authorize the chairman to execute the attached plat vacation resolution.

ATTACHMENTS:

1. Application
2. Location Map
3. Aerial
4. Plat Vacation Resolution