

**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: John W. McCoy, AICP; Chief, Current Development

DATE: November 9, 2018

SUBJECT: Vero Beach PD Homes, LLC's Request for Final Plat Approval for a Subdivision to be Known as Orchid Cove [SD- 05-07-34 / 2004020120-81754]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of November 20, 2018.

DESCRIPTION & CONDITIONS:

The Orchid Cove subdivision (formerly known as Michael Creek) consists of 57 lots on 26.43 acres and is a conventional subdivision project located on the south side of SR 510 just east of the Indian River Lagoon (see attachment 2). The property is zoned RS-6, Residential Single-Family (up to 6 units/acre), has an L-2, Low-Density Residential-2 (up to 6 units/acre) land use designation, and is being developed at a density of 2.16 units per acre.

After the subject final plat application was filed, the project was purchased by the present owner, Vero Beach PD Homes, LLC. At the time of the purchase, the present owner completed all appropriate transfer documents with the county to transfer applicable county project approvals. The new owner has now completed the requirements for final plat approval.

On November 10, 2005, the county granted preliminary plat approval for a project then known as the Michael Creek subdivision. The new owner has re-named the project Orchid Cove. After preliminary plat approval, a land development permit was issued for the project and construction of required subdivision improvements commenced but was not completed. The new owner obtained an administrative approval which reduced the number of subdivision lots from 60 to 57 without altering the project roadway layout. At this time, the applicant has completed 85.16% of the required project improvements and has "bonded-out" for the remaining 14.86% of the required subdivision improvements. The applicant has submitted a final plat in conformance with the approved and modified preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Orchid Cove.

The applicant has coordinated with staff and provided the following:

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

3. A Contract for Construction of remaining required improvements; and
4. A letter of credit in the amount of \$469,320.45 to guarantee completion of the remaining required improvements.

The Board is now to consider granting final plat approval for Orchid Cove.

ANALYSIS:

Some, but not all, of the required project improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” the remaining 14.86% of required project improvements (drainage, landscaping, roadways, and utilities). Public Works, Utility Services, and Planning have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining project improvements. The County Attorney's Office has reviewed and approved the submitted Letter of Credit and Contract for Construction of Required Improvements. The contract for construction and security arrangement, which represent 125% of the estimated cost to construct the remaining required improvements, has been executed by the County Administrator and is attached.

All improvements within Orchid Cove will be private, with the exception of certain utilities facilities. Those utilities facilities will be dedicated and guaranteed to Indian River County as required by the Utility Services Department through the final plat process and certificate of completion. In addition, a warranty and maintenance agreement will be required for the roads and stormwater improvements, prior to issuance of a Certificate of Completion.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for the Orchid Cove subdivision.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Layout
4. Contract for Construction of Required Improvements and Letter of Credit