

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

TO: Jason E. Brown; County Administrator

THROUGH: Roland M. DeBlois, AICP; Interim Community Development Director

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

DATE: August 29, 2019

SUBJECT: 1066 US HWY 1, LLC's Request for Final Plat Approval for a Commercial Subdivision to be known as Shoppes at 11th Commercial Subdivision [SD-17-09-03 / 95120053-81017]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of September 10, 2019.

DESCRIPTION & CONDITIONS:

Shoppes at 11th is a commercial subdivision of a 3.16 acre parcel creating 2 commercial lots and a stormwater easement. The property is zoned CG (Commercial General).

On September 28, 2017, the Planning and Zoning Commission granted preliminary plat approval for the Shoppes at 11th commercial subdivision, which was linked to a staff level site plan approval of a Goodwill store. The applicant subsequently obtained site plan release and constructed all of the required improvements to serve the Goodwill store. The site improvements for the Goodwill store provided for the overall commercial subdivision site's infrastructure. The Goodwill store is constructed on what will become Lot 2 and received a certificate of occupancy on October 25, 2017. A Taco Bell was more recently constructed on what will become Lot 1, and received a certificate of occupancy on March 22, 2019.

The Board is now to consider granting final plat approval for the Shoppes at 11th commercial subdivision.

ANALYSIS:

All of the required subdivision improvements have been completed. All improvements, with the exception of utility and perimeter sidewalks, will be privately dedicated. The utility improvements were warranted separately as part of the site plan process, and sidewalks were completed as part of the shopping center improvements.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for the Shoppes at 11th commercial subdivision.

ATTACHMENTS:

1. Location Map
2. Plat Layout