

**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: September 4, 2018

SUBJECT: GRBK GHO Lake Sapphire LLC's Request for Final Plat Approval for a Subdivision to be known as Lake Sapphire West Residential Subdivision [2016070128-80535 / SD-16-12-05]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of September 11, 2018.

DESCRIPTION & CONDITIONS:

Lake Sapphire West Residential Subdivision consists of 18 single-family lots on 9.54 acres located on the north side of 5th Street SW, between 43rd Avenue and 58th Avenue. Specifically, the subdivision includes the parcel west of the Lake Sapphire Subdivision, as well as Lot 4 and Tract E. The proposed development is a partial replat of and addition to Lake Sapphire. The subject property is zoned RS-3, Single-Family Residential (up to 3 units per acre) and has an L-1 (Low Density -1, up to 3 units per acre) future land use designation. The density for Lake Sapphire West is 1.90 units per acre.

On January 26, 2017, the County's Planning and Zoning Commission unanimously granted preliminary plat approval for the Lake Sapphire West subdivision. The applicant subsequently obtained a land development permit, constructed the required subdivision improvements, and it is anticipated a Certificate of Completion will be issued prior to the September 11th Board meeting. The applicant has submitted a final plat in conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Lake Sapphire West.

ANALYSIS:

All of the required subdivision improvements for Lake Sapphire West have been completed and inspected, and it is anticipated a Certificate of Completion will be issued prior to the September 11th Board meeting. As part of the Certificate of Completion process, the developer is posting cash as maintenance security to guarantee the road and drainage improvements. All subdivision improvements (roadways, utilities, stormwater treatment system, landscape tracts) will be private, with the exception of certain utility facilities (water & sewer lines) which will be dedicated and guaranteed to Indian River County, as required by the Utility Services Department. All requirements of final plat approval have been satisfied.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Lake Sapphire West Residential Subdivision.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Layout