

**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: March 19, 2018
SUBJECT: GH Vero Beach Development, LLC's Request for Final Plat Approval for a Development to be known as Laguna Village at Grand Harbor, Plat 34 [PD-15-12-04 / 99020110-80718]

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 & CONDITIONS:

Laguna Village at Grand Harbor consists of 23 single-family lots on 6.08 acres located in the southeastern portion of Grand Harbor adjacent to the Indian River Lagoon. The property is zoned RM-6 (Residential Multi-Family – up to 6 units per acre), and is being developed at a density of 3.78 units per acre.

On October 22, 2015, the county granted preliminary PD plat/plan. After preliminary PD plat/plan approval, a land development permit was issued for the project, the required subdivision improvements were constructed, and a Certificate of Completion was issued. 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 PD plat/plan approval for Laguna Village at Grand Harbor, Plat 34.

ANALYSIS:

All of the required improvements for Laguna Village at Grand Harbor, Plat 34 have been completed and inspected, and a Certificate of Completion was issued on February 7, 2018. As part of the Certificate of Completion process, the developer posted a maintenance bond to guarantee road and drainage improvements. All improvements (stormwater tracts, landscape easements, 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:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final PD plat/plan approval for Laguna Village at Grand Harbor, Plat 34.

ATTACHMENTS:

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