

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

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Scott Rodriguez; Senior Planner, Current Development

DATE: September 8, 2020

SUBJECT: DiVosta Homes, LP's Request for Final Plat Approval for a Subdivision to be known as Magnolia Court at Waterway Village PD Phase 2 [PD-13-03-03 / 2004010124-86812]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of September 15, 2020.

DESCRIPTION & CONDITIONS:

Magnolia Court at Waterway Village PD Phase 2 is a phase within the overall Waterway Village planned development project and consists of 17 lots on ± 2.96 acres. The project site is located on the southeast corner of the 51st Court and 53rd Street intersection. The property is zoned PD, Planned Development, has an L-2, Low-Density Residential-2 (up to 6 units per acre) land use designation, and will have a density of 5.74 units per acre. The subject final plat application is on file with the Planning Division.

On April 1, 2019 staff conditionally approved the preliminary PD plan/plat application for Magnolia Court at Waterway Village PD Phase 2. The action approved the conversion of ± 2.96 acres on the northwestern corner of POD I from commercial use to residential use thereby adding 17 lots to the overall PODs H, I, J previously approved PD plan/plat PD-17-11-08 within the Waterway Village development.

After preliminary plat approval, the developer obtained a land development permit, constructed the subdivision improvements, and it is anticipated that a Certificate of Completion will be issued by Public Works prior to the September 15th Board meeting. The applicant has submitted a final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Magnolia Court at Waterway Village PD Phase 2.

ANALYSIS:

All of the required improvements for Magnolia Court at Waterway Village PD Phase 2 have been completed and inspected with the exception of the final lift of asphalt; and it is anticipated that a Certificate of Completion will be issued prior to the September 15th Board meeting. As part of the

Certificate of Completion process, the developer has executed a Contract for Construction for Final Lift of Asphalt and posted supporting security in the form of an acceptable letter of credit to guarantee the laying of the final lift of asphalt. The developer has also executed a Warranty and Guaranty Agreement and posted a surety bond to warranty the road and drainage improvements. All improvements (stormwater tracts, landscape tracts, 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:

Staff recommends that the Board of County Commissioners grant final plat approval for Magnolia Court at Waterway Village PD Phase 2.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout