

**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

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

FROM: Ryan Sweeney; Senior Planner, Current Development

DATE: March 9, 2017

SUBJECT: DB Partners 1, LLC's Request for Final Plat Approval for a Commercial Subdivision to be known as Advance Auto Parts Oslo Road [SD-15-04-04 / 2006040205 -75287]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of March 21, 2017.

DESCRIPTION & CONDITIONS:

Advance Auto Parts Oslo Road is a two lot commercial subdivision of a 2.08 acre unplatted parcel located immediately west of the Oslo Plaza Shopping Center. The property is zoned CG, General Commercial, has a C/I, Commercial/Industrial land use designation, and is being developed for commercial uses through the platting and site plan process.

On May 14, 2015, the Planning and Zoning Commission granted preliminary plat approval for the subdivision, which consists of two commercial lots and supporting access, utilities, and drainage easements. Concurrently with that preliminary plat approval, staff also granted major site plan approval to construct the Advance Auto Parts Oslo Road project on Lot 2. Subsequently, the Advance Auto Parts Oslo Road project, which included all of the site improvements for Lot 2 and the required common subdivision improvements (i.e. driveways, utilities, and a small stormwater management area) for Lot 1, was constructed, inspected, and accepted by County staff.

The applicant has now submitted a final plat in conformance with the approved preliminary plat. The Board is now to consider granting final plat approval for Advance Auto Parts Oslo Road.

ANALYSIS:

All of the required site improvements for Lot 2 (the Advance Auto Parts store) and all of the required common subdivision improvements (i.e. driveways, utilities, and a small stormwater management area) for Lot 1 have been constructed, inspected, and accepted by County staff. A final notice of compliance for site Certificate of Occupancy (C.O.) was issued on March 21, 2016. Additional site improvements for Lot 1 (e.g. structures, parking areas, landscaping, etc.) will be reviewed and approved through a separate (future) site plan approval.

All common subdivision improvements (stormwater tracts, landscape easements, access driveways) will be private, with the exception of certain utility facilities, which have been dedicated to 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 Advance Auto Parts Oslo Road Subdivision.

ATTACHMENTS:

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