

**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: October 6, 2017

SUBJECT: GH Vero Beach Development LLC's Request for Final PD Plat/Plan Approval for Falls III at Grand Harbor PD, Plat 32 [2001110069-76991 / PD-14-08-08]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of October 17, 2017.

DESCRIPTION & CONDITIONS:

The Falls III at Grand Harbor PD, Plat 32 is a 12.33 acre residential planned development project consisting of 37 single-family lots at an overall density of 3.00 units per acre, and is the third and final phase of the overall Falls at Grand Harbor PD project. The subject site is located within the overall Grand Harbor development and is bordered by Grand Harbor Boulevard on the north, Indian River Boulevard on the east, Falls Circle on the south, and Falls Boulevard on the west. The project site is split-zoned RM-6, Residential Multiple-Family (up to 6 units/acre) and RM-8, Residential Multiple-Family (up to 8 units/acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/acre) land use designation. Please see attachment 2.

On August 14, 2014, the Planning & Zoning Commission granted preliminary PD plan/plat approval for the Falls III at Grand Harbor PD, Plat 32. Subsequently, construction of the subdivision commenced and proceeded in accordance with the project's approved land development permit (LDP). All required subdivision improvements have been completed and Public Works issued a certificate of completion (C.C.) on June 7, 2017. The applicant has submitted a final PD plan/plat in conformance with the approved preliminary PD plan/plat, and now requests that the Board of County Commissioners grant final plat approval for Falls III at Grand Harbor PD, Plat 32.

The Board is to consider granting final plat approval for Falls III at Grand Harbor PD, Plat 32.

ANALYSIS:

All of the required improvements for Falls III at Grand Harbor PD, Plat 32 have been completed and inspected, and a C.C. was issued on June 7, 2017. As part of the C.C. process, the developer

posted a maintenance bond to guarantee required road and drainage improvements for a period of 1 year. In this case, all subdivision improvements (stormwater tracts, landscape easements, roadways) will be private, with the exception of certain utility facilities, which will be dedicated and guaranteed to Indian River County as required by the Utility Services Department. All requirements of final plat approval for Falls III at Grand Harbor PD, Plat 32 have been satisfied.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Falls III at Grand Harbor PD, Plat 32.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat Layout