

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

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**TO:** Board of County Commissioners

**THROUGH:** John A. Titkanich, Jr., County Administrator

**PREPARED BY:** Patrick J. Murphy; Senior Planner, Current Development

**DATE:** December 20, 2023

**SUBJECT:** Sunburst/Encore, LP's Request for Final Plat Approval for the Sunshine Travel RV Resort Expansion [SD-21-06-02 / 2001010166-93624]

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It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of January 9, 2024.

**DESCRIPTION & CONDITIONS:**

Carter Associates, Inc., on behalf of Sunburst/Encore, LP, is requesting final plat approval for a 24-lot expansion of the existing Sunshine Travel RV Resort. The project site is located south of County Road (CR) 512 and east of Interstate 95 (see attachment 1). The subject site is zoned CRVP, Commercial Recreational Vehicle Park and has a C/I, Commercial/Industrial future land use designation. The final plat application is on file with the Planning Division.

The overall Sunshine Travel RV Resort was originally approved in the mid 1980's. The project has received a number of prior approvals over the years to add additional RV lots/spaces, and amenities/support buildings. On September 8, 2021, Planning & Development Services staff granted major site plan and preliminary plat approval to add 24 additional lots and associated site improvements at the northern end of the overall project site. The applicant has submitted a final plat in general conformance with the approved major site plan and preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for the Sunshine Travel RV Resort expansion project.

**ANALYSIS:**

All of the required improvements for the Sunshine Travel RV Resort expansion project have been completed and inspected, and a Certificate of Completion was issued by Public Works staff on August 29, 2023 (App #94857). 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 the Sunshine Travel RV Resort expansion project.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout