

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

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**TO:** Jason E. Brown; County Administrator

**THROUGH:** Stan Boling, AICP; Community Development Director

**FROM:** John W. McCoy, AICP; Chief, Current Development

**DATE:** June 7, 2019

**SUBJECT:** D. R. Horton Inc.'s Request for Final Plat Approval for Pointe West East Village Phase 2B [PD-17-02-01 / 99070081-82848]

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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 June 18, 2019.

**DESCRIPTION & CONDITIONS:**

The Pointe West East Village PD Phase 2B represents the last phase of the Pointe West East Village. Phase 2B consists of 93 lots on 25.10 acres resulting in a density of 3.70 units/acre for Phase 2B. In 1999, the overall Pointe West Planned Development Traditional Neighborhood Design was approved for development of 1,199 units on 602.99 acres resulting in a density of 1.99 units/acre. Pointe West East Village is located on the south side of 16<sup>th</sup> Street, east of 74<sup>th</sup> Ave, and is zoned PDTND (Planned Development Traditional Neighborhood Design). The final plat application is on file with the Planning Division.

On February 23, 2017, the Planning & Zoning Commission granted phased preliminary PD plat approval for the Pointe West East Village PD Phase 2. Phased approval was given to construct 161 lots and park tracts on 47.98 acres. Subsequently, construction of the subdivision commenced and has proceeded in accordance with the overall project's phased approval. With respect to Phase 2B, the developer obtained a land development permit, constructed the required subdivision improvements, and is working to obtain a certificate of completion. Recently, the applicant submitted a Phase 2B final plat in conformance with the approved preliminary PD plat, and now requests that the Board of County Commissioners grant final plat approval for Pointe West East Village PD Phase 2B.

**ANALYSIS:**

All of the required improvements for Pointe West East Village PD Phase 2B have been completed and the developer obtained a certificate of completion on May 7, 2019. As part of the certificate of completion 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, park tracts, roadways) will be private, with the exception of certain utility facilities, which have been dedicated and guaranteed to Indian River County as required by the Utility Services Department. All requirements of final plat approval for Pointe West East Village PD Phase 2B have been satisfied.

**RECOMMENDATION:**

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Pointe West East Village PD Phase 2B.

**ATTACHMENTS:**

1. Location Map
2. Plat Layout