

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

TO: Jason Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director

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

DATE: November 27, 2017

SUBJECT: Harmony Reserve, LLC's Request for Final Plat Approval for Harmony Reserve PD Phase 2 [PD-14-10-12 / 97080101-79738]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 5, 2017.

DESCRIPTION & CONDITIONS:

The Harmony Reserve Phase 2 represents the second half of the initial phase of the Harmony Reserve PD. Phase 2 consists of 85 lots on 19.97 acres resulting in a density of 4.25 units/acre for Phase 2. Located on the north side of 33rd Street on the western portion of the development, the overall Harmony Reserve PD project is proposed to be developed in 4 or more phases, is zoned RS-3 (Residential Single-Family up to 3 units / acre), and has an L-2 (Low Density 2 up to 6 units / acre) land use designation. The overall density for the Harmony Reserve PD project is 3.30 units per acre.

On October 7, 2014, the Board of County Commissioners granted concurrent conceptual special exception PD plan approval and preliminary PD plat approval for the Harmony Reserve PD Phases 1 through 4. Phase 1 has been platted and its subdivision improvements have been completed. Now, the applicant has obtained a land development permit and commenced construction on the Phase 2 improvements. As of this time, the applicant has built more than 75% of the required Phase 2 improvements, and has "bonded-out" for the remaining improvements. The applicant has coordinated with staff to provide the following:

1. A Phase 2 final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the Phase 2 remaining required improvements;
and
3. An executed Contract for Construction of Phase 2 remaining required improvements, with a letter of credit for 125% of the cost of construction for the remaining required improvements.

The Board is now to consider granting final plat approval for Harmony Reserve PD Phase 2.

ANALYSIS:

Most, but not all, of the Harmony Reserve PD Phase 2 required subdivision improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining required Harmony Reserve PD Phase 2 improvements (utilities, drainage, landscaping, and roadways). Public Works, Utility Services, and Planning have approved the Engineer's Certified Cost Estimate for the remaining Harmony Reserve PD Phase 2 improvements. The County Attorney's Office has reviewed and approved the Contract for Construction of Required Improvements and anticipates receipt of an acceptable letter of credit in the amount of 125% of the cost of construction for the remaining required improvements prior to the December 5th meeting. The contract for construction and security arrangement, which represent 125% of the estimated cost to construct the remaining required improvements, will be executed by the County Administrator and will be effective upon final plat approval.

It should be noted that all improvements within Harmony Reserve PD Phase 2 will be private, with the exception of certain utilities facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required by the Utility Services Department.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Harmony Reserve PD Phase 2.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat Layout
4. Contract for Construction of Required Improvements and (Letter of Credit to be provided prior to meeting)