

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

**CONSENT
AGENDA**

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Patrick Murphy; Senior Planner, Current Development

DATE: March 29, 2022

SUBJECT: GRBK GHO Lucaya Pointe, LLC’s Request for Final Plat Approval for a Plat-Over Site Plan Development to be known as Lucaya Pointe Phase 1 [SD-19-05-03 / 2005120072-90006]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of April 5, 2022.

DESCRIPTION & CONDITIONS:

Lucaya Pointe is a 108-unit residential “plat-over” site plan project, whereby an individual lot will be established over each residential unit. Thus, each unit will be conveyed to a future owner on a fee-simple lot. It will include 76 detached single-family units, and 32 duplex units (16 duplex buildings), and the overall project density is 3.76 units/acre. The site is located north of 41st Street, east of U.S. Highway 1, is zoned RM-6, Residential Multiple-Family (up to 6 units/acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/acre) future land use designation (see attachment 1).

Phase 1 generally consists of the eastern half of the site (approximately 9.83 acres), and will include 60 single-family units, 16 duplex units (8 duplex buildings), common areas, and related infrastructure (stormwater pond, internal roads, landscaping, and recreation tracts).

On February 13, 2020, the Planning and Zoning Commission granted major site plan and preliminary plat approval for Lucaya Pointe. As of this time, the developer has constructed 89.10% of the required project improvements. The applicant has coordinated with staff to provide the following:

1. A Phase 1 final plat in conformance with the approved preliminary plat (see attachment 2);
2. An approved Engineer’s Certified Cost Estimate for the Phase 1 remaining required improvements; and

3. An executed Contract for Construction of Phase 1 remaining required improvements, with a Cash Deposit and Escrow Agreement for 125% of the cost for the remaining required improvements (see attachment 4).

The Board is now to consider granting final plat approval for Lucaya Pointe Phase 1.

ANALYSIS:

Most, but not all, of the required project improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant will be “bonding-out” the remaining 10.90% of required project improvements (drainage, landscaping, roadways, utilities). Public Works, Utility Services, and Planning have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining project improvements. The County Attorney's Office has reviewed and approved the Contract for Construction of Required Improvements and an acceptable cash deposit and escrow agreement in the amount of 125% of the cost of construction for the remaining required improvements. The contract for construction and security arrangement was executed by the County Administrator on March 1, 2022.

All improvements within Lucaya Pointe Phase 1 will be private, with the exception of certain utility facilities. Those utility facilities will be dedicated and guaranteed to Indian River County, as required by the Utility Services Department.

RECOMMENDATION:

Staff recommends that the Board grant final plat approval for Lucaya Pointe Phase 1.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout