

**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

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

DATE: March 27, 2018

SUBJECT: Indian River Golf, LLC's Request for Final Plat Approval for Indian River Club PD Parcel 9 "Pine Valley" [PD-05-07-11/99110164-77722]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of April 10, 2018.

DESCRIPTION & CONDITIONS:

Indian River Club Parcel 9 "Pine Valley" consists of 18 single-family lots on 8.90 acres located on the south side 21st Street SW just east of the Lateral J Canal. The property is zoned RS-6 (Residential Single Family – up to 6 units per acre), and has an L-2 (Low Density 1 up to 6 units per acre) land use designation. The density for Pine Valley 2.02 units per acre, while the density for the overall Indian River Club PD is 1.20 units/acre. The development was proposed in 9 phases with this parcel being the last phase of the overall development.

On August 25, 2005, the county granted preliminary PD plan/plat approval for a project known as Indian River Club PD Parcel 9. After preliminary plat approval, a land development permit was issued for the project. Initially, construction of the required subdivision improvements commenced but was not completed. Recently, construction was completed and a Certificate of Completion was issued. The applicant has submitted a final plat in conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Indian River Club PD Parcel 9 "Pine Valley".

ANALYSIS:

All of the required improvements for Indian River Club PD Parcel 9 "Pine Valley" have been completed and inspected, and a Certificate of Completion was issued on March 26, 2018. As part of the Certificate of Completion process, the developer posted a maintenance bond to guarantee road and drainage improvements. All improvements (stormwater tracts, landscape easements, 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:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Indian River Club PD Parcel 9 “Pine Valley”.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Layout