

**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: May 28, 2019

SUBJECT: Diventure LLC's Request for Final Plat Approval for Bent Pine Preserve Phase I [SD-15-01-01 / 96010108-79637]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of June 4, 2019.

DESCRIPTION & CONDITIONS:

The Bent Pine Preserve Phase I final plat represents the first phase of the Bent Pine Preserve subdivision. Phase I consists of 79 lots on 79.2 acres resulting in a density of 1 units/acre for Phase I. The site is located on the east side of 58th Avenue, just north of 57th Street/Bent Pine Drive, and is zoned RM-4, Residential Multi-Family (up to 4 units/acre). The subject final plat application is on file with the Planning Division.

On February 26, 2015, the Planning & Zoning Commission granted phased preliminary plat approval for the Bent Pine Preserve subdivision. Phased approval was given to construct 134 single-family lots along with tracts for recreation, conservation, stormwater, landscape, buffering, and future development on 79.2 acres. Subsequently, construction of the subdivision commenced and has proceeded in accordance with the overall project's phased approval. With respect to Phase I, the developer obtained a land development permit, constructed the required subdivision improvements, and obtained a certificate of completion. Recently, the applicant submitted a Phase I final plat in conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Bent Pine Preserve Phase I.

ANALYSIS:

All of the required improvements for Bent Pine Preserve Phase I have been completed and a certificate of completion was issued on May 24, 2019 with the exception of the final lift of asphalt which has been guaranteed through the posting of financial security, as allowed by the LDRs. 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, recreation tracts, landscape, buffering, 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 Bent Pine Preserve Phase I have been satisfied.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Bent Pine Preserve Phase I.

ATTACHMENTS:

1. Location Map
2. Plat Layout