

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

CONSENT

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director

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

DATE: December 10, 2018

SUBJECT: Indian River Preserve, LLC Request for Extension of Site Plan Approval for a Multi-Family Development to be Known as The River Preserve (SP-MA-16-09-21 / 2001030063-77155)

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 18, 2018.

DESCRIPTION & CONDITIONS

At its regular meeting of December 8, 2016, the Planning and Zoning Commission granted major site plan approval to construct a 96 unit multi-family development on the east side of US1 approximately 1,500' north of Barber Street. Currently, the site plan approval expiration date is December 8, 2018.

Prior to the expiration date, on November 20, 2018, John H. Blum, P.E., of Carter Associates, Inc., on behalf of Indian River Preserve, LLC, the project applicant, filed a request to extend the site plan approval expiration date. The developer has requested an extension due to evolving changes in the rental market (see attachment #1).

ANALYSIS

Although minor amendments have been made to the LDRs since the development was initially reviewed and approved, the Technical Review Committee (TRC) members agree that the amendments are not significant enough to require revisions or redesign of the project. Accordingly, all TRC members have reviewed and approved the extension request.

As allowed under provisions of the LDRs, the developer is requesting a one-year extension of the site plan and related preliminary plat approval expiration date. Pursuant to Chapter 914 of the LDRs, the Board of County Commissioners may deny, approve, or approve with conditions the requested extension. Staff has no objections to the Board granting the request since the site plan conforms to existing LDR requirements. Granting the request will set a new major site plan approval expiration date of December 8, 2019.

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve Indian River Preserve, LLC's request for a one-year extension of the site plan approval for The River Preserve multi-family development with all original approval conditions to remain in effect. The new site plan approval expiration date will be December 8, 2019.

Attachments:

1. Request Letter
2. Location Map
3. Site Plan
4. List of Approval Conditions