

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

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

FROM: Ryan Sweeney; Assistant Planning & Development Services Director

DATE: February 12, 2025

SUBJECT: GRBK GHO High Pointe, LLC's Request for Final Plat Approval for a Subdivision to be known as High Pointe PD Phase 2 [PD-18-07-03 / 98100081-96267]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of February 25, 2025.

DESCRIPTION & CONDITIONS:

High Pointe PD is a multi-phase 247-lot residential subdivision on 160.75 acres. This specific request is for Phase 2 of the project which represents 71 residential lots on 39.9 acres. The project site is located on the south side of 65th Street, ±1,500 west of the FEC Railroad (see Attachment 1). The site is zoned PD, Planned Development and has three separate land use designations of L-1, Low-Density Residential-1 (up to 3 units/ acre), L-2, Low-Density Residential-2 (up to 6 units/ acre), and C/I, Commercial/Industrial. The overall density for High Pointe PD is 1.54 units per acre.

On January 24, 2019, the Planning and Zoning Commission (PZC) granted preliminary PD plan/plat approval for the overall High Pointe PD project. After preliminary plat approval, the developer obtained a land development permit, constructed the subdivision improvements, and obtained a Certificate of Completion from Public Works. The applicant has submitted a final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for High Pointe PD Phase 2.

ANALYSIS:

All of the required improvements for High Pointe PD Phase 2 have been completed and inspected, and a Certificate of Completion was issued by Public Works on November 22, 2024. All project improvements (stormwater tracts, landscape tracts, 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:

Staff recommends that the Board of County Commissioners grant final plat approval for High Pointe PD Phase 2.

ATTACHMENTS:

1. Location Map
2. Final Plat