

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

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**TO:** Jason E. Brown; County Administrator

**THROUGH:** Roland M. DeBlois, AICP; Interim Community Development Director

**THROUGH:** John W. McCoy, AICP; Chief, Current Development

**FROM:** Ryan Sweeney; Senior Planner, Current Development

**DATE:** August 2, 2019

**SUBJECT:** Vero 53 Landings, LLC's Request for Final Plat Approval to Replat Parcel "A", Lot 3, and Tract 1 of The Landings Commercial Subdivision [SD-18-02-04 / 98060121-81957]

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It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 13, 2019.

**DESCRIPTION & CONDITIONS:**

The proposed commercial subdivision is a replat of Parcel "A", Lot 3, and Tract 1 of The Landings Commercial Subdivision into 3 new commercial lots, and will convert a portion of previous Tract 1 into an access easement. The project site is located at the northeast corner of 53<sup>rd</sup> Street and US Highway 1, is zoned CG, General Commercial, and has a C/I, Commercial / Industrial land use designation (see attachment 1). The subject final plat application is on file with the Planning Division.

All of the required subdivision improvements for the existing commercial subdivision were completed and inspected, and a certificate of completion for the subdivision improvements was issued on December 18, 2008. Prior to receiving a certificate of completion, the project "bonded out" the remaining required subdivision improvements, and received final plat approval on November 4, 2008. The proposed replat is consistent with the existing subdivision improvements, does not require any changes to the existing subdivision improvements, and received a land development permit (LDP) waiver from Public Works.

On March 22, 2018, the Planning and Zoning Commission (PZC) granted preliminary plat approval to replat Parcel "A", Lot 3, and Tract 1 into 3 commercial lots, and to convert a portion of previous Tract 1 into an access easement. Subsequently, on June 12, 2018, the Board of County Commissioners (BCC) granted special exception approval for the CERTUS of Vero Beach Assisted Living Facility. The CERTUS site plan improvements will line up with the new Lot 5 shown on the subject replat, and new Lots 3 and 4 will be reserved for future development. Lot 1 is currently developed as a CVS pharmacy, and is not included in the replat. Lot 2 is vacant, and is not included in the replat.

The Board is now to consider granting final plat approval to replat Parcel "A", Lot 3, and Tract 1 of The Landings Commercial Subdivision.

**ANALYSIS:**

All of the required common subdivision improvements (i.e. driveways, utilities, and stormwater management facilities) have been constructed, inspected, and accepted by County staff, and a certificate of completion was issued on December 18, 2008. The proposed replat is consistent with the existing subdivision improvements, and does not require any changes to the existing subdivision improvements. Also, the site improvements for new Lot 5 (CERTUS) are approved, are governed by the site plan process, and will require final site inspections and acceptance, prior to issuance of Certificate of Occupancy for the CERTUS project. Additional site improvements for new Lots 3 and 4 (e.g. structures, parking areas, landscaping, etc.) will be reviewed and approved through a separate (future) site plan review and approval process for each lot.

All common subdivision improvements (e.g. access driveways, drainage improvements, etc.) will be private, with the exception of certain utility facilities, which have been dedicated to and guaranteed to Indian River County 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 to replat Parcel "A", Lot 3, and Tract 1 of The Landings Commercial Subdivision.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout