

**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:** Phillip J. Matson, AICP; Community Development Director

**THROUGH:** Ryan Sweeney; Chief, Current Development

**FROM:** Scott Rodriguez; Senior Planner, Current Development

**DATE:** February 25, 2020

**SUBJECT:** GRBK GHO Arabella Reserve, LLC's Request for Final Plat Approval for a Subdivision to be known as Arabella Reserve [SD-18-01-02 / 2003060207-84550]

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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 March 3, 2020.

**DESCRIPTION & CONDITIONS:**

Arabella Reserve is a single-phase conventional 71-lot single-family subdivision on 26.42 acres (after ROW dedication). The project site is located at the southeast corner of the 58<sup>th</sup> Avenue/ 49<sup>th</sup> Street intersection, is zoned RS-6, Residential Single-Family (up to 6 units/ acre), and has an M-2, Medium-Density Residential-2 (10 units/ acre) land use designation (see Attachment 1). The subject site is vacant and has never been previously developed. The density for Arabella Reserve is 2.68 units per acre. The final plat application is on file with the Planning Division.

On May 10, 2018, the Planning and Zoning Commission (PZC) granted preliminary plat approval for Arabella Reserve. 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 Arabella Reserve.

**ANALYSIS:**

All of the required improvements for Arabella Reserve have been completed and inspected, and a Certificate of Completion was issued on February 24, 2020. All 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 Arabella Reserve.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout