

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

TO: Jason E. Brown; County Administrator

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

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

FROM: Scott Rodriguez; Senior Planner, Current Development

DATE: August 2, 2019

SUBJECT: Applicant's Request for Final PD Plat Approval for the Replat of Lot 2, Lot 3, and Tract A of the Hampton Woods East PD Residential Subdivision [PD-19-07-04 / 95050141-84781]

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 subdivision is a replat of Lot 2, Lot 3, and Tract A of the Hampton Woods East Planned Development (PD). The proposed replat will remove a small area of the stormwater tract (Tract A) and add that area to Lots 2 and 3. The project site is located south of 16th Street on the east side of 46th Avenue, is zoned RS-2, Residential Single-Family (up to 2 units/acre), has an L-1, Low-Density Residential-1 (up to 3 units/acre) land use designation. The subject final plat application is on file with the Planning Division.

On January 20, 2015, the Board of County Commissioners (BCC) granted conceptual PD plan and special exception approval for the overall PD project. The developer obtained a land development permit for the overall construction of the PD project, completed construction of all required improvements, and obtained a certificate of completion on May 21, 2018. The BCC granted final PD plat approval on June 5, 2018.

On June 13, 2019, staff approved a revised preliminary PD plan to replat Lot 2, Lot 3, and Tract A. The proposed replat generally aligns with the existing subdivision infrastructure. However, a small amount of grading and filling will be required within the stormwater tract (Tract A). Therefore, the applicant is proposing to "bond out" the remaining stormwater improvements. The developer is now requesting final PD approval of the proposed replat, and has submitted the following:

1. A final PD plat in conformance with the approved preliminary PD plan/plat;
2. An Engineer's Certified Cost Estimate for the required stormwater improvements; and

3. A Contract for Construction of remaining required improvements, with cash deposit and escrow agreement.

The Board is now to consider granting final PD plat approval for the replat of Lot 2, Lot 3, and Tract A of the Hampton Woods East PD.

ANALYSIS:

Most, but not all, of the required improvements for the replat of Hampton Woods East PD have been completed. As provided for under the LDRs applicable to this final PD plat application, the developer is proposing to “bond-out” for the remaining 125% of required improvements (stormwater modification). Public Works and Planning have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining improvements. The County Attorney's Office has reviewed and approved the submitted Contract for Construction of Required Improvements. The County Attorney’s Office has received a cash deposit and escrow agreement with supporting security in the amount of \$11,250 to guarantee construction of the remaining required improvements.

All improvements within the replat of Hampton Woods East PD will be private, with the exception of certain utility facilities. Those utility facilities have been dedicated to and guaranteed to Indian River County as required by the Utilities Services Department. All requirements of final PD plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board grant final PD plat approval for the replat of Lot 2, Lot 3, and Tract A of the Hampton Woods East PD Residential Subdivision.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout