

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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

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

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

**DATE:** August 1, 2019

**SUBJECT:** MG Heine Vero, LLC's Request for Final Plat Approval for Bridgehampton Residential Subdivision [SD-16-05-01 / 2002100165-83140]

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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:**

Bridgehampton is a single-phase residential subdivision project that consists of 29 single-family lots on 9.43 acres with a proposed density of 3.10 units/acre. The project site is located on the north side of SR 60 in the 4900 block, is zoned RS-6, Residential Single-Family (up to 3 units/acre), has an L-2, Low-Density Residential-2 (up to 6 units/acre) land use designation. The application is on file with the planning division.

On August 11, 2016, the Planning & Zoning Commission granted preliminary plat approval for the Bridgehampton subdivision. The developer obtained a land development permit for the overall project and commenced construction of the required subdivision improvements, but has not completed all required improvements. At this time, the applicant has constructed 89.59% of the required improvements, and is proposing to "bond-out" the remaining 10.41% of required improvements. The developer is now requesting final plat approval, and has submitted the following:

1. A final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the remaining required 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 plat approval for Bridgehampton.

**ANALYSIS:**

Most, but not all, of the required improvements for Bridgehampton have been completed. As provided for under the LDRs applicable to this final plat application, the developer is proposing to “bond-out” for the remaining 10.41% of required improvements (roadways, landscape, sidewalks). Public Works and Planning staff 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 \$87,634.13 to guarantee construction of the remaining required improvements.

All improvements within Bridgehampton will be private, with the exception of certain utility facilities which will be serviced by the City of Vero Beach. It is noted that the City of Vero Beach Water and Sewer Department is not requiring any bonding with respect to utilities and has no objection to the final plat moving forward. In addition, a warranty and maintenance agreement for the roads and stormwater improvements, along with an acceptable 1-year warranty security will be required prior to issuance of a Certificate of Completion.

**RECOMMENDATION:**

Staff recommends that the Board grant final plat approval for Bridgehampton.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout