

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

**CONSENT
AGENDA**

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director

FROM: Ryan Sweeney; Senior Planner, Current Development

DATE: July 10, 2017

SUBJECT: GHO Segovia Lakes Corp's Request to Replat the Segovia Lakes Planned Development (PD) to be known as Segovia Lakes PD Replat [PD-16-10-06 / 2003090165-78588]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of July 18, 2017.

DESCRIPTION & CONDITIONS:

The Segovia Lakes PD Replat is an overall replat of the existing 82-lot single-family planned development located at the southwest corner of 58th Avenue and the Main Relief Canal (see attachment 2). The subject site is zoned PD, Planned Development and has a T, Transitional Residential (up to 3 units/acre for Planned Development Projects) land use designation. The overall density for the subject project is 2.66 units per acre.

The Segovia Lakes PD project obtained PD rezoning and concurrent conceptual/preliminary PD plan/plat approval by the Board of County Commissioners (BCC) on April 20, 2004. Subsequently, all project infrastructure improvements (i.e. roads, utilities, drainage systems) were constructed, the project obtained a Certificate of Completion on September 9, 2010, and final plat approval was granted on August 16, 2011. No homes have been constructed within the limits of the project, and all 82 lots are currently vacant. On October 13, 2016 the current owner/developer obtained approval of a PD modification to reduce the front and rear setbacks for all interior lots (Lots 31-52 and 63-82), to reduce the right-of-way (ROW) diameter for an internal cul-de-sac, and to make minor lot line adjustments on 16 lots. The subject replat will finalize and record the reduction in ROW diameter for the internal cul-de-sac and the minor lot line adjustments to 16 lots; all other lots will remain in their previously platted configurations. The applicant has submitted a final plat (replat) in conformance with the approved (modified) preliminary PD plan/plat and now requests that the BCC grant final plat approval for the Segovia Lakes PD Replat.

The Board is now to consider granting final plat approval for the Segovia Lakes PD Replat.

ANALYSIS:

All of the required site improvements for the existing Segovia Lakes PD project were completed and inspected, and a Certificate of Completion for the overall subdivision improvements was issued on

September 9, 2010. The project received final plat approval on August 16, 2011. This replat required the minor relocation of several utility service connections, and those service relocations have been completed in the field. However, as of the date of this report, the utility relocations have not been certified by the project engineer of record, and the project has not obtained final approval from the County Department of Utility Services. It is anticipated that the project engineer of record will certify the utility relocations and obtain final approval from the County Department of Utility Services between the date of this report and the July 18, 2017 BCC meeting. However, if those items are not completed before the July 18, 2017 BCC meeting, then this item will be pulled from the BCC agenda. All reviewing departments, including the County Attorney's Office, have signed-off on the replat.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Segovia Lakes PD Replat.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat Layout