

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

TO: Michael Zito; Interim County Administrator

THROUGH: Phil Matson; Community Development Director

FROM: Ryan Sweeney; Chief, Current Development

DATE: February 23, 2023

SUBJECT: D.R. Horton, Inc's Request for Final PD Plan/Plat Approval for a Subdivision to be known as Grande Hammock PD [PD-13-11-04 / 2013100058-91467]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of March 7, 2023.

DESCRIPTION & CONDITIONS:

Grand Hammock PD, which was formerly known as Hammock Lakes PD Phase III, is a single phase, 96 lot residential subdivision on 37.64 acres. The project site is located on the north side of 1st Street SW, ± 1,300' east of 58th Avenue. The site is zoned RS-3, Residential Single-Family (up to 3 units/ acre), and has an L-1, Low-Density Residential-1 (up to 3 units/ acre) land use designation (see Attachment 1). The density for Grand Hammock PD is 2.55 units per acre.

On February 14, 2014, the Planning and Zoning Commission (PZC) granted preliminary PD plan/plat approval for Grande Hammock PD (formerly known as Hammock Lakes PD Phase III). On December 14, 2018, the PZC granted a 3-year extension of the preliminary PD plan/plat approval. After the extended preliminary PD plan/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 PD plan/plat, and now requests that the Board of County Commissioners grant final PD plan/plat approval for Grande Hammock PD.

ANALYSIS:

All of the required improvements for Grande Hammock PD have been completed and inspected, and a Certificate of Completion was issued by Public Works on January 31, 2023. All project 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 dedications, including those to the County, can be found on the final plat, which is on file with the Planning Division. All requirements of final plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final PD plan/plat approval for Grand Hammock PD.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout