

**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:** Stan Boling, AICP; Community Development Director

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

**FROM:** Ryan Sweeney; Senior Planner, Current Development

**DATE:** June 7, 2019

**SUBJECT:** DKC Vero Beach Square, LLC's Request for Final PD Plan/Plat Approval for Vero Beach Square PD [PD-17-04-02 / 2007110117-82073]

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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 June 18, 2019.

**DESCRIPTION & CONDITIONS:**

Vero Beach Square is a commercial planned development (PD) project that consists of 5 commercial lots and a master stormwater management tract on 9.66 acres. The project site is located on the south side of SR 60 between the existing Applebee's restaurant and the existing Sonny's BBQ restaurant (see attachment 1), and is zoned PD, Planned Development. The subject final plat application is on file with the Planning Division.

On August 10, 2017, the Planning & Zoning Commission granted preliminary PD plan/plat approval for the Vero Beach Square PD. The applicant is now seeking final plat approval for the overall PD project, having obtained a land development permit and commenced construction on 3 of the 5 lots. At this time, the applicant has constructed 93% of the required subdivision improvements that serve the overall PD project, is proposing to "bond-out" for the remaining 7% of required subdivision improvements, and has submitted the following:

1. A final plat in conformance with the approved preliminary PD plan/plat;
2. An Engineer's Certified Cost Estimate for the remaining required subdivision improvements; and
3. A Contract for Construction of remaining required subdivision improvements, with cash deposit and escrow agreement.

The Board is now to consider granting final PD plan/plat approval for Vero Beach Square PD.

**ANALYSIS:**

Most, but not all, of the required subdivision improvements for Vero Beach Square PD have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining 7% of required subdivision improvements (e.g. utilities, stormwater, and landscape). Public Works, Planning, and Utility Services have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining subdivision 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 \$173,237.50 to guarantee construction of the remaining required subdivision improvements.

All improvements within Vero Beach Square PD will be private, with the exception of certain utility facilities. Those utility facilities have been dedicated to and guaranteed to Indian River County via certificate of completion process for Phases 1 and 4 (the first 2 phases to be constructed within the overall project). All requirements of final plat approval for Vero Beach Square PD have been satisfied.

**RECOMMENDATION:**

Staff recommends that the Board grant final PD plan/plat approval for Vero Beach Square PD.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout