

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

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Mary Jane Vreeland; Planner, Current Development

DATE: March 8, 2022

SUBJECT: D. R. Horton, Inc.'s Request for Final Plat Approval for the Cove at Falcon Trace PD Plat 2 [PD-14-07-06 / 2001050202-90100]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of March 15, 2022.

DESCRIPTION & CONDITIONS:

On June 26, 2014, the Planning & Zoning Commission granted preliminary PD plan/plat approval for the Cove at Falcon Trace PD, which contains 258 total lots on 135.24 acres in three phases.

On December 18, 2018, the Board of County Commissioners granted final plat approval for the first phase of the project (Plat 1). The Cove at Falcon Trace PD Plat 2 consists of the second and third (combined) phases of the overall planned development project, and is the final phase of the project. The subject plat consists of 107 lots on 59.12 acres. The Plat 2 area is located immediately west of 20th Avenue SW, running from 21st Street SW to 25th Street SW. The site is zoned RS-6, Residential Single-Family (up to 6 units/acre), has an L-2, Low-Density Residential-2 (up to 6 units/acre) land use designation, and will have an overall residential density of 1.9 units per acre.

The applicant is now seeking final plat approval for the final phase (Plat 2) of the overall PD project. After preliminary PD plan/plat approval, the developer obtained a land development permit, constructed all required 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 plat approval for the Cove at Falcon Trace PD Plat 2.

ANALYSIS:

All of the required improvements for the Cove at Falcon Trace PD Plat 2 have been completed and inspected, and a Certificate of Completion was issued on February 22, 2022. All 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 requirements of final plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Cove at Falcon Trace PD Plat 2.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout