

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

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 5, 2019

SUBJECT: OL73RD LLC's Request for Final Plat Approval for a Subdivision to be known as Orchid Landing [SD-04-02-08 / 2003010063-83225]

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:

Orchid Landing consists of 45 single-family lots on 19.69 acres located on the south side 73rd Street just west of US Highway 1. The property is zoned RS-3 (Residential Single Family – up to 3 units per acre) and RM-3 (Residential Multi-Family up to 3 units per acre), and has an L-1 (Low Density 1 up to 3 units per acre) land use designation. The density for Orchid Landing is 2.31 units per acre. The final plat application is on file with the Planning Division.

On January 8, 2004, the county granted preliminary plat approval for a project known as the Warren Way subdivision. The owner obtained a land development permit and commenced construction, completed a substantial portion of the improvement and then abandoned construction. After construction was abandoned, the project was purchased by the current owner. The new owner has re-named the project Orchid Landing, and subsequently obtained approval for minor modifications to the preliminary plat, a revised land development permit, and re-commenced construction. The required subdivision improvements were constructed, and a Certificate of Completion is anticipated to be issued on August 12th so long as the warranty of road and drainage improvements are in place by August 12th. The applicant has submitted a final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant conditional final plat approval for Orchid Landing.

ANALYSIS:

All of the required improvements for Orchid Landing have been completed and inspected, and it is anticipated that a Certificate of Completion will be issued prior to the August 13th Board meeting. All improvements (stormwater tracts, landscape easements, roadways) will be private, with the exception of certain utility facilities which are anticipated to be dedicated and the warranty in place by the August 13th Board meeting, as required by the Utility Services Department.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Orchid Landing, with the condition that prior to plat recordation staff confirms that all required documents and/or financial security are in place.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout (updated graphics to be provided)