

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

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: February 7, 2019

SUBJECT: Vero Investment 53, LLC's Request for Final Plat Approval to Replat Lots 2 and 3 of the 53RD Street/US-1 Commercial Subdivision [SD-17-11-07 / 2007090011-81898]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of February 19, 2019.

DESCRIPTION & CONDITIONS:

The proposed commercial subdivision is a replat of Lots 2 and 3 of the 53RD Street/US-1 Commercial Subdivision into 3 new commercial lots, and will adjust some existing platted tracts and easements. The project site is located at the southwest corner of 53rd Street and US Highway 1, is zoned CG, General Commercial, and has a C/I, Commercial / Industrial land use designation (see attachment 2).

All of the required subdivision improvements for the existing 53RD Street/US-1 Commercial Subdivision were completed and inspected, and a certificate of completion for subdivision improvements was issued on November 19, 2009. The project received final plat approval on December 1, 2009.

On February 8, 2018, the Planning and Zoning Commission granted preliminary plat approval for the replat of Lots 2 and 3 of the existing subdivision into 3 new, smaller commercial lots. Subsequently, on May 11, 2018, staff granted major site plan approval for a 2,016 square foot drive through restaurant (Dunkin' Donuts) to be constructed on the southern portion of (existing) Lot 3, and that project is currently under construction. The Dunkin' Donuts site plan improvements will line up with the new Lot 3 shown on the subject replat, and new Lots 1 and 2 will be reserved for future development.

The Board is now to consider granting final plat approval for the replat of Lots 2 and 3 of the 53RD Street/US-1 Commercial Subdivision.

ANALYSIS:

All of the required common subdivision improvements (i.e. driveways, utilities, and common stormwater management areas) have been constructed, inspected, and accepted by County staff, and a

certificate of completion was issued on November 19, 2009. Also, the site improvements for new Lot 3 (Dunkin' Donuts) are currently under construction, are governed by the site plan process, and will require final site inspections and acceptance, prior to issuance of Certificate of Occupancy for the Dunkin' Donuts project. Additional site improvements for new Lots 1 and 2 (e.g. structures, parking areas, landscaping, etc.) will be reviewed and approved through a separate (future) site plan review and approval process for each lot.

All common subdivision improvements (e.g. access driveways, drainage improvements, etc.) will be private, with the exception of certain utility facilities, which have been dedicated to and guaranteed to Indian River County 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 to replat Lots 2 and 3 of the 53RD Street/US-1 Commercial Subdivision.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Layout