

**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

FROM: John W. McCoy, AICP; Chief, Current Development

DATE: May 4, 2018

SUBJECT: D. R. Horton, Inc.'s Request for Final Plat Approval for Pointe West East Village Phase 2A [PD-17-02-01 / 99070081-80228]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of May 15, 2018.

DESCRIPTION & CONDITIONS:

Pointe West East Village Phase 2A is the second phase within the Pointe West East Village planned development project consisting of 68 lots on 22.81 acres. The overall Pointe West East Village development is located generally at the southeast corner of 74th Avenue and 16th Street consisting of 161 lots on 47.98 acres resulting in a density of 3.35 units/acre. The Phase 2A final plat area is located in the southeast section of the residential pod, which is wrapped by the existing golf course (see attachment #2). East Village Phase 2A is zoned PDTND (Planned Development Tradition Neighborhood Design) and will have a density of 2.98 units per acre.

On February 23, 2017, the Planning & Zoning Commission granted preliminary PD plan/plat approval for the overall Pointe West East Village Phase 2 which included a phased approval (Phase 2A and 2B) for 161 lots. The applicant is now seeking final plat approval for Phase 2A, having obtained a land development permit and commencing construction of the project. At this time, the applicant has built 90% of the required improvements that serve the Phase 2A area, is proposing to "bond-out" for the remaining 10% of the required improvements, and has submitted the following:

1. A final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the remaining required improvements;
3. A Contract for Construction of remaining required improvements;
4. A letter of credit in the amount of \$209,018.77;
5. A Contract for Construction for Final Lift of Asphalt; and
6. A letter of credit in the amount of \$100,485.00.

The Board is now to consider granting final plat approval for Pointe West East Village Phase 2A.

ANALYSIS:

Some, but not all, of the required improvements for Pointe West East Village Phase 2A 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 10% of required improvements (utilities, roadways, landscape, sidewalks). Public Works, Planning, and Utility Services have reviewed and approved the submitted Engineer's Certified Cost Estimates for the remaining improvements including the final lift of asphalt. The County Attorney's Office has reviewed and approved the submitted Contract for Construction of Required Improvements, and a separate Contract for Construction for the final lift of asphalt along with the posted security.

All improvements within Pointe West East Village will be private, with the exception of certain utilities facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required through the certificate of completion process and final plat process. In addition, a warranty and maintenance agreement and acceptable security will be required for the roads and stormwater improvements, prior to issuance of a certificate of completion.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Pointe West East Village Phase 2A.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Layout
4. Contract for Construction of Required Improvements
5. Contract for Construction of Final Lift of Asphalt