

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

**CONSENT
AGENDA**

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: December 7, 2018

SUBJECT: Willows Development, LLC's Request for Final Plat Approval for a Plat-Over Site Plan Single-Family Development to be known as The Willows Phase 2 [SD-15-09-08 / 2006010188-82614]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 18, 2018.

DESCRIPTION & CONDITIONS:

The Willows Phase 2 subdivision is the second phase of a two-phase plat-over site plan project. Phase 2 consists of 49 single-family lots on 8.08 acres, and is located at the northeast corner of 74th Avenue and 16th Street (see attachment 1). The property is zoned RM-8, Residential Multiple-Family (up to 8 units/acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/acre) land use designation. The density for The Willows Phase 2 is 6.06 units per acre.

On January 14, 2016, the Planning and Zoning Commission granted major site plan and preliminary plat approval for The Willows. As of this time, the developer has constructed 81.23% of the required project improvements. The applicant has coordinated with staff to provide the following:

1. A Phase 2 final plat in conformance with the approved preliminary plat;
2. An approved Engineer's Certified Cost Estimate for the Phase 2 remaining required improvements; and
3. An executed Contract for Construction of Phase 2 remaining required improvements, with a letter of credit for 125% of the cost of construction for the remaining required improvements. (To be provided after preparation of this report.)

The Board is now to consider granting final plat approval for The Willows Phase 2.

ANALYSIS:

Most, but not all, of the required project improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant will be “bonding-out” the remaining 18.77% of required project improvements (drainage, landscaping, roadways, utilities). Public Works, Utility Services, and Planning have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining project improvements. Staff anticipates receipt of the Contract for Construction of Required Improvements and an acceptable letter of credit in the amount of 125% of the cost of construction for the remaining required improvements prior to the December 18th Board meeting. However, because the December 18th meeting is the last meeting of the calendar year, those items may be provided after the December 18th meeting. The contract for construction will be executed by the County Administrator once the acceptable security has been received and approved by the County Attorney's Office. The final plat will not be executed by the Chairman of the Board until these items have been addressed.

All improvements within The Willows Phase 2 will be private, with the exception of certain utility facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required by the Utility Services Department.

RECOMMENDATION:

Staff recommends that the Board grant final plat approval for The Willows Phase 2, subject to final review, approval, and signoff of a Contract for Construction of Required Improvements and acceptable letter of credit by the County Attorney's Office.

ATTACHMENTS:

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