

**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

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

DATE: July 12, 2017

SUBJECT: GHO Serenoa Corp's Request for Final Plat Approval for a Subdivision to be Known as Serenoa Phase 4 [98110046-77525/ SD-13-11-04].

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of July 18, 2017.

DESCRIPTION & CONDITIONS:

The Serenoa Phase 4 subdivision represents the fourth of five phases of the Serenoa Subdivision. Phase 4 consists of 32 lots on 17.59 acres resulting in a density of 1.82 units/acre for Phase 4. Located on the north side of 5th Street SW, the overall Serenoa project is proposed to be developed in 5 phases and is zoned RS-6 (Residential Single-Family, up to 6 units / acre), and has an L-2 (Low Density 2, up to 6 units / acre) land use designation. The overall density for the Serenoa project is 2.27 units per acre.

On December 12, 2013, the PZC (Planning & Zoning Commission) granted preliminary plat approval for the Serenoa Subdivision Phases 2 through 5. The applicant subsequently obtained a land development permit, commenced construction on the Phase 4 improvements, and obtained a certificate of completion for those improvements. Recently the applicant submitted a Phase 4 final plat in conformance with the approved preliminary plat and now requests that the Board of County Commissioners grant final plat approval for Serenoa Phase 4.

The Board is now to consider granting final plat approval for Serenoa Phase 4.

ANALYSIS:

All of the required improvements for Serenoa Phase 4 have been completed and inspected, and a certificate of completion was issued on July 12, 2017. As part of the certificate of completion process, the developer posted a maintenance bond to guarantee required road and drainage improvements for a period of 1 year. In this case, all subdivision improvements (stormwater tracts, landscape easements, roadways) will be private, with the exception of certain utility facilities, which will be dedicated and guaranteed to Indian River County as required by the Utility Services Department. All requirements of final plat approval for Serenoa Phase 4 have been satisfied.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Serenoa Phase 4.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat Layout