

**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: January 10, 2020

SUBJECT: GRBK GHO Central Vero, LLC Request for Final Plat Approval for a Development to be known as Bella Vista Isles [SD-05-04-18 / 2004070335-84132]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of January 21, 2020.

DESCRIPTION & CONDITIONS:

The Bella Vista Isles development is a single phase plat-over site plan project, consisting of 43 units, located at the southeast corner of 26th Street and 66th Avenue. The property is zoned RM-8, Residential Multiple-Family (up to 8 units/acre), and has an M-1, Medium Density Residential (up to 8 units/acre) land use designation. The density for Bella Vista Isles is 5.36 units per acre.

On April 28, 2005, the Planning & Zoning Commission granted major site plan and preliminary plat approval for the Bella Vista Isles development containing 64 residential units. The applicant subsequently obtained site plan release and constructed a substantial portion of the site improvement and 1 four unit building and then abandoned construction never receiving final plat approval. After construction was abandoned, the project was purchased by new owners, WCF2, LLC and GRBK GHO Central Vero, LLC. The new owners obtained approval for modification to the site plan and preliminary plat, which reduced the number of units from 64 to 43 units but does not substantially modify the site improvements. The applicant (GRBK GHO Central Vero, LLC) has submitted a final application that is consistent with the approved preliminary plat and now requests the Board grant final plat approval. As of this time, the applicant has built 88.2% of the required project improvements, and has “bonded-out” \$279,397.65 in the form of cash for the remaining 11.8% of the required improvements.

The applicant 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; and
4. A Cash Deposit and Escrow Agreement.

The Board is now to consider granting final plat approval for Bella Vista Isles.

ANALYSIS:

Some, 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 is proposing to “bond-out” the remaining 11.80% 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. The County Attorney's Office has reviewed and approved the submitted Contract for Construction of Required Improvements. The proposed security arrangement, which represents 125% of the estimated cost to construct the required improvements, has been reviewed and approved by county staff.

All improvements within Bella Vista Isles 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 by the Utility Services Department. In addition, a warranty and maintenance agreement 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 Bella Vista Isles.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout