

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: July 16, 2019

SUBJECT: Harmony Reserve, LLC's Request for Final Plat Approval for Harmony Reserve PD Phase 3 [PD-14-10-12 / 97080101-84222]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at a special call meeting of July 23, 2019.

DESCRIPTION & CONDITIONS:

Harmony Reserve is a planned residential development (PD) located west of 58th Avenue between 33rd Street and 37th Street. Harmony Reserve Phase 3 represents the third of four phases of the overall Harmony Reserve PD. Phase 3 consists of 116 lots on 32.24 acres, resulting in a density of 3.59 units/acre for the phase. Harmony Reserve PD is zoned RS-3 (Residential Single-Family up to 3 units / acre), and has an L-2 (Low Density 2 up to 6 units / acre) land use designation. The overall density for the Harmony Reserve PD project is 3.30 units per acre. The final plat application for Phase 3 is on file with the Planning Division.

On January 12, 2018, the Board of County Commissioners granted concurrent conceptual special exception PD plan approval and preliminary PD plat approval to modify Harmony Reserve PD Phases 3 and 4. Phases 1 and 2, originally approved by the Board October 7 2014, have been platted and the subdivision improvements for those phases have been completed. Currently, the applicant has obtained a land development permit and has commenced construction of Phase 3 improvements. As of this time, the applicant has built more than 75% of the required Phase 3 improvements, and has "bonded-out" for the remaining improvements. The applicant has coordinated with staff to provide the following:

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

The Board is now to consider granting final plat approval for Harmony Reserve PD Phase 3.

ANALYSIS:

Some, but not all, of the Harmony Reserve PD Phase 3 required subdivision improvements have been completed. As provided for under land development regulations (LDRs) applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining required Harmony Reserve PD Phase 3 improvements (utilities, drainage, landscaping, and roadways). Public Works, Utility Services, and Planning have approved the Engineer's Certified Cost Estimate for the remaining Harmony Reserve PD Phase 3 improvements. The County Attorney's Office has reviewed and approved 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. The contract for construction and security arrangement, which represent 125% of the estimated cost to construct the remaining required improvements, will be executed by the County Administrator and will be effective upon final plat approval.

It should be noted that all improvements within Harmony Reserve PD Phase 3 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.

RECOMMENDATION:

Based on staff's analysis, staff recommends that the Board of County Commissioners grant final plat approval for Harmony Reserve PD Phase 3.

ATTACHMENTS:

1. Location Map
2. Plat Layout