

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

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

PREPARED BY: Patrick J. Murphy; Senior Planner, Current Development

DATE: December 21, 2023

SUBJECT: Pulte Home Company, LLC's Request for Final Plat Approval for Harbor Isle Phase I [SD-20-11-04 / 99070005-94300]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of January 9, 2024.

DESCRIPTION & CONDITIONS:

Masteller, Moler & Taylor, Inc., on behalf of Pulte Home Company, LLC, is requesting final plat approval for the first phase of a residential development project to be known as Harbor Isle. The project site is located south of SR 510 and east of U.S. Highway 1 (see attachment 1). The subject site is zoned RM-6, Residential Multiple-Family (up to 6 units per acre); OCR, Office, Commercial, Residential; and CON-2, Estuarine Wetlands Conservation District. The property has M-1, Medium-Density Residential-1 (up to 8 units per acre); C/I, Commercial/Industrial; and C-2, Conservation-2 (up to 1 unit per 40 acres) future land use designations, respectively. The density for Phase I of Harbor Isle is 0.88 units per acre. The final plat application is on file with the Planning Division.

Harbor Isle, overall, is a 270-unit "plat-over" site plan project consisting of detached single-family units, whereby an individual lot will be established over each residential unit. Thus, each unit will be conveyed to a future owner on a fee-simple lot basis. On October 28, 2021, the Planning & Zoning Commission (PZC) granted major site plan and preliminary plat approval for Harbor Isle to develop upon 101.26 acres, at an overall density of 2.67 units per acre. Phase I of this project consists of 90 detached single-family units. The remaining 180 units will be brought forward in a future phase and is currently represented by Tract ZZ (Future Development) on the attached plat layout. As of this time, the developer has constructed 95% of the required project improvements. The applicant has coordinated with staff to provide the following:

1. A Phase 1 final plat in conformance with the approved preliminary plat (see attachment 2);
2. An approved Engineer's Certified Cost Estimate for the Phase 1 remaining required improvements; and

3. An executed Contract for Construction of Phase 1 remaining required improvements, with a Cash Deposit and Escrow Agreement for 125% of the cost for the remaining required improvements.

The Board is now to consider granting final plat approval for Harbor Isle Phase 1.

ANALYSIS:

Most, but not all, of the required project improvements have been completed. As provided for under the LDR's applicable to this final plat application, the applicant will be "bonding-out" the remaining 5% 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 Contract for Construction of Required Improvements and an acceptable cash deposit and escrow agreement in the amount of 125% of the cost of construction for the remaining required improvements.

All improvements within Harbor Isle Phase 1 will be private, with the exception of certain utility facilities. Those utility facilities will be dedicated and guaranteed to Indian River County, as required by the Utility Services Department.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Harbor Isle Phase I.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout