

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

---

**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:** April 26, 2019

**SUBJECT:** Showcase Designer Homes, L.C.'s Request for Final PD Plan/Plat Approval for Orchard Park PD Residential Subdivision [PD-16-07-05 / 2004100070-82752]

---

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of May 7, 2019.

**DESCRIPTION & CONDITIONS:**

Orchard Park is a single-phase planned development (PD) project that consists of 73 single-family lots on 36.15 acres with a proposed density of 2.02 units/acre. The project site is located at the northeast corner of 58<sup>th</sup> Avenue and 1<sup>st</sup> Street SW, is zoned RS-3, Residential Single-Family (up to 3 units/acre), has an L-1, Low-Density Residential-1 (up to 3 units/acre) land use designation.

On September 20, 2016, the Board of County Commissioners granted conceptual PD plan and special exception approval for the overall PD project. That action also affirmed the preliminary PD plan/plat approval that the Planning and Zoning Commission granted on August 11, 2016, subject to Board approval of the overall PD project. The developer obtained a land development permit for the overall PD project and commenced construction of the required subdivision improvements, but has not completed all required improvements. At this time, the applicant has constructed 93.4% of the required improvements, and is proposing to "bond-out" the remaining 6.6% of required improvements. The developer is now requesting final PD plan/plat approval, and has submitted the following:

1. A final PD plan/plat in conformance with the approved preliminary PD plan/plat;
2. An Engineer's Certified Cost Estimate for the remaining required improvements; and
3. A Contract for Construction of remaining required improvements, with cash deposit and escrow agreement.

The Board is now to consider granting final PD plan/plat approval for Orchard Park PD.

**ANALYSIS:**

Most, but not all, of the required improvements for Orchard Park PD have been completed. As provided for under the LDRs applicable to this final PD plan/plat application, the developer is proposing to “bond-out” for the remaining 6.6% of required improvements (utilities, roadways, landscape, sidewalks). Public Works, Planning, and Utility Services have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining improvements. The County Attorney's Office has reviewed and approved the submitted Contract for Construction of Required Improvements. The County Attorney’s Office has received a cash deposit and escrow agreement with supporting security in the amount of \$204,821.27 to guarantee construction of the remaining required improvements.

All improvements within Orchard Park PD 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 through the final PD plan/plat and Certificate of Completion process. In addition, a warranty and maintenance agreement for the roads and stormwater improvements and a Bill of Sale of Utility Facilities, along with an acceptable 1-year warranty security for each will be required prior to issuance of a Certificate of Completion.

**RECOMMENDATION:**

Staff recommends that the Board grant final PD plan/plat approval for Orchard Park PD.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Final Plat Layout
4. Contract for Construction of Required Improvements with Cash Deposit and Escrow Agreement