

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

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

FROM: Ryan Sweeney; Chief, Current Development

DATE: August 6, 2020

SUBJECT: Sommers Development Group, LLC's Request for Final Plat Approval for a Subdivision to be known as Sommers Place Residential Subdivision [97070034-85249 / SD-18-08-07]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 18, 2020.

DESCRIPTION & CONDITIONS:

Sommers Place Residential Subdivision consists of 5 single-family lots on 1.71 acres located on the west side of Highway A1A, immediately north of W. Sandalwood Road (see attachment 1). The subject property is zoned RS-6, Single-Family Residential (up to 6 units per acre) and has an L-2, Low Density-2 (up to 6 units per acre) future land use designation. The density for the Sommers Place Residential Subdivision is 2.92 units per acre.

On January 10, 2019, County staff approved the preliminary plat for the Sommers Place Residential Subdivision. Following preliminary plat approval, a land development permit was issued for the project, the required subdivision improvements were constructed, and it is anticipated a Certificate of Completion will be issued prior to the August 18th Board of County Commissioners (BCC) meeting. The applicant has submitted a final plat in conformance with the approved preliminary plat, and now requests that the BCC grant final plat approval for the Sommers Place Residential Subdivision.

ANALYSIS:

All of the required subdivision improvements for Sommers Place have been completed and inspected, and it is anticipated a Certificate of Completion will be issued prior to the August 18th BCC meeting. As part of the Certificate of Completion process, the developer has posted a cash maintenance security to guarantee the road and drainage improvements (internal and offsite). Most subdivision improvements (e.g. stormwater treatment system, landscape tracts, recreation tracts) will be private, with the exception of certain utility facilities (water & sewer lines) which will be dedicated and guaranteed to Indian River County, as required by the Utility Services Department, and the road right-of-way for Magnolia Lane which has been designed and constructed as a public road and will be dedicated to the County via the subject final plat. All requirements of final plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Sommers Place Residential Subdivision.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout