

**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: July 18, 2023

SUBJECT: GRBK GHO North Beach, LLC's Request for Final Plat Approval for a Subdivision to be known as Seaglass PD [PD-19-12-06 / 2004120424-92471]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 15, 2023.

DESCRIPTION & CONDITIONS:

Schulke, Bittle, & Stoddard, LLC, on behalf of GRBK GHO North Beach, LLC (GHO), is requesting final plat approval for a residential development project to be known as Seaglass PD. Located within the overall Florida Beach Resort (Disney) PD, the project site is located on the south side of SR 510 (Wabasso Bridge Road), west of SR A1A. GHO is the successor developer of this portion of the overall conceptual PD project. The subject property is zoned RM-6, Residential Multiple-Family (up to 6 units/ acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/ acre) land use designation (see Attachment 1). The density for Seaglass PD is 2.78 units per acre. The final plat application is on file with the Planning Division.

Seaglass is a 72-unit "plat-over" site plan project consisting of 44 single-family homes and 28 multi-family units (14 duplex buildings), 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. On March 26, 2020, the Planning & Zoning Commission (PZC) granted preliminary planned development (PD) plan/plat approval for the Seaglass PD. After PZC approval, the developer obtained a land development permit, constructed the subdivision improvements, and obtained a Certificate of Completion from Public Works on June 8, 2023. The applicant has submitted the final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Seglass PD.

ANALYSIS:

All of the required improvements for Seaglass PD have been completed and inspected, and a Certificate of Completion was issued on June 8, 2023. All improvements (stormwater tracts, landscape tracts, roadways) will be private, with the exception of certain utility facilities which will be dedicated to and guaranteed to Indian River County after plat recordation, as required by the Utility Services Department. All requirements of final plat approval have been satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Seaglass PD.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout