

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

**CONSENT  
AGENDA**

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**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:** October 13, 2017

**SUBJECT:** Arcadia Vero Beach, LLC's Request for Final Plat Approval for a Subdivision to be Known as Arcadia Phase 1 [SD-15-11-09 / 2001010025-79428]

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It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of October 24, 2017.

**DESCRIPTION & CONDITIONS:**

The Arcadia Phase 1 subdivision is the first phase of a two-phase conventional subdivision project. Phase 1 consists of 36 single-family lots on 23.62 acres, and is located on the south side of 37<sup>th</sup> Street, between 58<sup>th</sup> Avenue and 66<sup>th</sup> Avenue (see attachment 2). The property is zoned RS-3, Residential Single-Family (up to 3 units/acre), and has an L-1, Low-Density Residential-1 (up to 3 units/acre) land use designation. The density for Arcadia Phase 1 is 1.52 units per acre.

On December 10, 2015, the Planning and Zoning Commission granted preliminary plat approval for the Arcadia subdivision. As of this time, the applicant has constructed 81.80% of the required project improvements for Phase 1, and has "bonded-out" for the remaining 18.20% of the required Phase 1 improvements.

The applicant has coordinated with staff to provide the following for Phase 1:

1. A final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the remaining required improvements;
3. A Contract for Construction of remaining required improvements; and
4. A letter of credit in the amount of \$351,989.48.

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

### **ANALYSIS:**

Some, but not all, of the required project improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” the remaining 18.20% 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 submitted Contract for Construction of Required Improvements. The County Attorney's Office anticipates receipt of an acceptable letter of credit in the amount of 125% of the cost of construction for the remaining required improvements prior to the October 24<sup>th</sup> BCC meeting. 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.

All improvements within Arcadia Phase 1 will be private, with the exception of certain utilities facilities. Those utilities facilities will be dedicated and guaranteed to Indian River County as required by the Utility Services Department. In addition, a warranty and maintenance agreement will be required for the roads and stormwater improvements, prior to issuance of a Certificate of Completion.

### **RECOMMENDATION:**

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Arcadia Phase 1.

### **ATTACHMENTS:**

1. Application
2. Location Map
3. Final Plat Layout
4. Contract for Construction of Required Improvements and Letter of Credit (to be provided prior to meeting)