

**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

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Scott Rodriguez; Senior Planner, Current Development

DATE: August 10, 2020

SUBJECT: KRG Indian River Outlot, LLC's Request for Final Plat Approval for Panera – Indian River Square [2018070040 - 85237 / SD-19-11-06]

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 AND CONDITIONS:

Panera-Indian River Square is a ±1.08 acre plat-over-site-plan project consisting of 1 commercial lot. The subdivision is located within the Indian River Square Shopping Center on the north side of SR60. The property is zoned CG, General Commercial and has a C/I, Commercial/Industrial land use designation.

On June 1, 2018, Planning staff granted plat-over site plan and preliminary plat approval for the Panera development. The intent of the "plat overlay" is to subdivide the existing property into a separate lot from the overall Indian River Square Shopping Center. Construction of the facility and associated site improvements have been completed, and a site certificate of occupancy (C.O.) was issued on September 11, 2019. Upon final plat approval and recording of the final plat the Panera Development will be located on its own lot, separate from the overall shopping center.

KRG Indian River Outlot, LLC is now requesting final plat approval and has submitted a final plat for Panera-Indian River Square in conformance with the approved plat-over site plan and preliminary plat.

ANALYSIS:

The improvements for the project (e.g. drainage, utilities, landscaping) are tied to the plat-over site plan, which were approved, constructed, and issued a site C.O. on September 11, 2019. Thus, site development is controlled by the approved site plan. Through the site plan process, vehicular and pedestrian interconnections, as well as shared infrastructure, have been designed to integrate the Panera site with the surrounding shopping center site. Legal provisions for utilities,

drainage, and access are handled through a combination of public utility easements and private reciprocal easements. County staff, including the County Attorney's Office, has reviewed and approved the final plat format and determined that all final plat requirements are satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for Panera-Indian River Square subdivision.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout