

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

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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:** Patrick J. Murphy; Senior Planner, Current Development

**DATE:** August 2, 2018

**SUBJECT:** GRBK GHO Serenoa LLC's Request for Final Plat Approval for a Subdivision to be Known as Serenoa Phase 5 [98110046-81384/ SD-13-11-04].

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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 August 14, 2018.

**DESCRIPTION & CONDITIONS:**

The Serenoa Phase 5 subdivision represents the fifth and final phase of the Serenoa Subdivision. Phases 1-4 have been constructed and platted. Phase 5 consists of 48 lots on 18.92 acres resulting in a density of 2.54 units/acre for Phase 5. Located on the north side of 5<sup>th</sup> Street SW, the overall Serenoa project is proposed to be developed in 5 phases and is zoned RS-6 (Residential Single-Family, up to 6 units / acre), and has an L-2 (Low Density 2, up to 6 units / acre) land use designation. The overall density for the Serenoa project is 2.27 units per acre.

On December 12, 2013, the PZC (Planning & Zoning Commission) granted preliminary plat approval for the Serenoa Subdivision Phases 2 through 5. The owner subsequently obtained a land development permit and commenced construction on the Phase 5 improvements. As of this time, the owner has built 80.5% of the required Phase 5 improvements and has "bonded-out" for the remaining 19.5% of the required improvements. The owner has submitted the following:

1. A Phase 5 final plat in conformance with the approved preliminary plat;
2. An Engineer's Certified Cost Estimate for the Phase 5 remaining required improvements; and
3. An executed Contract for Construction of Phase 5 remaining required improvements, with an executed cash deposit and escrow agreement, and \$130,505.04 in the form of a check.

The Board is now to consider granting final plat approval for Serenoa Phase 5.

**ANALYSIS:**

Most, but not all, of the required Serenoa Phase 5 required subdivision improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining 19.5% of required Serenoa Phase 5 improvements (utilities, drainage, landscaping, roadways). Public Works, Utility Services, and Planning have reviewed and approved the submitted Engineer's Certified Cost Estimate for the remaining Serenoa Phase 5 improvements. The County Attorney's Office has reviewed and approved the submitted Contract for Construction of Required Improvements and Cash Deposit and Escrow Agreement. The contract for construction and security arrangement, which represents 125% of the estimated cost to construct the remaining required improvements, have been executed by the County Administrator. Cash in the amount of \$130,505.04 for the improvements has been deposited into escrow with the county. It should be noted that all improvements within Serenoa Phase 5 will be private, with the exception of certain utilities facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required by the Utility Services Department.

**RECOMMENDATION:**

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for Serenoa Phase 5.

**ATTACHMENTS:**

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

<p><b>APPROVED AGENDA ITEM:</b></p> <p><b>FOR:</b> <u>August 14, 2018</u></p> <p><b>BY:</b> _____</p>
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Indian River Co,	Approved	Date
Admin.		
Legal		
Budget		
Dept.		
Risk Mgr.		