

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

TO: Jason E. Brown; County Administrator

THROUGH: Roland M. DeBlois, AICP; Interim Community Development Director

THROUGH: John W. McCoy, AICP; Chief, Current Development

FROM: Scott Rodriguez; Senior Planner, Current Development

DATE: November 5, 2019

SUBJECT: Arcadia Vero Beach, LLC's Request for Final Plat Approval for a Subdivision to be Known as Arcadia Subdivision – Phase 2 [SD-15-11-09 / 2001010025-84441]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of November 19, 2019.

DESCRIPTION & CONDITIONS:

The Arcadia Subdivision – Phase 2 subdivision is the second phase of a two-phase conventional subdivision project. Phase 2 consists of 43 single-family lots on 15.79 acres, and is located on the south side of 37th Street, between 58th Avenue and 66th Avenue (see attachment 1). 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 Subdivision – Phase 2 is 2.72 units per acre, and the overall project density is 2.01 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 89.09% of the required project improvements for Phase 2, and has “bonded-out” for the remaining 10.91% of the required Phase 2 improvements.

The applicant has coordinated with staff and provided the following for Phase 2:

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 \$85,972.18.

The Board is now to consider granting final plat approval for Arcadia Subdivision – Phase 2.

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 10.91% 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 both the Contract for Construction of Required Improvements and the letter of credit in the amount of 125% of the cost of construction for the remaining required improvements.

All improvements within Arcadia Subdivision – Phase 2 will be private, with the exception of certain utilities facilities. Prior to issuance of a Certificate of Completion, those utilities facilities will be dedicated and warrantied to Indian River County as required by the Utility Services Department with supporting warranty security posted. In addition, a warranty and maintenance agreement with supporting warranty security 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 Subdivision – Phase 2.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout