

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
Nancy A. Bunt, Assistant County Administrator

PREPARED BY: Patrick J. Murphy; Senior Planner, Current Development

DATE: August 8, 2024

SUBJECT: Pulte Home Company, LLC's Request for Final Plat Approval for Costa Pointe PD Phase 1A [PD-21-06-07 / 99040218-95683]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 20, 2024.

DESCRIPTION & CONDITIONS:

The Costa Pointe PD Phase 1A final plat consists of 82 lots on 25.26 acres, resulting in a density of 3.25 units per acre. It is located at the southwest corner of the intersection of 41st Street and 11th Drive (see attachment 1). The property is zoned PD, Planned Development and has a C/I, Commercial/Industrial (up to 8 units per acre) future land use designation. On December 8, 2020, the Board of County Commissioners (BCC) granted PD rezoning and conceptual PD plan approval for a multi-phase project to be known as Harbor Bluffs PD. The project was to include a total of 624 mixed residential units on 78.29 acres, for an overall density of 7.97 units per acre.

After the conceptual PD plan approval from the BCC in 2020, the applicant reduced the overall unit count (from 624 units to 487 units) for an overall density of 6.22 units per acre. Subsequently, the Harbor Bluffs PD project was renamed Costa Pointe PD. The multi-family phase of development was sold to another developer and re-named from Saxon Harbor Bluffs PD to the Verity PD. Costa Pointe PD will now consist of 202 total residential units (142 single-family homes and 60 townhomes), on 60 acres, for an overall density of 3.37 units per acre.

The final plat for the first phase of Costa Pointe PD, which is Phase 1A, has been reviewed and approved by County development review staff. Phase 1B (60 single-family units) and Phase 2 (60 townhome units) are currently under final plat review by staff.

All of the required improvements for Costa Pointe PD Phase 1A PD have been completed and inspected, and a Certificate of Completion was issued on August 5, 2024. All improvements (stormwater tracts, landscape tracts, roadways) will be private, except for 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 Costa Pointe PD Phase 1A.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout