

**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

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

**DATE:** May 29, 2018

**SUBJECT:** MSA Holdings, LLC.'s Request for Final P.D. Plan/Plat Approval for a Subdivision to be known as Hampton Woods East P.D. [PD-17-08-05 / 95050141-81436]

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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 June 5, 2018.

**DESCRIPTION & CONDITIONS:**

Hampton Woods East consists of 4 single-family lots on 3.90 acres, located at 1540 46<sup>th</sup> Avenue, just south of 16<sup>th</sup> Street on the east side of 46<sup>th</sup> Avenue (see attachment 2). The property is zoned RS-2 (Single-Family Residential – up to 2 units per acre) and has an L-1 (Low Density 1 up to 3 units per acre) land use designation. The density for Hampton Woods East is 1.03 units per acre.

On January 20, 2015, the Board of County Commissioners (BCC) granted conceptual P.D. plan approval for the project. Subsequently, on September 28, 2017, the county granted preliminary plat approval for the Hampton Woods East subdivision. Following preliminary plat approval, a land development permit was issued for the project, the required subdivision improvements were constructed, and a Certificate of Completion was issued. The applicant has submitted a final plat in conformance with the approved preliminary plat, and requests that the BCC grant final plat approval for Hampton Woods East P.D.

**ANALYSIS:**

All of the required improvements for Hampton Woods East have been completed and inspected, and a Certificate of Completion was issued on May 21, 2018. All subdivision improvements will be private with the exception of certain utility facilities, which have been dedicated to and guaranteed to Indian River County as required by the Utility Services Department. All requirements of final plat approval have been satisfied.

The BCC is to consider granting Final Plan/Plat approval for the Hampton Woods East P.D.

**RECOMMENDATION:**

Based on the above analysis, staff recommends that the Board of County Commissioners grant final PD plan/plat approval for Hampton Woods East P.D.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Final Plat Layout