

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

PREPARED BY: Ryan Sweeney; Assistant Planning & Development Services Director

DATE: December 30, 2024

SUBJECT: Pulte Home Company, LLC's Request for Final Plat Approval for Costa Pointe PD Phase 1B [PD-21-06-07 / 99040218-96745]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of January 14, 2025.

DESCRIPTION & CONDITIONS:

The Costa Pointe PD Phase 1B final plat consists of 60 lots on 16.68 acres, resulting in a density of 3.59 units per acre. The project site is located at the southwest corner of the intersection of 41st Street and 11th Drive, immediately south of the recently platted Phase 1A (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 subject final plat is for the second phase of Costa Pointe PD, which is Phase 1B, and has been reviewed and approved by County development review staff. The final plat for Phase 1A (82 single-family units) was approved by the BCC on August 20, 2024, and Phase 2 (60 townhome units) is currently under final plat review by staff.

All of the required improvements for Costa Pointe PD Phase 1B have been completed and inspected, and a Certificate of Completion was issued by Public Works on December 13, 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 1B.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout