

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

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

FROM: Ryan Sweeney; Chief, Current Development

DATE: August 10, 2020

SUBJECT: GRBK GHO Summer Lake, LLC's Request for Final Plat Approval for a Subdivision to be known as Summer Lake North Subdivision [2005010130-86015 / SD-18-08-08]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 18, 2020.

DESCRIPTION & CONDITIONS:

Summer Lake North Subdivision is a combination of a conventional single-family subdivision and a multi-family plat-over site plan project. The overall project consists of 14 conventional single-family lots and 7 plat-over lots on 8.31 acres located on the south side of CR 510 (85th Street), approximately 2,100 feet west of 58th Avenue (see attachment 1). The northern one-third of the project site is zoned RM-3, Multiple-Family Residential (up to 3 units per acre), the southern two-thirds of the project site are zoned RS-3, Single-Family Residential (up to 3 units per acre) and the entire project site has an L-1, Low-Density Residential-1 (up to 3 units per acre) future land use designation. The overall density for the Summer Lake North Subdivision is 2.53 units per acre.

On December 17, 2018, County staff granted major site plan and preliminary plat approval for the Summer Lake North Subdivision project. Following preliminary plat approval, a land development permit was issued for the project, the required subdivision improvements were constructed, and it is anticipated a Certificate of Completion will be issued prior to the August 18th Board of County Commissioners (BCC) meeting. The applicant has submitted a final plat in conformance with the approved preliminary plat, and now requests that the BCC grant final plat approval for the Summer Lake North Subdivision.

ANALYSIS:

All of the required subdivision improvements for Summer Lake North have been completed and inspected, and it is anticipated a Certificate of Completion will be issued prior to the August 18th BCC meeting. As part of the Certificate of Completion process, the developer has posted a cash maintenance security to guarantee the road and drainage improvements. Most subdivision improvements (e.g. stormwater treatment system, landscape tracts, recreation tracts) will be private, with the exception of certain utility facilities (water & sewer lines) which will be dedicated and

guaranteed to Indian River County, 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 Summer Lake North Subdivision.

ATTACHMENTS:

1. Location Map
2. Final Plat Layout