

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

CONSENT
AGENDA

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director *MB*

FROM: John W. McCoy, AICP; Chief, Current Development *TWM*

DATE: December 12, 2016

SUBJECT: GH Vero Beach Development, LLC's Request for Final Plat Approval for The Reserve at Grand Harbor PD Phase 1, Plat 33 [2001020101-77703 / PD-13-10-03]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 20, 2016.

DESCRIPTION & CONDITIONS:

The Reserve at Grand Harbor PD Phase 1 represents the first phase of The Reserve at Grand Harbor PD. Phase 1 consists of 59 lots on 75.55 acres resulting in a density of .78 units/acre for Phase 1. The overall Reserve at Grand Harbor development is approved for 100 lots in two phases on 75.55 acres resulting in an overall project density of 1.32 units/acre. The second project phase will be platted via a separate, future application. The Reserve at Grand Harbor PD is located on the north side of the 53rd Street at the 53rd Street/Indian River Blvd intersection, is zoned RM-6 (Residential Multi-Family – up to 6 units per acre), and has an M-1 (Medium Density 1 up to 8 units per acre) land use designation.

On October 10, 2013, the Planning & Zoning Commission granted preliminary PD plan/plat approval for The Reserve at Grand Harbor PD. Subsequently, construction of the subdivision commenced and has proceeded in accordance with the overall project's phased approval. With respect to Phase 1, the developer obtained a land development permit, has constructed required subdivision improvements, and will obtain a certificate of completion prior to the December 20th BCC meeting. Recently, the applicant submitted a Phase I final plat in conformance with the approved preliminary PD plat, and now requests that the Board of County Commissioners grant final plat approval for The Reserve at Grand Harbor PD Phase 1.

ANALYSIS:

All required subdivision improvements for The Reserve at Grand Harbor PD Phase 1 have been completed and inspected, and it is anticipated that a certificate of completion will be issued prior to the December 20th Board meeting. As part of the certificate of completion process, the developer posted a maintenance bond to guarantee required road and drainage improvements for a period of 1 year. Staff has recently confirmed that the improvements are in acceptable condition. In this case, all subdivision improvements (stormwater tracts, landscape easements, roadways) will be private, with the exception of certain utility facilities, which have been dedicated and guaranteed to Indian River County as required by the Utility Services Department. All requirements of final plat approval for The Reserve at Grand Harbor PD Phase 1 have been satisfied.

RECOMMENDATION:

Based on the above analysis, staff recommends that the Board of County Commissioners grant final plat approval for The Reserve at Grand Harbor PD Phase 1.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat Layout