

**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

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Mary Jane Vreeland; Planner, Current Development

DATE: May 5, 2022

SUBJECT: Vero Beach Ranches, LLC's Request for Final Plat Approval for Covington Run Roadway Plat [SD-19-08-04 / 2018080006-87382] and Covington Run Affidavit of Exemption [AOE-19-05-03 / 2018080006-83963]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of May 17, 2022.

DESCRIPTION & CONDITIONS:

The applicant, Vero Beach Ranches, LLC., is requesting final plat approval of a roadway plat. The proposed private right-of-way is associated with and will provide access and roadway frontage to the proposed 19 lot Covington Run Affidavit of Exemption (AOE). The 95.69-acre site is located at the northeast corner of the intersection of 66th Avenue SW and 17th Street SW, a portion of the site also extends north to 13th Street SW (see attachment 1). The subject property and all contiguous properties are zoned A-1, Agricultural-1 (up to 1 dwelling unit/5 acres), and have an AG-1 Agriculture-1 (up to 1 unit/5 acres) future land use designation.

The preliminary plat for the road right-of-way was approved at the staff level on November 15, 2019, and a land development permit was issued by the Public Works Department for construction of the 60' private road right-of-way on June 5, 2020. A certificate of completion for the roadway improvements was issued on January 27, 2022. The now existing roadway will be dedicated to the Covington Run Property Owner's Association, Inc. via the subject final plat. Indian River County will have no responsibility, duty or liability whatsoever for the private platted roadway.

Concurrently with the submittal of the Covington Run roadway plat, Vero Beach Ranches, LLC submitted an application for the Covington Run AOE in accordance with Section 913.08 of the County's land development regulations (LDRs). The Covington Run AOE encompasses the same 95.69-acre fallow cropland as previously described. The 19 lot AOE will have a single point of access to 17th Street SW (see attachment 3).

ANALYSIS:

All parcels within the AOE exceed the 200,000 square foot minimum area established by the A-1 zoning district. The overall project density is 1 unit per five 5 acres.

During the review process, the Public Works Department identified right-of-way deficiencies along the site's frontages of 66th Avenue SW and 17th Street SW. Therefore, Vero Beach Ranches, LLC dedicated 30' of additional right-of-way for 66th Avenue SW and 17th Street SW to Indian River County. Additionally, a limited access easement will be dedicated to the County for control and jurisdiction over access rights. Utility easements have also been dedicated to the County for utility providers.

The final AOE recordable map is consistent with the preliminary AOE plan approved at staff level. All requirements for final approval of the roadway plat and AOE have been satisfied.

RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners grant final approval of the Covington Run Roadway Plat, and by a separate motion, staff recommends that the Board of County Commissioners grant final approval of the Covington Run Affidavit of Exemption.

ATTACHMENTS:

1. Location Map
2. Roadway Final Plat Graphic
3. AOE Graphic