

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

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**TO:** Michael Zito; Interim County Administrator

**THROUGH:** Andy Sobczak; Assistant Community Development Director

**THROUGH:** Ryan Sweeney; Chief, Current Development

**FROM:** Brandon C. Creagan, LEED Green Associate; Senior Planner, Current Development

**DATE:** January 30, 2023

**SUBJECT:** GRBK GHO High Pointe, LLC's Request for Final Plat Approval for a Subdivision to be known as High Pointe PD Phase 1 [PD-18-07-03 / 98100081-91447]

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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 February 7, 2023.

**DESCRIPTION & CONDITIONS:**

High Pointe PD is a multi-phase 247-lot residential subdivision on 160.75 acres. This specific request is for Phase 1 of the project which represents 94 residential lots on 42.4 acres. The project site is located on the south side of 65<sup>th</sup> Street, ± 2,500' west of the FEC Railroad. The site is zoned PD, Planned Development and has an L-2, Low-Density Residential-2 (up to 6 units/ acre) land use designation (see Attachment 1). The density for High Pointe PD is 1.54 units per acre. The final plat application is on file with the Planning Division.

On January 24, 2019, the Planning and Zoning Commission (PZC) granted preliminary PD plan/plat approval for High Pointe PD Phase 1. After preliminary plat approval, the developer obtained a land development permit, constructed the subdivision improvements, and obtained a Certificate of Completion from Public Works. The applicant has submitted a final plat in general conformance with the approved preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for High Pointe PD Phase 1.

**ANALYSIS:**

All of the required improvements for High Pointe PD Phase 1 have been completed and inspected, and a Certificate of Completion was issued by Public Works on December 8, 2022. All project improvements (stormwater tracts, landscape tracts, roadways) will be private, with the exception of 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 High Pointe PD Phase 1.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout