

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

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**TO:** Board of County Commissioners

**THROUGH:** John A. Titkanich, Jr., County Administrator

**PREPARED BY:** Patrick J. Murphy; Senior Planner, Current Development

**DATE:** May 26, 2023

**SUBJECT:** GRBK GHO Central Vero, LLC's Request for Final Plat Approval for a Subdivision to be known as Bella Rosa East [SD-20-06-01 / 2013110019-92496]

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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 June 6, 2023.

**DESCRIPTION & CONDITIONS:**

Bella Rosa East is an 11-lot residential “plat-over” site plan project, whereby an individual lot will be established over each residential unit. The project site is located on the south side of 26<sup>th</sup> Street, approximately 400 feet west of 58<sup>th</sup> Avenue, is zoned RM-8, Residential Multiple-Family (up to 8 units/ acre), and has an M-1, Medium-Density Residential-1 (up to 8 units/ acre) land use designation (see Attachment 1). The 1.9-acre subject site is vacant and has never been previously developed. The density for Bella Rosa East is 5.79 units per acre. The final plat application is on file with the Planning Division.

Per County Code Section 914.06(1)(a)4.a., single-family and multiple-family residential projects with less than 25 units may be approved at the staff level. On January 22, 2021, staff granted concurrent major site plan and preliminary plat approval for Bella Rosa East (SP-MA-20-06-22 / 2013110019-86769). After staff approval, the developer obtained a land development permit, constructed the subdivision improvements, and obtained a Certificate of Completion from Public Works on May 25, 2023. The applicant has submitted the final plat in general conformance with the approved major site plan and preliminary plat, and now requests that the Board of County Commissioners grant final plat approval for Bella Rosa East.

**ANALYSIS:**

All of the required improvements for Bella Rosa East have been completed and inspected, and a Certificate of Completion was issued on May 25, 2023. All 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 Bella Rosa East.

**ATTACHMENTS:**

1. Location Map
2. Final Plat Layout