



Indian River County Florida

Indian River County
Administration Complex
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Legislation Details (With Text)

File #: 21-0300 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 2/26/2021 **In control:** Public Hearings

On agenda: 3/16/2021 **Final action:**

Title: Crest Residential, LLC's Request to Rezone Approximately 27.69 Acres from RS-6, Residential Single-Family (up to 6 units/acre) to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as The Griffon North PD [PD-20-11-06 / 2001040041-87773] (Quasi-Judicial)

Sponsors:

Indexes: Planned Development / TND / Mixed Use, Public Hearing

Code sections:

Attachments: 1. Staff Report, 2. Location Map, 3. Aerial, 4. Excerpt from Draft February 11, 2021 PZC Minutes, 5. PD Rezoning Ordinance, 6. Conceptual PD Plan, 7. Conceptual Landscape Plan

Date	Ver.	Action By	Action	Result
3/16/2021	1	Board of County Commissioners	Approved	Pass

Crest Residential, LLC's Request to Rezone Approximately 27.69 Acres from RS-6, Residential Single-Family (up to 6 units/acre) to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as The Griffon North PD [PD-20-11-06 / 2001040041-87773] (Quasi-Judicial)

Staff recommends that the Board of County Commissioners grant approval of the PD rezoning request and the conceptual PD plan for The Griffon North PD, with the following conditions: 1. Prior to issuance of a land development permit, the applicant shall: a. Obtain Public Works approval of the final design of the westbound left turn lane at the project's 26th Street driveway connection. b. Obtain Planning staff approval of the final landscape and streetlighting plan. c. Obtain Environmental Planning staff approval of the final tree protection and mitigation plan. 2. Prior to issuance of a certificate of completion, the applicant shall: a. Construct the required westbound left turn lane at the project's 26th Street driveway connection. b. Construct the full driveway connection to 20th Street (SR 60) through the adjacent/separate project site to the south. c. Install all required buffers and landscape improvements. d. Install the required streetlighting improvements.